
Design & Access Statement

Application: Erection of extensions and double garage to existing house and barn
17 Towngate, Upperthong, Holmfirth
Applicant: Mr & Mrs Fleming
Project: 4416
Date: August 2022

1. Introduction

This Design & Access statement has been prepared by Heppenstall Architects on behalf of the applicants Mr & Mrs Fleming to justify that the proposal is in compliance with Kirklees planning policy.

Our assessment has been undertaken following a detailed site visit, topographical survey and measured survey of the application site area and buildings and takes account of Kirklees council planning policy.

2. The Site Appraisal

2.1. The existing buildings – comprise of a house with attached barn, the house element has been previously extended to the rear/south with a conservatory and mono pitched roof extension. The barn is positioned on the front/north boundary which abuts the highway and on the west/side boundary which abuts the Royal Oak pub car park.

The house is set back circa 1.8m from the front/north boundary and a pvc porch extension has been constructed to the front/north elevation.

There is a strip of land/former access that separates the house east/gable from the neighbouring house.

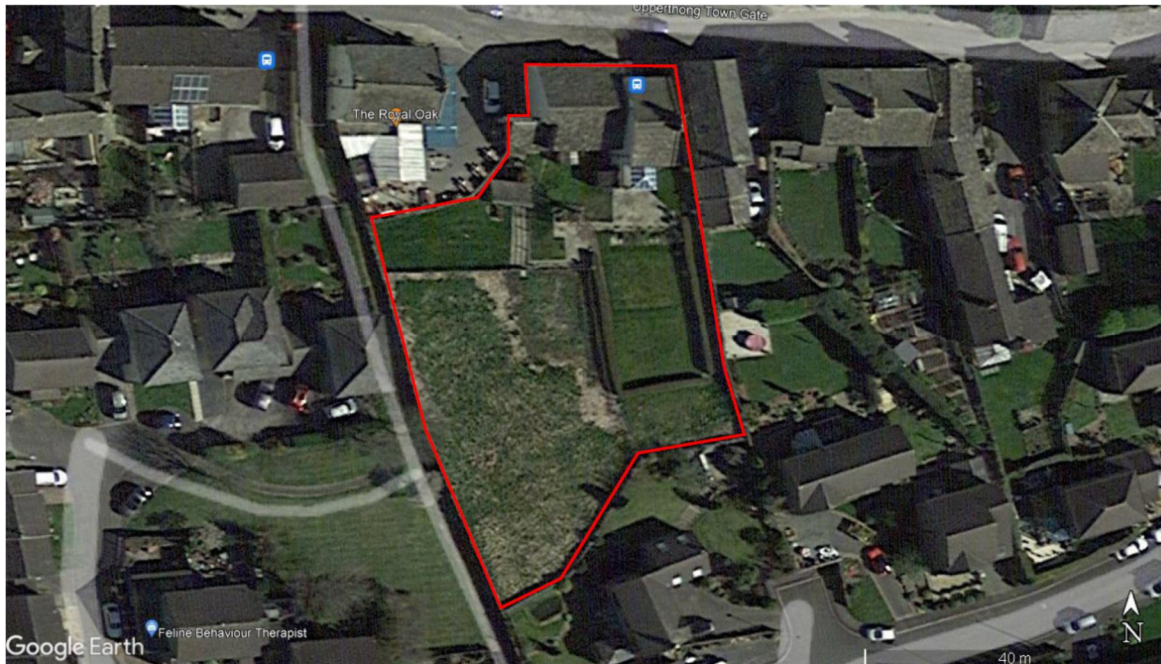
The site area is 1873m² and the existing house, barn and outbuilding footprint is 200m².

The position of the existing house and barn will only allow additional extensions to rear/south and east gable/side.

The existing buildings are constructed with natural stone regular coursed external walls, some of which are rendered or painted. The roofs are natural stone slate and the windows are double glazed pvc and are all finished in white.

The form of the existing building is typical of adjacent existing buildings in that they are pitched roof two storey size with the ridge running parallel to the road and predominately set at highway edge.

The existing pvc conservatory located to the rear, and like the pvc porch to the front which looks out of place against the predominant traditional appearance of the existing buildings.



2.2. Topography – the original ground cross falls from west to east and north to south. The existing rear south patio and garden areas have been formed with cut ground to the west and filled ground to the east, this results in the Royal Oak pub car park to the west been circa 70-80cm higher than the 17 Towngate garden and the garden to number 15A been circa 10cm lower.

The existing garden area comprises of paved patio areas that are level and a cut grass area that falls/slopes away from the rear of the house/barn to the south, the paved and cut grass areas together total 694m².

To the south and west of the garden area there is a rough grass “field area” 979m². The rough grass and garden areas together total 1673m².

The existing 200m² barn/house/outbuilding footprint represents a modest area within a generous area 3.5 times larger than the buildings.

The existing total building footprint area represents 11% garden and paved area 37% and the field area 52%.

2.3. Boundary's – the north boundary to the site is formed by the existing building façade together with part of the boundary to the Royal Oak car park which is also formed by the building façade. The remaining boundaries are to the east, west and south are formed by a drystone wall that varies in height between 1m to 1.4m.

2.4. Orientation – the site is in principle rectangular with the buildings located to the north and garden/field located to the south. The orientation is perfect with the garden areas located on the sunny side of the building, with the building separating the garden from the public highway.

2.5. Access – there is an existing gated access to the rear garden area that is not used as vehicular access is too narrow in width and at a pinch point on Towngate highway to be used safely. The existing barn door opening is currently used as a garage and provides the only existing access to the site.

See the Applicants highway engineers supporting letter.

- 2.6. Designations – the site is located within the Upperthong conservation area but is not located within Green Belt. The impact on the conservation area has been assessed in the submitted Heritage Statement.

3. The Proposal

- 3.1. The Existing House – has two small bedrooms, at first floor level with modest living areas at ground floor. The attached barn has previously been converted to provide a utility room and shower room at ground floor level and a third bedroom access from a separate stair in the barn.

The remaining area of the barn is used as a garage with workshop.

- 3.2. The Brief – is to alter and extend the existing house and partly converted attached barn to create a family house that works well initially and respects the established character of the conservation area.

The dwelling should accommodate:-

- 4 bedrooms with one ensuite and shared bathroom
- 1 master bedroom with ensuite and dressing room
- Utility room
- Kitchen dining area
- Cozy snug sitting room
- Living room
- Gym and shower room
- Double garage with visitor parking

4. Key Design Principles (KDP)

- 4.1. KDP1: Local Character and Street Scene – Towngate Upperthong has a very clear building line to the highway frontage with very little or no scope to extend or alter the frontage/grouping without harming the character. The proposal will replace the existing PVCu entrance porch to 17 Towngate with a more traditional timber structure with glazed roof and walls of the same scale as the pvcu one that exists.

The house has the modern PVC sash windows that will be replaced with traditional timber sash windows. The barn has a single modern PVC window that will be replaced with a square window opening at a lower level to comply with building regulations escape window requirements.

The original barn opening has a modern galvanized roller shutter door, this will be removed and the opening will be left clear without a door to form private car access to the rear through the existing barn door opening. All three of these alterations to the front/north elevation will remove previous modern alterations and replace with a more traditional treatment.

The proposal extends the existing house and attached barn with an extension that wraps around the South and East elevations. The extension form has been broken down in to three distinct elements/extensions to respond both the existing buildings form and scale together with the adjacent building form, scale and stay within the established building line to the rear/south.



Proposed extension lower than existing building.

Relevant Policy LP24 Design (c) and (d)

- 4.3. KDP3: Privacy - The south elevations are substantially glazed and these habitable room windows are in excess of 40m away from the existing houses to the south off upper meadows. This is significantly greater than the Kirklees recommended minimum privacy distance of 21m between facing habitable room windows. The adjacent number 15a to the East does have existing habitable room windows only at first floor level, and to avoid any privacy windows the proposed extension does not have any windows facing 15a. In addition to this the glazing to the two storey extension is set back by 1m from projecting wing walls for a number of reasons, one being to maximize privacy both to the applicants and to the neighbors.

The existing boundary dry stone wall to the boundary with the Royal Oak is proposed to be extended in height to 1.8m above the pub car park tarmac level to improve the privacy of the applicants whilst outside in the garden.

Relevant Policy LP24 Design (b)

- 4.4. KDP4: Habitable rooms & Side windows – The kitchen dining rooms together with the living rooms are located at ground floor level and will be the most used rooms and as a result substantially glaze to maximize the natural daylight and will have traditional side hung double leaf doors to provide access directly on to the patio areas. This glazing is extended to the first floor as a design feature to balance out the ground floor glazing. As a result the glazing to the bedrooms within the barn roof space have much more modest roof windows as less natural light required to bedroom areas.

There are two new side windows, one to the proposed ground floor dining area which looks out to the west over the patio and is 15m away from the pub boundary wall. The other to the existing gable from the proposed bedroom that looks at the pub blank gable wall that is 12.5m away.

Relevant Policy LP24 Design (b)

- 4.5. KDP5: Overshadowing/Loss of light- The proposed extension does not project in front of either of the existing neighboring 15a to the East or the pub to the West the extensions are behind the existing building line and as a result well within the 45degree rule to avoid any overshadowing or loss of light to the neighboring properties.

Relevant Policy LP24 Design (b)

- 4.6. KDP6: Preventing over bearing impact- The outlook from the neighboring Pub and 15a windows will not be affected as the proposed extensions set entirely behind the existing building line. Similarly given the extension are set back from the boundary and behind the building line the neighbors should not feel hemmed in by the proposal.

Relevant Policy LP24 Design (b)

- 4.7. KDP7: Outdoor Space – The existing dwelling currently has a very generous patio and garden area of 694m², the proposed extension and detached garage will reduce the patio and garden area to 433m² but over 50% of the existing garden area will remain and at 433m² this is still a very large garden. The existing field area will remain as a rough grass area and not proposed to be converted to domestic garden.

Relevant Policy LP24 Design (b) and (c)

- 4.8. KDP8: Energy efficiency - The proposal has a good form factor with the optimum east west orientation facing south to optimize glazing on the south whilst providing integral blinds and set back opening to minimize overheating in summer and maximize solar gains in winter. The north elevation has minimal window openings to minimize heat loss. All external access doors have effectively lobbied access to provide sheltered access and minimize heat loss. Construction materials will be used to take advantage of thermal mass and be detailed to highly insulate and make air tight the building fabric. The M&E design will incorporate heat exchanged ventilation and high efficiency boilers to minimize energy demand.

Relevant Policy LP24 Design (d) (iv)

- 4.9. KDP9: Construction Materials - The proposal seeks to use traditional materials to in an innovative way to balance the traditional with the modern intervention. This is the principle of the two storey gabled extension constructed with natural stone walls with natural stone slate roof and a timber frames glazing significantly set back using traditional materials in a modern innovative technique. Materials will where possible be reused from local sources and new materials selected that have low embodied energy, all timber will be from FSC sources.

The design and specification of materials together with ventilation system will address the sound attenuation recommendations of the ENS acoustic/noise report to ensure the occupants are not impacted from the adjacent pub.
See submitted ENS report.

Relevant Policy LP24 Design (d) (iii)

- 4.10. KDP10: Renewable energy – The building has a significant element of the rear roof slope that faces south and is a great opportunity for accommodating solar panels. Similarly, the field could accommodate a borehole for ground source heat pumps, or air source heat pumps located on the side/east lean to extension. Further details of renewable technology can be submitted or dealt with by condition.

Relevant Policy LP24 Design (d) (iv)

Relevant Policy LP26 Renewable and low carbon energy (a), (b), (c), (d) and (f)

- 4.11. KDP11: Water Retention- The proposal will incorporate water efficient toilets, showers, taps and appliances to minimize water usage. A rain water storage tank is to be located in the existing storage building roof space collecting water from the front and rear barn roof slopes to be used for watering the garden and car washing. Together the water saving and water collecting proposals will reduce the water demand of the proposal.

Relevant Policy LP34 (5)

- 4.12. KDP12: Natural Environment- The proposal retains the rough grass area to cause no harm to any biodiversity. The proposed extension is located on the existing patio and garden area where the impact on biodiversity will be minimal. The proposal will incorporate bird and bat boxes on the new extension. Details can be agreed by condition.

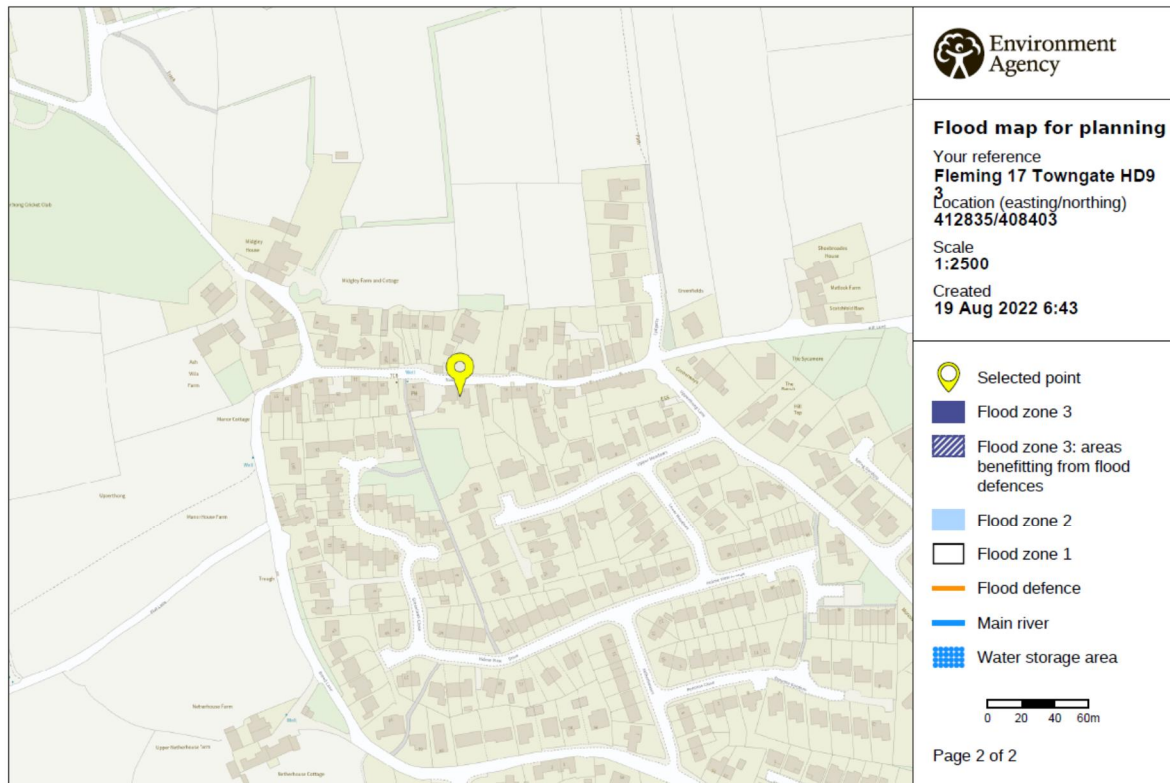
Relevant Policy LP24 Design (h) (i) (b)

Relevant Policy LP34 Conserving and enhancing the water environment

4.13. KDP13: Vegetation & Tree Planting - The existing trees and hedgerow will be retained, the proposal will not result in the loss of trees or hedgerows. There is scope to plant additional trees if required. This can be agreed by condition.

Relevant Policy LP24 Design (d) (i) (iv)
Relevant Policy LP33 Trees

4.14. KDP14: Drainage & Flood Risk - The application site is not located in the environment agency flood zone 1 and is not identified in the Kirklees strategic flood risk assessment as being at any increased flood risk from other sources such as surface water or reservoirs. The Application does not meet the minimum threshold requiring a flood risk assessment.

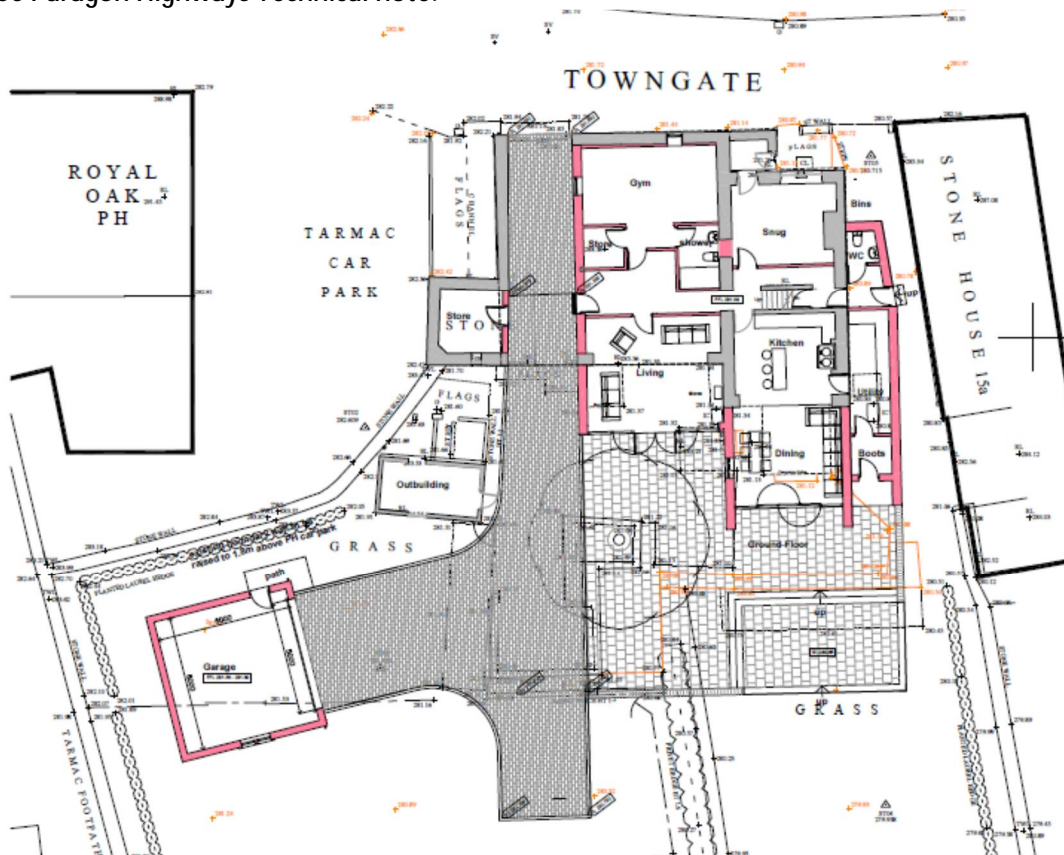


The existing House and barn foul and surface water drainage are connected to the public sewer, and will remain to be. Whilst the extension and double garage, patio increase the rainwater collection areas the proposal includes mitigation measures to limit the run off. A rain water harvesting system is proposed to collect and store rain water as 4.11. The roof to the detached garage is a sedum roof which will hold water after a heavy rain fall allowing a slower more gradual run off. The vehicular and paving areas are proposed to be surfaced in sustainable drainage paving systems allowing the rain water to soak away to the ground. Further details of these can be provided. This proposal will not increase the surface water run off to the public sewer.

Relevant Policy LP24 Design (d) (vii)
Relevant Policy LP27 Flood risk
Relevant Policy LP34 Conserving and enhancing the water environment

4.15. KDP15: Provision for Parking – The barn currently provides one parking space, with existing access directly from Towngate, this provision relies on either reversing in to or reversing out of the garage space. The proposal uses the existing access and continues this through the barn by forming a new opening to the rear of the barn forming a 2.8m wide access to the rear to access a new detached 6m x 6m double garage together with 2 visitor parking spaces in front of the garage and a turning area to allow cars to enter the site and exit the site in a forward gear.

This proposal will remove cars from the street and improve the safety of the existing garage that relies on reversing on to the public highway.
See Paragon Highways Technical note.



Proposed access, parking and turning.

Relevant Policy LP22 Parking (f)

4.16. KDP16: Provision for waste storage- The proposal positions a bin collection area within the site boundary with level access to the public highway with access through the existing gate. The area is large enough to accommodate all three wheely bins, grey, green and brown. This area is set back from the highway by 2m to be visually discrete, the gate can be left open with the bin presented within/at the public highway edge for ease of collection.

Relevant Policy LP24 Design (d) (iv)

4.17. KDP17: Access for All users- The existing house has stepped access from the highway, this will remain as part of the proposal. The new side and rear doors will be level threshold with to allow access for all. All new door opening can be formed to comply with BS8300 and ADM.

Relevant Policy LP24 Design (f)

Summary

- The Proposal alters an existing house and attached barn that is currently used as a single private dwelling.
- Extensions are proposed to the rear and side only.
- The extensions are all lower than the existing buildings.
- The extensions are within the existing building line and do not project beyond the existing neighboring buildings.
- The proposal makes the most of orientation to minimize energy use demand.
- The proposal will not result from loss of light or privacy.
- The proposal will use traditional materials to match the existing building.
- The proposal improved the access by removing the need to reverse on to the highway.
- The proposal provides the parking in line with planning policy.
- The proposal provides internal car turning.
- The proposal will not result in off site flooding, by incorporating SUDs, and water collection and storage.
- The proposal will enhance the conservation area by replacing previous modern alterations with more traditional in keeping alterations.

Planning Policy

LP22 : Parking

The provision of parking will be based on the following principles:

- a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;
- b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;
- c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;
- d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;
- e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;
- f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;
- g. provision will be made to meet the needs of cyclists for cycling parking in new developments;
- h. provision will be made to accommodate the needs of disabled people for the parking of vehicles.

All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.

LP24 : Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre pre-application consultation of a proposal. Development briefs, design codes and master plans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

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;
- 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;
 - ii. design that promotes behavioral change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
 - iv. where practicable, minimising resource use in the building by orientating buildings to utilize passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

- 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;
 - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
 - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- 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;
- g. any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;
- h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
- 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; and
- j. the provision of public art where appropriate.

LP27 : Flood risk

Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding, it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- a. no new highly vulnerable or more vulnerable uses will be permitted;
- b. less vulnerable uses may only be permitted provided that the sequential test has been passed and;
 - i. where extensions are linked operationally to an existing business or,
 - ii. where redevelopment of a site provides buildings with the same or a smaller footprint;
- c. all proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site specific Flood Risk Assessment;
- d. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

Proposals must be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy. This must take account of all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity.

Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state. Proposals for natural management such as targeted vegetation planting in upper catchments and along river banks will be supported in appropriate locations where consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality.

Policy LP34 Conserving and enhancing the water environment

Proposals must:

1. Ensure no deterioration of water courses or water bodies (including groundwater) by conserving and, where practicable, enhancing:
 - a. the natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;
 - b. water quality; and
 - c. the ecological value of the water environment, including the functionality of habitat networks.
2. Ensure Source Protection Zones are protected from contamination as a result of the proposal in line with national guidance.
3. Dispose of surface water appropriately (in accordance with the Local Plan drainage policy) adhering to the following networks in order of preference:
 - a. to an infiltration based system wherever possible (such as soakaways);
 - b. discharge into a watercourse with the prior approval of the landowner, navigation authority or Environment Agency, where applicable. To comply with part 1 of this policy this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;
 - c. discharge to a public sewer.

Proposals are encouraged to:

4. Make positive progress towards achieving 'good status or potential' under the Water Framework Directive in surface and groundwater bodies.
 5. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling as well as considering water availability from surface water and groundwater sources.
 6. Improve water quality through the incorporation of appropriately constructed and maintained Sustainable Drainage Systems and surface water management techniques taking into account the sensitivity of groundwater.
-