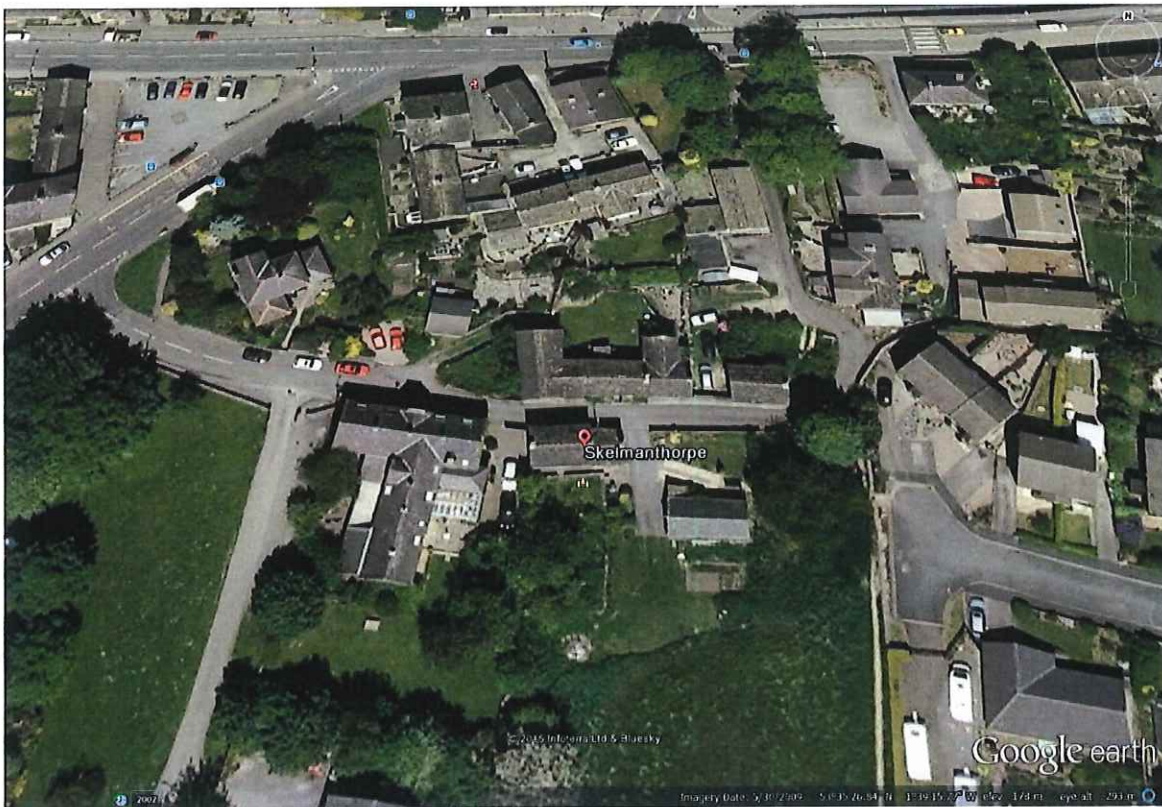


Design and Access Statement

Proposed carport with office in roof space.

Morley, Rhodes and Wainwright Funeral Directors.

Radcliffe St, Skelmanthorpe.



February 2021.

Design & Access Statement

Contents

1. Context.
2. Amount, scale, appearance and layout.
3. Access.

Appendices.

Appendix A	Photos.
Appendix B	Drawings.
Appendix C	Extracts from KMC Local Plan.
Appendix D	Plan of Skelmanthorpe Conservation Area.
Appendix E	Applicant Supporting Statement.

1.0 Context.

- 1.1 This statement has been prepared to accompany planning application for a carport for funeral cars with office space within the roof at 5 Radcliffe Street, Skelmanthorpe HD8 9AF.
- 1.2 The site is outside of the conservation area of Skelmanthorpe and outside of the green belt as defined in Kirklees Local Plan – copies of which are both appended to this statement.
- 1.3 Morley, Rhodes and Wainwright Funeral Directors is a family run business and has operated on the site for a long number of years.
- 1.4 They have 3 funeral cars which clearly need to be kept immaculate for funeral operations and this is a constant struggle for the company as explained in the accompanying statement from the applicant appended to this report, hence the application for the car shelter.
- 1.5 The proposed structure will provide shelter for their 3 No cars.
- 1.6 The reason for the office space is explained within the supporting statement appended.
- 1.7 Planning permission was granted for a carport under application number 2016/92728 but this was not built as an extension to the chapel of rest was deemed more important to the development of the business.

The extension was approved under application number 2018/90926 which has been built and is in use.
- 1.8 The existing and proposed investment made into the business and proposed additional employees demonstrate the owners commitment for the business to grow and give it longevity.

2.0 Amount, scale, appearance and layout.

- 2.1 The application is for a 3 bay car shelter with office space within the roof.

2.2 The overall footprint size is approximately 8.0m x 8.0m plus the addition of a stair enclosure on the side.

2.3 The heights to eaves and ridge are 3.0m and 5.8m respectively.

2.4 Two small dormers have been incorporated into the roof to provide a more comfortable headroom, views out of the windows and natural daylight in.

The dormers reflect those at the adjacent property where the proprietors live.

2.5 The pallet of materials chosen is traditional in appearance with natural coursed stone walls and a blue slate roof.

2.6 The proposed siting of the shelter is on a hardstanding currently used for parking of funeral cars as well as staff and visitors.

2.7 Other than the erection of the shelter, the site remains unchanged.

3.0 Access.

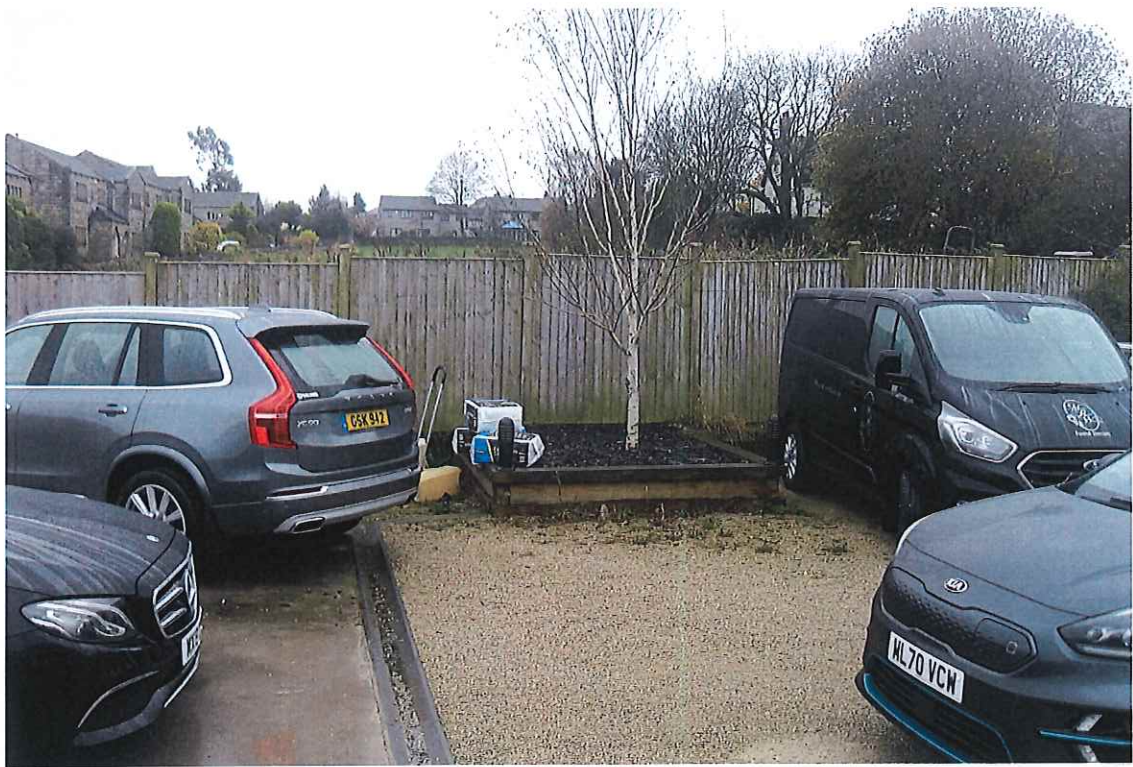
3.1 Vehicular and pedestrian access into the site remain unchanged.

Appendix A

Photos.





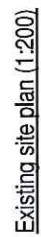




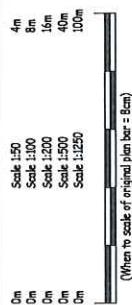


Appendix B

Drawings.



Location plan (1:1250)



(When to scale of original plan bar = 8cm)



Rev C 14/01/2021 Proposed details moved to drawing T1.
Rev B 09/12/2020 Car port amended to garage.
Rev A 08/05/2018 Car port relocated due to extension to Chapel of Rest.

Cobbe Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbbham

Prepared by: S.A. Mitchell (ACROB)

Project

Project	Proposed carport and office.
---------	------------------------------

For

Mr & Mrs R Morley.

Address
5 Radcliffe Street
Skelmanthorpe
HD8 9AF.

Title

TIDE
Proposed layouts and elevations.

Job No.	Drawing number
---------	----------------

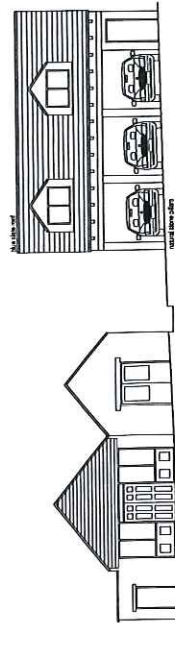
Job No.	Drawing number
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Job No.	Drawing number
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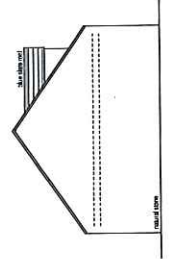
Job No.	Drawing number
---------	----------------

4m	Scale 1:50
8m	Scale 1:100
12m	Scale 1:150
16m	Scale 1:200
20m	Scale 1:250
24m	Scale 1:300
28m	Scale 1:350
32m	Scale 1:400
36m	Scale 1:450
40m	Scale 1:500
44m	Scale 1:550
48m	Scale 1:600
52m	Scale 1:650
56m	Scale 1:700
60m	Scale 1:750
64m	Scale 1:800
68m	Scale 1:850
72m	Scale 1:900
76m	Scale 1:950
80m	Scale 1:1000

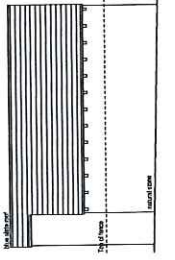
(When to scale of original plan 1:100)



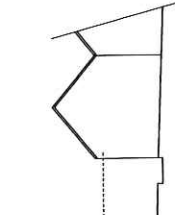
Proposed front elevation (1:100)



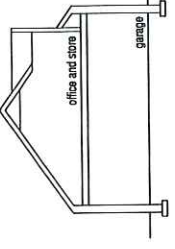
Proposed side elevation (1:100)



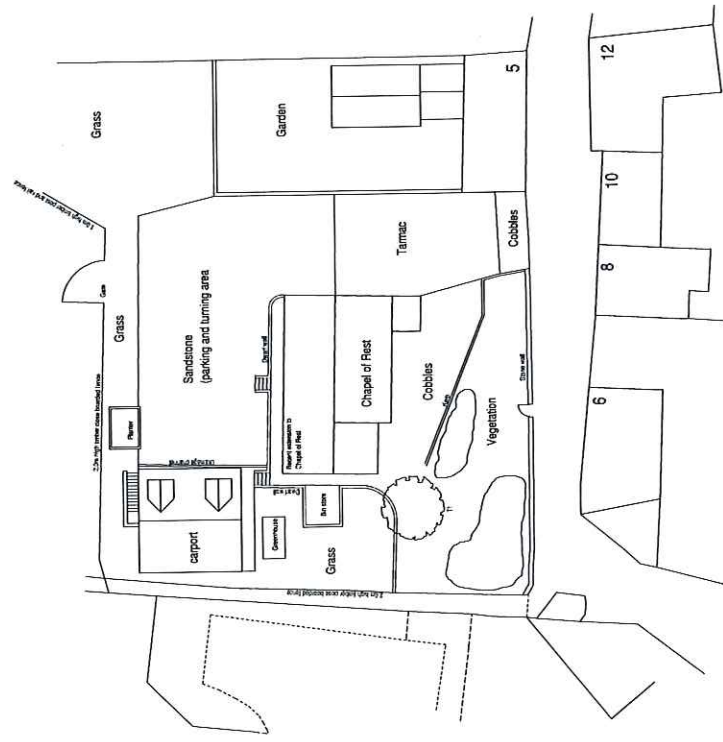
Proposed rear elevation (1:100)



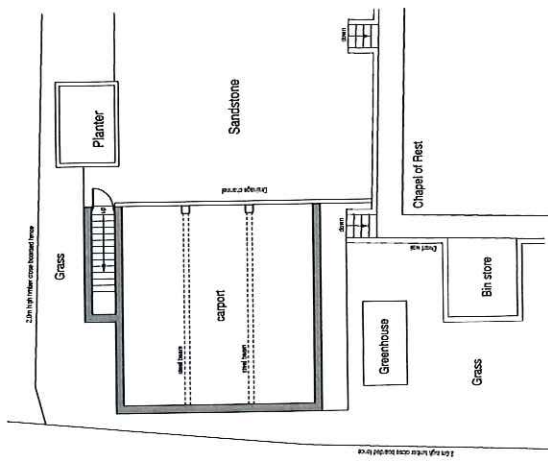
Proposed side elevation (1:100)



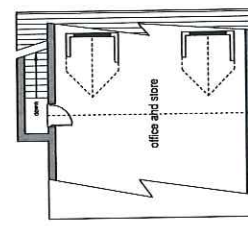
Proposed cross section (1:100)



Proposed site plan (1:200)



Proposed garage layout plan (1:100)



Proposed roof space layout plan (1:100)



Goine Valley Design
8 Widdow Lane
Huddersfield HD7 5EX
Tel/Fax: 01484 840357
Email: mistral@goinevalleydesign.co.uk
Project: 5A.0001 (A020)

Project	Proposed carport and office.
For	Mr & Mrs R Morley.
Address	5 Radcliffe Street Skelmanthorpe HD8 9AF.
Title	Planning drawing.
Job No.	15 J 28.
Drawing number	11.
Date	Jan 2021.

Appendix C

Extracts from KMC Local Plan.

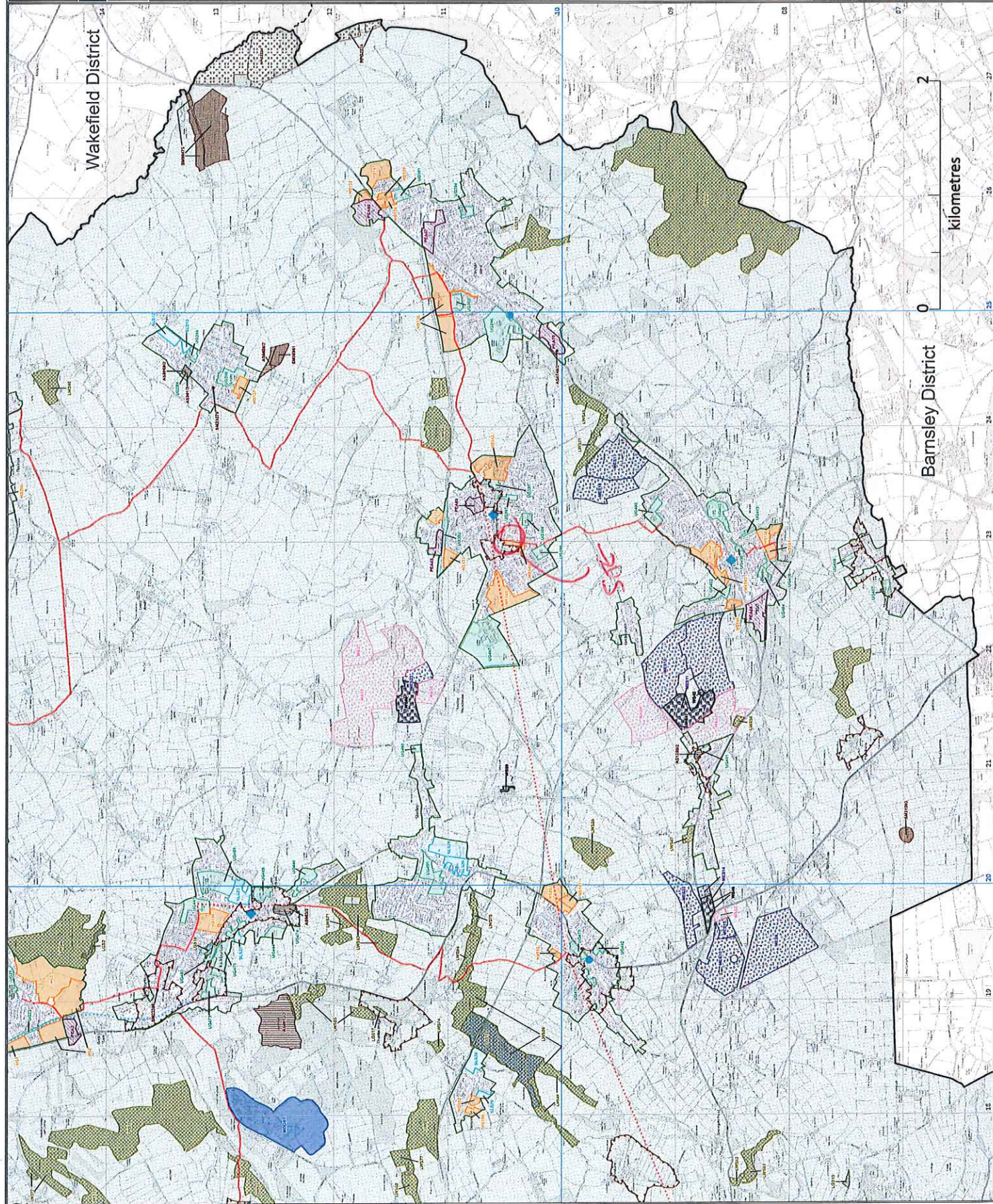
- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGIP)
 - Urban Green Space (UGS)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Employment (E)
 - Priority Employment Area (PEA)
 - Housing (H)
 - Medium Density (MD)
 - Land at Shortley Hill (NDGSR)
 - Cycling and Travelers & Travelling Showpeople (CTTS)
 - Refugees Land (RLS)
- Heritage Assets**
- Archaeological Sites (Class 2) (A2)
 - Conservation Area
 - Registered Battlefield (RB)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monuments (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
 - Minerals Extraction Sites (MES)
 - Minerals Refractory Areas (MRA)
 - Minerals Infrastructure (MI)
 - Waste Sites (WS)
 - Waste Site (Safeguarded) (WS)
- Natural Environment**
- Peak District National Park
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Sites (LWS)
 - Local Geological Sites (LGS)
 - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Proposed
- Transport Schemes (TS)**
- Transport Improvement
 - Controlled transport improvement scheme route
 - Metrolink Development to Leeds & North Yorkshire Growth Zone

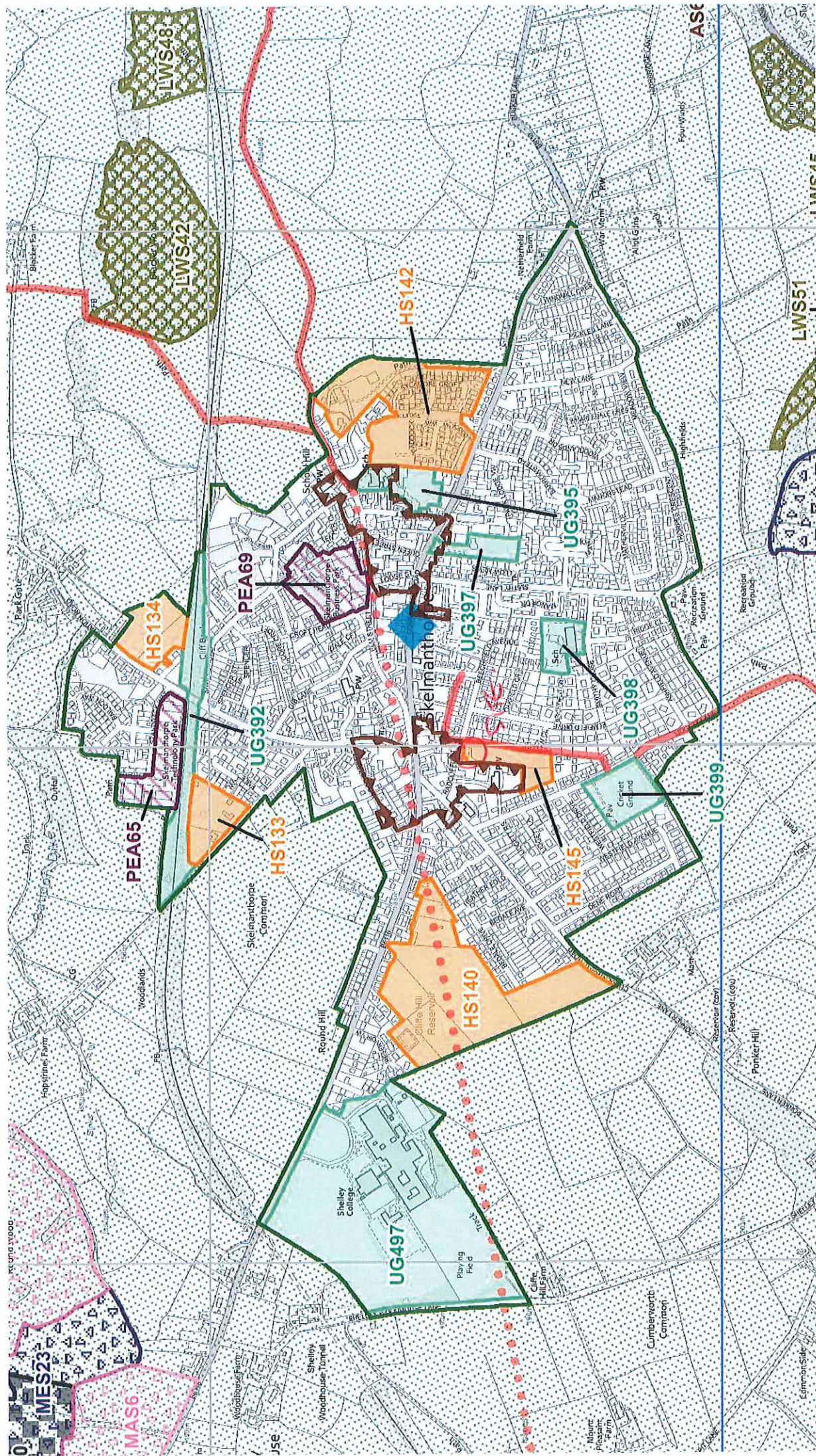
Map scale: 1:15,000 @ A1

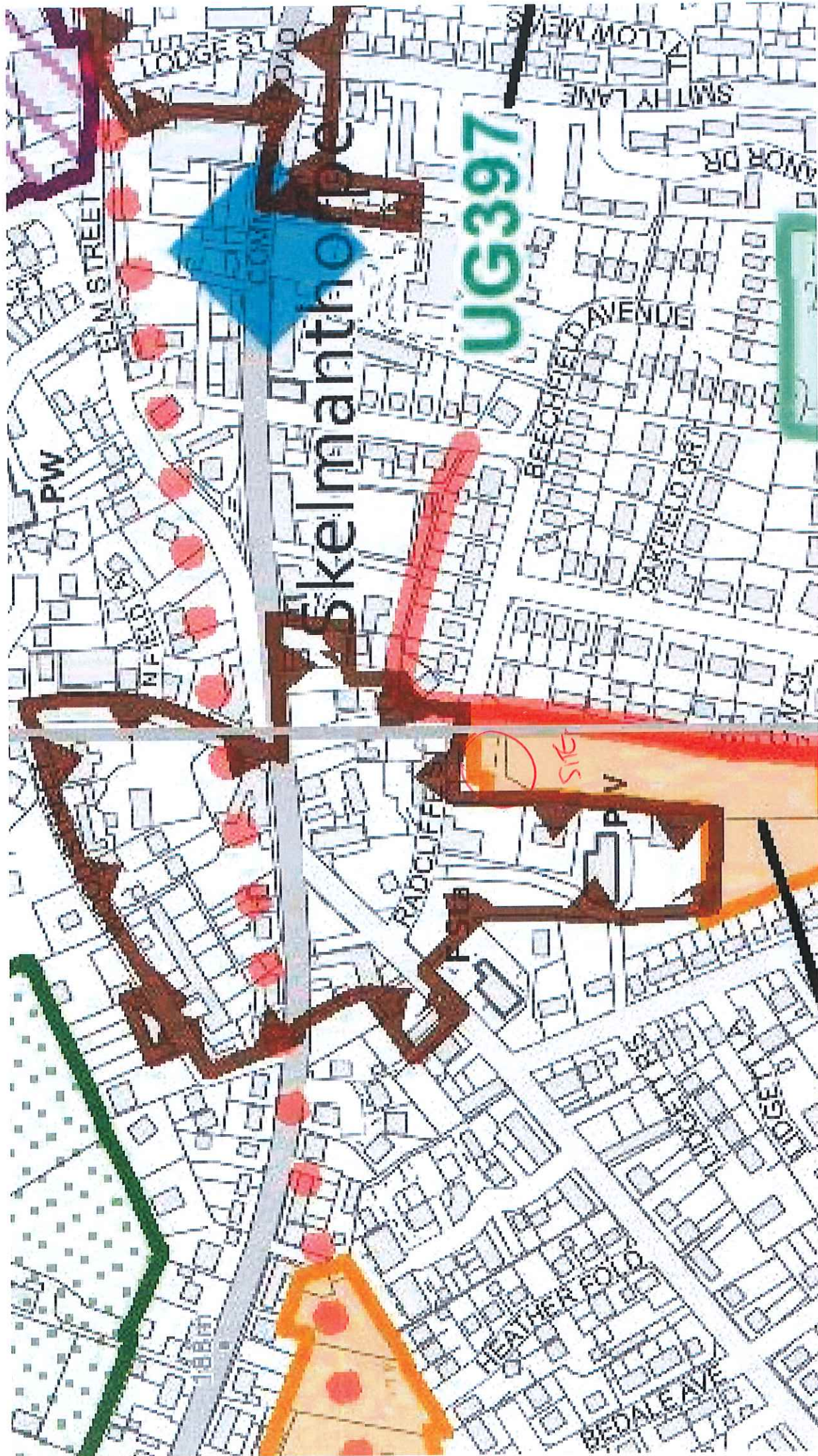
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Kirklees Local Planning Authority

Index to (A1) Map Sheets



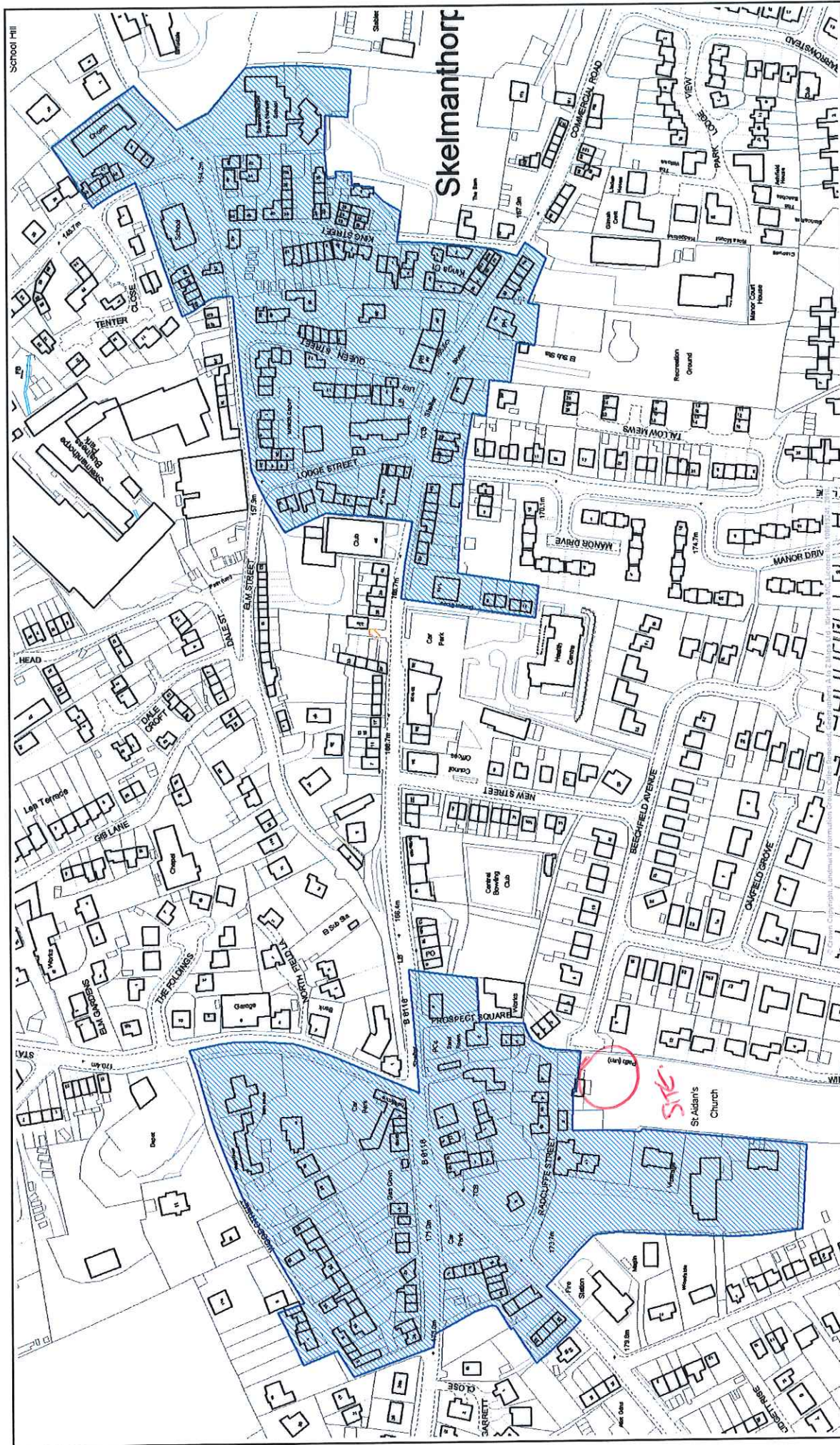




Skelmanthorpe
UG397

Appendix D

Plan of Skelmanthorpe Conservation Area.



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Kirklees MC - Planning Service

Scale 1/2800

Date 14/4/2010

OS Grid Ref of Centre = 423188 E 410590 N

Appendix E

Applicant Supporting Statement.

Our business has fortunately continued to grow over the last few years and we have had to employ further staff to cope with the running of it. In the past we have employed staff for driving of the funeral vehicles and to assist with the removal of deceased, but we now have the necessity to employ staff to work office based and so the area which we use at the moment as an office for 2 people to work is no longer big enough. We require sufficient room for 4 people to work and due to the nature of our business privacy and a quiet environment are paramount. We hope by combining a carport with an office space above to be able to fulfil the 2 important necessity's that we require for our business to continue with its high standard of professionalism and to allow us to employ staff on a full-time basis, which we desperately require, as there would be the private office space to do this. At the moment our existing office on ground floor level is sometimes used for clients that call in to sign paperwork and make last minute arrangements for funerals, the office above the carport would not be used in this dual purpose manner and would be solely for the private running of the business. All this could be achieved on the same footprint by combining the carport and office space. The space created above the carport would provide office space for the additional 2 members of staff to work independently enabling the privacy required to be maintained. An external enclosed staircase to the side of the building would not encroach on the width required in the carport for the type of vehicle we need to accommodate and if i enclosed it will keep it safe from possible ice and snow, which could be dangerous for anyone entering the upstairs office.

The carport is required as we have 1 hearse, 1 limousine and a private ambulance, which require keeping in pristine condition. At the moment the vehicles are all kept outside without any cover. The vehicles have to be washed and vacuumed prior to being sent out on a funeral and in bad weather this is exceptionally difficult, if they were under cover it would make this task far easier providing a dry environment for the men to work. In addition it would protect the vehicles from damage caused by bird faeces. We purchased new vehicles 18 months ago and have already had to have them professionally buffed to remove marks caused by bird faeces. We do try to keep the vehicles in excellent conditions, but during the winter months they are often covered in frozen snow and the methods for removing this are not always in the best interest of the vehicles. To have cover for the vehicles would assist in their longevity and they would be ready for use immediately as they could be cleaned on return from a funeral or removal and place in the carport ready for the next time they were required.