

CLIENT:

D. Heleine

TITLE:

Design & Access Statement

PROJECT:

**Demolition of existing pole barn and
erection of three dwellings for (C3) short
term letting usage.**



DATE:

17.11.2022

REF:

126-22-R101

LOCATION:

**Moss Edge Farm
Holmbridge
Holmfirth
W. Yorkshire
HD9 2SD**

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 pole barn structure and erection of three new dwellings for C3 short term letting use.
- The farmhouse and buildings have been vacant since the client bought the farm holding six months ago with most of the agricultural fields currently being leased to local farmers. At present the client has a small amount of cattle, in which he uses the existing stone barns (West Barn & North Barn) for food and shelter for the animals.
- The existing asbestos clad pole barn has no use for the current farm workings and is in a poor state of repair. It is proposed to rebuild on the barn footprint, which may intime be used for agricultural workers, should the farm increase the amount of cattle, although in the short term be used for short term holiday lets to provide an additional income to the client and in turn support the local tourist trade.
- Tourist visitors to the surrounding area have increased dramatically over the past few years, however the amount of holiday cottages in the area are minimal to allow and encourage visitors to stay beyond a day trip and provide a boost to tourism and local employment.

Context

- The site is located at the head of the Holme Valley in an upland location, accessed along Moss Edge Road from Hollin Brigg Road, and approximately 1km south of Holmbridge as the crow flies.



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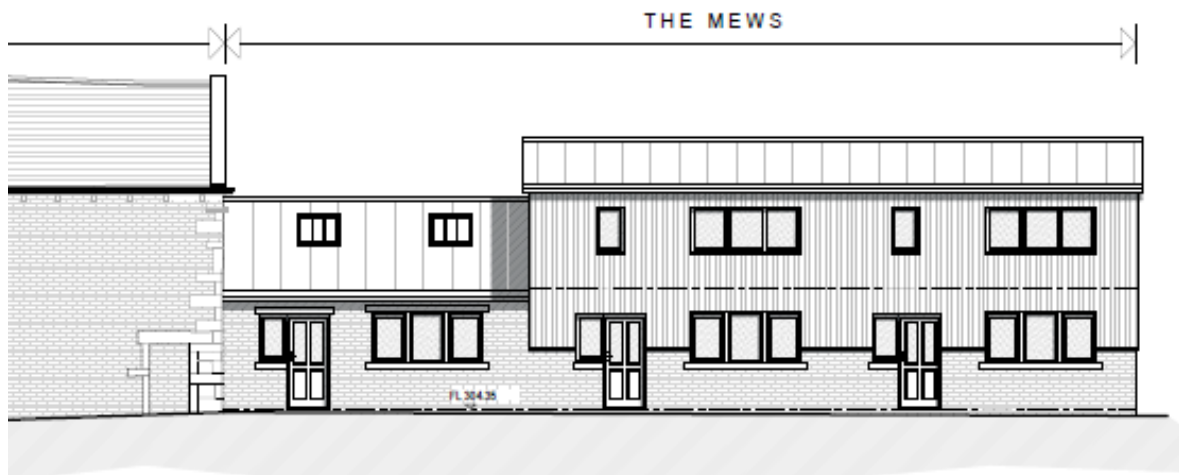
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- The property comprises a farmhouse, two large stone built barns, a pole structured agricultural building and approximately 97 acres of land (mostly grazing land with some woodland).
- Kirklees Local Plan policy is contained in the Kirklees Policies Map which was adopted in 2019. This allocates the site as being within the Green Belt.
- The site has been in the applicant's ownership approximately six months and at present a majority of the existing agricultural fields are leased to local farmers.
- The site can also be accessed via a track off Ramsden Road.

Amount and Appearance

- The existing pole barn structure off from the North barn is proposed to be demolished and three self contained dwellings to be used as holiday accommodation will be positioned on the footprint of the original demolished barn.
- The materials used on the three dwellings (The mews) will be a mixture of reclaimed coursed stone with vertical siberian larch cladding above to the walls with dark grey standing seam roof sheeting.
- The use of these materials is to keep an agricultural aspect to the design and not detract from the original farm buildings which are to remain. The Mews buildings will be made up of one single storey dwelling and 2 two storey dwellings.



Proposed South Facing Elevation

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Layout

- The layout of the site largely remains the same with the mews dwellings sited on the exact footprint of the pole barn structure which is to be demolished. Parking for the residents will be formed within a small area directly in front of the properties including a refuse bin store.
- Externally the garden perimeter will be no further than the line of the existing concrete base and also the post and rail fencing which is currently in-situ.



Proposed Site Layout

- The overall ridge height will not be out of character and has been derived from the existing barn ridge structure.
- The layout has been designed to meet space about dwellings standards and ample amenity space has been provided within the site.

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- The proposal outlined in this application aims to meet all of the points in relation to Kirklees Local Plan and NPPF Policies:

LP3 Location of new development
LP19 Strategic transport infrastructure
LP20 Sustainable Travel
LP21 Highway safety and access
LP22 Parking
LP24 Design
LP30 Biodiversity and geodiversity
LP61 Urban Green Space
LP57 The extension, alteration or replacement of existing buildings
- Our client is keen to secure an approval which allows regeneration to some of the current farm. The result of which will not only provide local employment in its management and maintenance, but a type of accommodation which the tourist area demands and provides a sympathetic building appropriate to the site and its setting.

Scale

- Primarily all the existing buildings are to remain apart from the existing pole barn to be demolished which has an approx. area of 182sqm. Three dwellings are to be sited on the exact footprint with a similar height to the rooflines.
- The existing farm buildings including the farm house total approx. 615sqm and there will be no increase in the amount of structures than is currently on-site.

Landscaping

- Low maintenance shrubs and plants to soften some of the area's around the immediate site and also gardens to be maintained to the proposed properties. As the site has no existing landscaping around the structures, some minimal landscaping within pots will be sited directly around the curtilage of existing buildings.

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 is available within the curtilage of the site although three designated spaces are provided directly outside the proposed dwellings and any planting will be kept low to maintain visibility.



- Access to the site is via Moss Edge Road and although this is single track, there are several passing places along the road up to Moss Edge Farm.
- Access for a small refuse vehicle is off Moss Edge Road, which is the current situation and therefore would remain 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 3 electrical vehicle charging point installed.
- 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 to the proposed properties.

