

Design and Access Statement

Project: 2 Broadbent Croft, Honley, Holmfirth

Project No: 189

Date: 2nd February 2022

1.0 Introduction:

This design and access statement has been produced to support a householder planning application for the alteration of an existing window opening to form a new door opening and associated engineering works.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 189 (0-) 01 – 02.

2.0 Project Location:

The site is located on Broadbent Croft, off Southgate in Honley.

The building is set away from the road and is accessed via a private drive.

The dwelling / main site sits outside of the Honley conservation area, the shared drive has a small section within Honley conservation area.



Google earth extract

3.0 Planning History:

There are no planning applications relating to the site visible on Kirklees Council website other than work to TPO's.

No pre application advice has been sought.

4.0 Design:

Existing property

The existing property is a detached 2 storey dwelling constructed from natural stone and has a slate / artificial slate roof and timber windows & doors. The main dwelling sits behind a double garage when viewed from Southgate, and the entrance door is located to the side from Broadbent Croft. Due to the site topography, the lower level of the property is built into the ground at the front, but is a full 2 storey to the rear.

The detailing and features of the property are traditional with stone detailing around apertures.

The kitchen / dining space is located at the lower level which is set into the ground, this means the space is fairly dark and suffers from poor natural light.

Proposed – Layout

The alterations proposed involve excavating the ground immediately in front of the kitchen diner, this will allow for a pair of double doors to be installed that will lead out to a newly formed external sitting area.

The double doors will enhance natural light flow to the kitchen / diner.

The external sitting area will have a link path to the side of the property and steps up to the main garden to create a more natural transition between inside and outside.

Proposed – Materials

The modified opening will include a new (or old re-installed) cut stone cill and new cut stone jambs.

The doors are to be triple glazed timber windows to match the existing with a grey / green finish.

The external walling is to be formed in natural stone, with natural stone copings.

External paving and steps will be formed using natural stone paving.

Because the building is set below ground level, it is assumed that the newly excavated face will need to be re-finished. A buff coloured render is to be used in these areas to match the colour of the stone.

A new black painted balustrade and hand rail is to be installed to the side of the steps.

5.0 Access:

Access to / from the site remains as existing. Enhanced parking is to be provided by forming a larger parking area to allow for on site turning.

The new garage will provide space for parking an additional car, plus provide space for storage / maintenance of garden machinery etc.

The new entrance lobby and door will improve access to / from the dwelling and includes a covered entrance canopy and inner lobby.

The new side door has a covered entrance area and will be used following walking / outdoor activities.

6.0 Planning policy in relation to design proposals:

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 12 – Achieving well-designed places

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

130. Planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Kirklees Local Plan

The following points within the Kirklees Local Plan are considered relevant to this application:

Policy LP 24 – Design

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d. high levels of sustainability, to a degree proportionate to the proposal, through:*
 - i. The re-use and adaptation of existing buildings, where practicable;*
 - v. providing charging points to encourage the use of electric and low emission vehicles;*
 - vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*
- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits.*

Kirklees House Extensions and Alterations SPD.

Guidance is given on how to proceed with an application of this nature, including site appraisal, general design principals, liaising with neighbours etc.

The guidance provided in the document are reflected in the designs.

Planning Policy Conclusion

The NPPF, Kirklees Local plan and SPD show the application should be supported.

The alteration will enhance the existing property and will form a visually attractive alteration.

A section of the driveway falls within the conservation area, but main dwelling or garden do not. The alterations have no effect the conservation area



Extract from the Kirklees Local Plan Map

7.0 Conclusion:

The proposed alterations will provide more natural light to the property, and form a vital link from the house to the garden.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.