

CLIENT:

J. Newton

TITLE:

Design & Access Statement

PROJECT:

Erection of garage/store with studio accommodation above ancillary to 85 Marsh Lane, Shepley, HD8 8AP



DATE:

22.08.2022

REF:

131-22-R1

LOCATION:

**85 Marsh Lane
Shepley
Huddersfield
W. Yorkshire
HD8 8AP**

Company No. 11767012

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Design

Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Full Planning Application for the demolition of the existing garage and shed outbuildings associated with No.85 Marsh Lane and the erection of a garage with living accommodation ancillary to No.85 Marsh Lane, Shepley.

Context

- The site is situated within the curtilage of the Shepley Conservation Area and as such the surrounding architectural style is of a fairly traditional design and material palette.
- As part of previous planning approval 2015/62/93693 a detached garage was proposed to the rear of the site which has not been constructed to date.
- Due to the applicants family situation it is proposed to provide separate living accommodation on-site incorporating the original requirement for a replacement garage for No.85. The current garage is in a dilapidated state and isn't safe to use for the purpose of storing a vehicle.
- The applicant also owns the commercial property No.85b Marsh Lane adjacent to No.85 Marsh Lane.
- The existing site covers 0.0678 hectares excluding No.85b Marsh Lane.
- Access to the proposed garage and ancillary accommodation will be from North Row using the existing site entrance.

Amount and Appearance

- The application seeks approval for 1 No. garage with living accommodation ancillary to No.85 Marsh lane which is 1.5 storey in height and is to be in keeping with the house and the conservation area.

POLICY BE5: PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION AREAS, INCLUDING EXTENSIONS OR CHANGES OF USE TO EXISTING BUILDINGS, SHOULD RESPECT THE ARCHITECTURAL QUALITIES OF SURROUNDING BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

- The existing garage and shed which are to be demolished occupy 27m² of the current site with the proposed garage and accommodation positioned over the original garage and shed. The proposed garage and accommodation have a footprint of 53m² in total.



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- The garage and accommodation have been designed to harmoniously fit into the existing site positioned on the footprint of the garage and shed and have adopted a similar architectural style and scale as the existing surrounding properties in order to preserve the characteristics of the conservation area. The proposal utilises the site with ample garden space remaining and parking for four vehicles within the curtilage of the site.
- The proposal will incorporate coursed natural stone masonry walls with artstone features and greys artstone roofing tiles with coloured fenestration in keeping with the surrounding properties. Velux windows have been incorporated within the roof space to allow ample openings for the living accommodation. Solar panels have also been added to the south west facing roof to enable a sustainable source of energy for the living accommodation.
- The proposal outlined in this application aims to meet all of the points in relation to policy BE1 of the Kirklees UDP:

ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

- i) *CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;*
 - ii) *IS VISUALLY ATTRACTIVE;*
 - iii) *PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;*
 - iv) *PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;*
 - v) *IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.*
- The material palette used for the proposal has been selected to match that of the existing, neighbouring properties and the conservation area as a whole and therefore complies with policy BE11 of the Kirklees UDP.

BE11: NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED.

- The eclectic nature of the size and scale of the existing houses gives scope to produce an individual design scheme like the one proposed, which fits both the immediate site and the conservation area.
- In conclusion, the proposal will not be detrimental to the conservation area and will actually enhance unattractive aspects of the current site which exist. The scheme will provide an attractive addition to the conservation area without detracting from the adjacent street scene.

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Layout

- The site of the proposed garage and accommodation is situated to the rear of Marsh Lane adjacent to the unadopted North Row. Due to the properties and landscaping fronting Marsh Lane, the proposal is barely visible from the public road.



Proposed Site Layout

- The overall ridge height will not be out of character with the area and has been derived to not be overbearing to the existing surrounding properties.
- The layout has been designed to meet space about dwellings standards and ample amenity space has been provided within the site.

Scale

- Houses in the area are generally detached and two storeys high. The proposed dwelling is of one and a half storey in elevational appearance but with a room in the roofspace to provide additional accommodation.

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Access

- Level threshold access has been adopted into the plan to meet Part M requirements and enables less ambulant users to comfortably live/visit the house
- Ample off road car parking has been provided within the curtilage of the site and any planting will be kept low to maintain the visibility from North Row.
- Access for refuse vehicles is off Marsh Lane, which is the current situation and therefore would be unaffected.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

The proposed design scheme is mindful of Kirklees Councils Planning Application Climate Change Guidance. As such measures have been implemented into the proposal to ensure the scheme accords to Kirklees target for achieving 'net zero' carbon emissions by 2038. The following measures are to be implemented:

- The proposal will have 1 electrical vehicle charging point installed.
- Solar panels to be installed on the roof.
- Rainwater harvesting will be utilised via rainwater butts.
- Existing soft landscaping will be enhanced to promote biodiversity.
- Smart energy metering and visual displays showing energy consumption will be installed.
- All lighting internally and externally will be LED to minimise energy consumption.
- Building services controls including the use of thermostatic valves and temperature regulated thermostats will be incorporated into each dwelling preventing unnecessary energy consumption.
- External hanging space to be provided.

