

COMBINED DESIGN AND ACCESS AND HERITAGE STATEMENT

ERECTION OF A SINGLE STOREY OAK FRAMED GARAGE
AND OFFICE SPACE AT 87 DENBY LANE, UPPER DENBY,
HUDDERSFIELD



Prime Oak
Whitehouse Farm
Whitehouse Lane
Swindon
DY3 4PE

Introduction

This combined Design and Access Statement has been prepared by Prime Oak to accompany a Householder Planning Application for an Oak Framed Garage and Office Space located at 87 Denby Lane, Upper Denby.

The property lies within the larger Denby Conservation Area as well as in the Green Belt.

This statement should be read in conjunction with the accompanying Planning Application and provided drawings as listed below:

- Red Lined Location Plan at 1:1250 (drg.60325/01);
- Existing Block Plan at 1:500 (drg.60325/01);
- Proposed Block Plan at 1:500 (drg. 60325/03);
- Existing Ground Floor Plan, Roof Plan & Elevations (drg. 60325/04);
- Proposed Ground Floor Plan & Elevations at 1:100 (drg. 60325/05);

Prime Oak will be designing and constructing the proposal on behalf of the applicant. Prime Oak are one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

Site Assessment

The existing building is located on Denby Lane, in the North East of the Yorkshire village of Upper Denby. The building is not listed; however, it is part of the Denby Conservation Area as outlined by Kirklees Council as well as the Green Belt. The building is on a plot of multiple traditional styled Terrace Housing within the Denroyd Farm development, with all properties sharing a driveway. There is a garden plot adjacent to the building which is owned by the client, and will be where the new Garage will be located. There is already an existing Garage on that site, which gained Planning Permission in 2006 under the Planning reference; 2006/62/93799/E3 and can be found on the Kirklees Council website.



The image to the left shows the existing site (red) in relation to the larger area of dwellings that share the same driveway (yellow).

Original Site Design

87 Denby Lane is a detached building that was developed in the local vernacular style of

various building extensions that are mirroring similar former agricultural buildings. The dwelling is situated off Denby Lane in a hamlet of properties, with the rear elevation forming the street scene. The principal elevation of the building faces into the courtyard of this group of agriculturally styled properties.

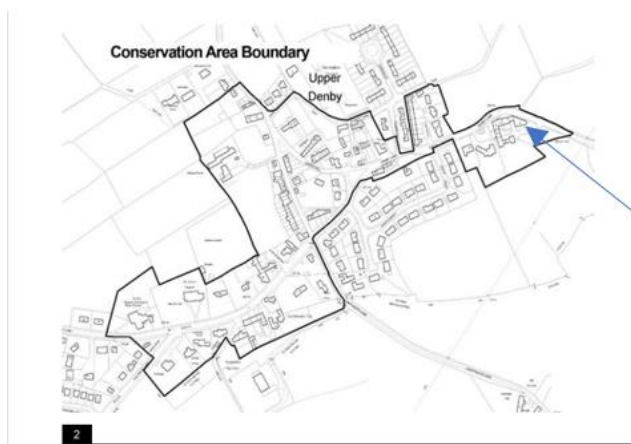
Conservation Status

As already outlined, the site is within the Denby Conservation area as promoted by Kirklees Council. It is on the boundary of the conservation area.

The significance of Conservation Areas are outlined by Kirklees as follows; *“Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced.”*

The existing building is referenced within the Upper Denby Conservation Appraisal, with the appraisal stating; *“the historic core of Upper Denby contains buildings, land uses and street patterns that can be attributed to previous agricultural uses. Highfield....and more recently Denroyd Farm have been converted to residential properties.”*

Site location in context of conservation area



Historical Status

Upper Denby is visually a very attractive village, and much of that can be attributed to the historical heritage of the area which has been largely preserved.

The earliest settlements in Denby revolved around

farming. This has led to significant influence on the archaeology, morphology and over-arching-built environment by agricultural practice. With that said, there has also been significant links to the textile industry which can be identified in some of the naming of properties. For example, Tenterhouse Farm a C17 farm finds its name originating from the process of “tentering” used to dry woven Fabric and Dyehouse Farm refers to the dying process.

Proposal

The proposal is for a single storey Oak Framed Garage with Office Space to be erected on the site of the current Garage which would be due for demolition beforehand. The proposal comprises of Garage parking provisions as well as an Office Studio and smaller workshop. It will feature a framed oak exterior and the roof is to comprise of reclaimed tiles.

Use

The use of the proposal would be wholly domestic. The Garage space would replace the existing parking provision and the Office Space would be used as a home office. There would be no change in the use of the domestic, existing dwelling.

Amount

The proposed development would see an increased foot-print of use within the site. The proposed dimensions are 15m x 12m. However, the net increase is not of this size, as it is replacing an already existing building with dimensions of 8m x 4m. As such the impact of proposal has been mitigated. There is also a minimal increase in exposure to the wider public from outside the curtilage.

Layout

The proposed development is located along the Eastern boundary of the site, close to the B6115. It is South East of the existing property. Due to large shrubbery along the site boundary, the visual impact from the development is minimal.

The development would be constructed with no trees or visually significant areas of planting taken up. Large areas of private Garden and amenity space would remain to serve the property.

Due to the detached nature of the development from the main dwelling, there would no change to the building and as such the historic fabric of the building would remain unopposed.

Access

There would be no alterations to the existing access arrangements to the property. Access to the property would remain for vehicles and pedestrians from the driveway to the North West of the proposed site.

Scale

As previously outlined, the proposed Garage is larger than the existing garage, and this can be attributed to the inclusion of office space. However, the height of the proposal would still be significantly smaller than the existing dwellings on site.

As such, the scale of the proposal would be wholly appropriate to its setting and the new extension would not dominate the appearance or character of any of the existing dwellings.

Appearance

The proposed Garage would provide a high quality traditional oak framed structure which would provide a sustainable solution with materials that offer a long lifespan. While the design of the Garage is different to that of the existing house, the Oak framed construction will produce a visually lightweight appearance, in comparison to the existing building. As such the visual impact will be negligible, and the proposal will not detract from the overall appearance of the area. Furthermore, as previously outlined the placement of the garage is as such that it will not be easily identified from outside of the curtilage.

Landscape

No new landscaping is specifically proposed as part of this minor householder application. No trees or visually significant areas of garden/landscaping would have to be removed to accommodate the proposal.

Therefore, the landscape setting of the existing building would not be materially affected and the quality/character of the wider rural area would not be materially harmed.

Sustainable Development

The proposed Garage would be constructed of oak source from well managed sustainable and renewable forests, whilst the traditional carpentry methods to be employed rely less on use of modern power tools and provide a structure that could be more easily dismantled and reused elsewhere if required. The proposed construction method and materials to be used are therefore highly sustainable.

Surface water drainage would employ sustainable methods, such as installation of water butts for capturing and recycling rainwater.

Furthermore, the provision of this development would improve the practicality, adaptability and longevity of the main house, providing improved and modernised work space and Garage space for the present and future occupiers. This will help maintain the appeal of this building as practical accommodation into the future.

Conclusions

The above demonstrates that the nature of the design, through its layout, construction and final appearance would not unduly harm the character, appearance or setting of the existed dwellings located within this conservation area development.

The proposed Garage would be a sustainable form of development and a relatively minor addition to the existing foot print. It would be located on the easternly boundary of the existing collection of dwellings and would not be visually prominent from outside the plot. All efforts have been made within the designing of this Garage, from the Oak used, to the height and placement to maintain that it is also not visually obtrusive from within the plot for neighbouring residents.

The proposed Garage would be replacing an existing Garage in a space that is not currently of any significance to the main dwelling. There are no elements of the main dwelling to be removed and no trees or visually significant areas of garden would also be required to be removed.

While there are differences in the design of the proposed Garage from both the existing Garage and main dwelling, these are not significant ones due to the visually lightweight impact of an oak design.

For the reasons set out in this statement the heritage significance of the existing building would not be harmed and the conservation area that the proposal would find itself in would also suffer not detrimental effects from the proposal.