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ARCHITECTS

REPORT: Design and Access Statement

PROJECT: Proposed new dwelling
at
2 Scopsley Green
Whitley Lower
Dewsbury
West Yorkshire
WF12 0NF

CLIENT: Graham and Sharon Dawkins

AGENT: Nicholson Nairn Architects
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REF: 30990

REV: P03

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DATE: February 2023



P01 - Initial client issue
P02 - Amended to client comments
P03- Amended to Planning Consultant comments

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1.0_Introduction

The following Design and Access statement provides detailed information to support the application for a new build dwelling to the side garden of the existing residential plot at 2 Scopsley Green, Whitley Lower, WF12 0NF. The existing dwelling is proposed to remain as existing with some alterations to the site access and parking provision.

The proposed dwelling will be the main residence of the applicants who want to downsize from the existing dwelling into a new home to suit their lifestyle. The existing dwelling will be retained and inhabited by another member of the family. The new building is proposed to be similar in style, proportion and materials to the existing dwelling.

The new dwelling has been designed to be sympathetic to the existing dwelling and neighbouring properties by reflecting the architectural design, proportions, and materials and observing the recommended overlooking distances. The existing side garden for this proposal is not the primary garden of the main residence.

An outline design of this proposal was previously issued to the local planning authority in the form of a pre-application. Although not in the public realm, the reference number for this application is 2022/20080. This is a process used to gauge the opinions of the planners and seek advice on the design prior to the submission of a full planning application. The pre-application advice expressed positivity to this site being used for a new residential dwelling. We have further designed this proposal to the recommendations set out in the pre-application response.

This document is to be read in conjunction with the existing and proposed drawings, planning application, and the report from Dewar Planning (Planning Consultant). This statement provides sufficiently detailed information to both to the local authority and any interested parties about the proposals.



Fig 1.0: 3D view showing the front and side elevations of the property

2.0_Site Location

The proposed site is located in Whitley Lower, a village located approximately 7 miles east of Huddersfield, 10 miles west of Wakefield and around 4 miles south of Dewsbury.

Whitley Lower has a small community. The village has mainly residential and agricultural use classes. There is a local pub, a community centre and a children's park. Most other facilities can be found in nearby Overthorpe, located 1.7 miles east, that has schools, shops, doctors surgeries, and sports and entertainment facilities.

Whitley Road has bus stops that provide connections to Grange Moor and Dewsbury. The village is centred around one main residential street named Scopsley Lane and most dwellings to the west are older than the dwellings to the east.

The applicants have brought up a family in the main dwelling for many years. The site has an overall area of 663m². The main dwelling has a total footprint of 113m². The main dwelling is detached and two storeys. The building is comprised of two offset

gables spanning from the southwest to the northeast. The offset gables are connected. Access can be made around the entire dwelling with vehicular access to a driveway to the northeast side of the property. The main garden of the existing dwelling is to the southwest. The garden to the northeast is the proposed location of the new dwelling.

There are no listed buildings within the site cartilage and it is not within a conservation area. The site is not within a zone of flood risk.



Fig 2.0: Application Site UK Context



Fig 2.1: Application Site wider context.



Fig 2.2: Application Site detailed view. (Red line of site shown)

3.0_Site Photographs



Fig 3.0: View of the side garden to be used as the site of the new dwelling.



Fig 3.1: View from Scopsley Green showing the site entrance and a view of the road.



Fig 3.2: View from Scopsley Green to the existing dwelling and pedestrian access point.

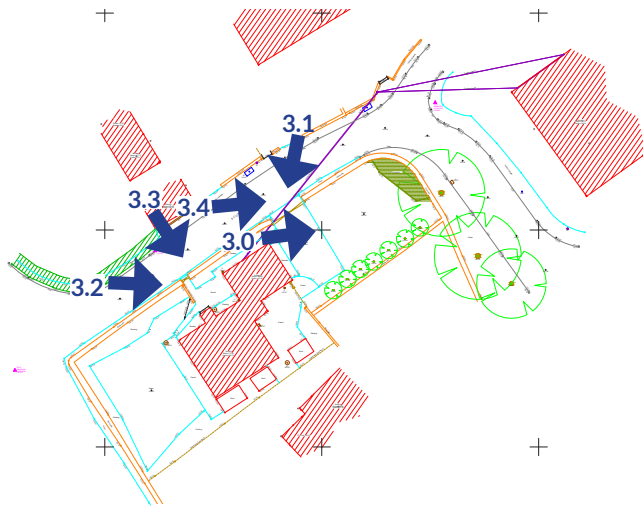


Fig 3.3: View of the front elevation to the existing dwelling.



Fig 3.4: View of the application site showing the site access from Scopsley Green.

4.0_Site Analysis

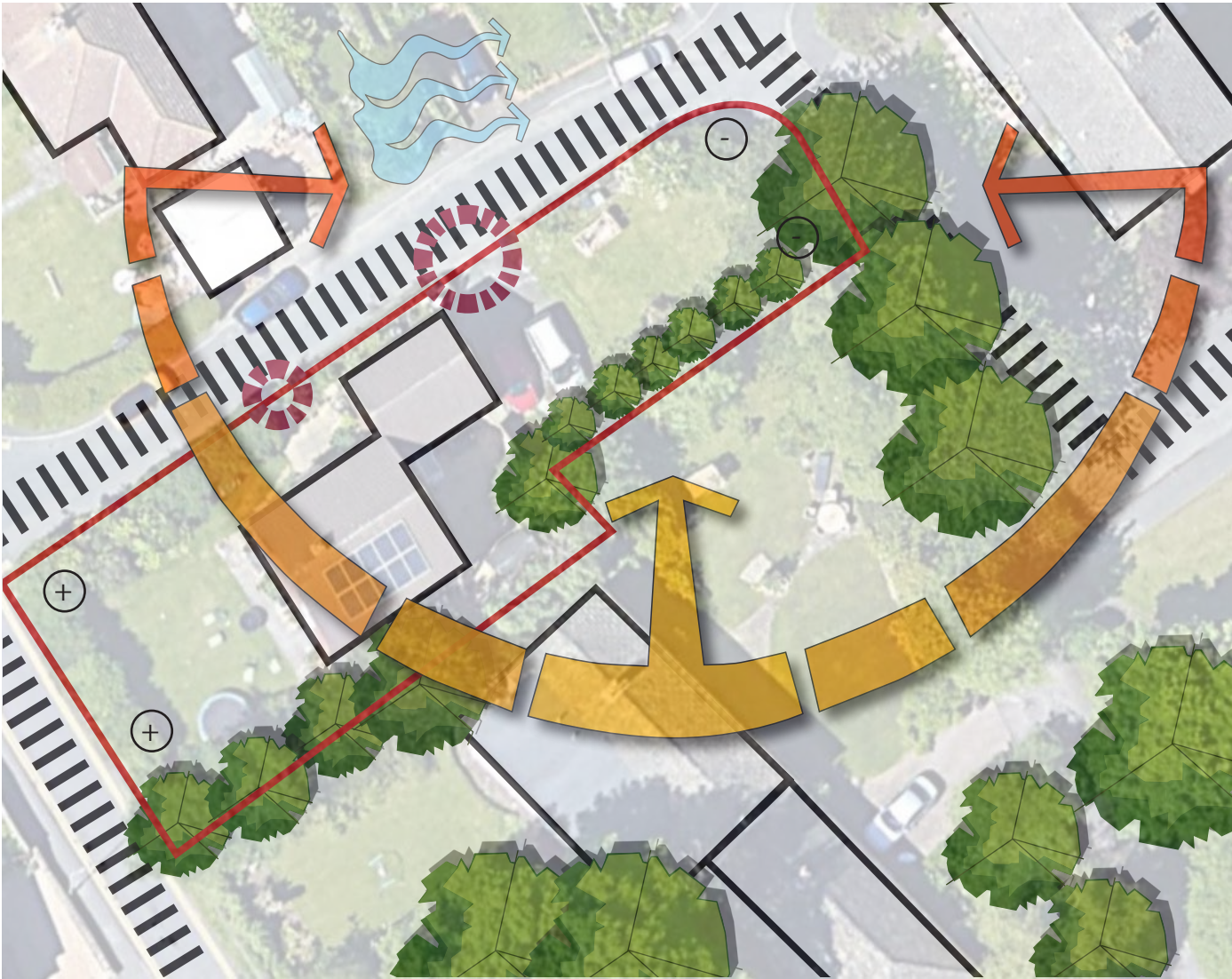


Fig 4.0 - Map showing desirable and adverse views of the existing local context with access and sun path.

The site is relatively flat with a slight slope descending from the west down to the east. Vehicular access to the site is via Scopsley Green. The site boundary is a natural stone wall. There is also a smaller pedestrian access to the site. The road has a 30mph speed limit with infrequent use, mainly for residential access.

There are 3no. trees located next to the site on the roadside. There is a row of small apple trees along the southeast boundary. The prevailing wind is from the west/southwest meaning the proposed site is likely to be sheltered by the existing dwelling.

The existing building is two storeys with a pitched roof. Most windows to habitable rooms face either northwest, southwest or south east with only limited views onto the site for the new dwelling. The outlook from the new dwelling will need to face northeast, northwest and southwest to reduce any overlooking issues.

The site has a good amount of direct sunlight with only limited overshadowing from the existing building and nearby trees. The best place for the garden will be in the southwest corner of the building plot.

KEY



Sun Path



Prevailing Winds



Existing Trees



Existing Vegetation



Existing building



Road





Low & High Elevation



Access Points

5.0_Design

5.1_Use

The proposal is for a new three bedroom dwelling to be used as a home for the applicants who currently reside in the main dwelling in the site. This is a sustainable location for the applicants who already live on the site and work from home. The applicants have family living near-by. It is thought that a family member will move into the main dwelling.

5.2_Amount/Scale

The existing dwelling has 5 bedrooms and two storeys with a footprint of 113m² and an approximate GIA of 170m².

The total site area is 663m². When the site is split, the existing dwelling is proposed to have a site area of 493m² and 381m² of private amenity space. The new dwelling will have a site area of 171m² and 99m² of private amenity space.

The new dwelling is proposed to be two storeys with three bedrooms with a GIA of 101m².

5.3_Layout

The layout of the proposal directly responds to the current site constraints. The proposed new building is smaller than the existing dwelling with a slightly lower ridge level. The building has a pitched roof with gable ends facing northwest and southeast. To the front elevation of the ground floor is a single storey porch.

The existing site access has been widened on both sides to allow for additional off-street parking for the new dwelling. Parking to the existing remains as existing. Space is proposed to provide 2no. new parking spaces for the new dwelling with 2no. existing tandem spaces retained for the existing dwelling. The visibility splay from the driveway has been improved on the current situation.

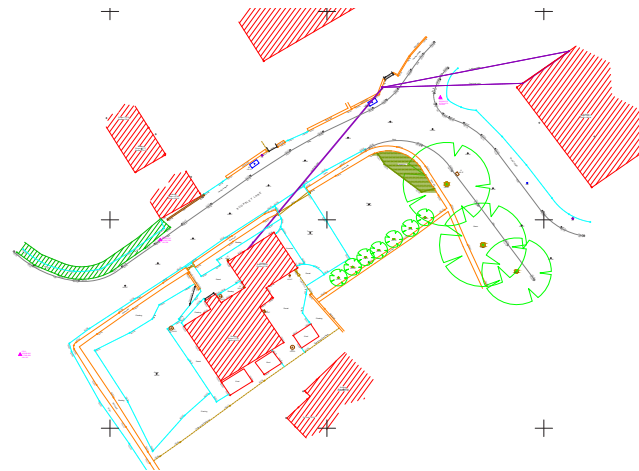


Fig 5.1: Existing Site Plan

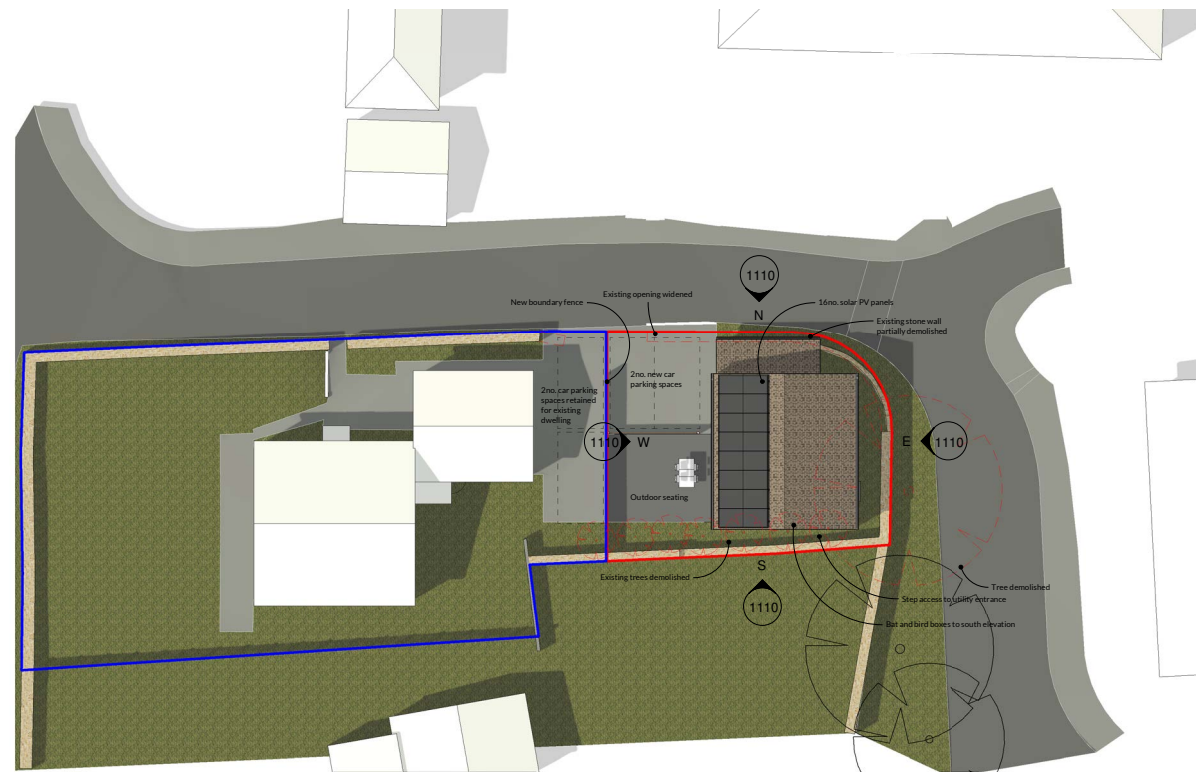


Fig 5.2: Proposed Site Plan

5.0_Design_Continued

The existing line of small apple trees are proposed to be removed. A large cherry tree located on the grass verge to the east of the application site is proposed to be removed. The tree is located on what is suspected to be council owned land. The removal of this tree was raised as a possibility in the pre-application process and was not commented on negatively.

The floor plan has been designed to suit the applicants' lifestyles. Entry into the property is made via a small number of steps beneath a sheltered canopy. From the entrance lobby the user can directly enter the open plan kitchen/ living/ dining room. Level access via bi-folding doors opens onto an outdoor terraced area. This is proposed to the south west corner of the site where there is most direct sunlight throughout the year.

A utility is separated by a sliding door from the kitchen. The utility also has access to the garden path that wraps the perimeter of the building. The living space is designed to be compact and efficient.

The downstairs plan also provides a bedroom/study, accessed directly from the main hallway, and provided with a jack and jill en-suite. This can also be accessed from the utility with aims to future-proof the property and its changing uses and residents. The ground floor bedroom utilises under-stair storage.

The first floor has an efficient plan that provides two well proportioned double bedrooms, both with ensuites and dedicated dressing areas. A loft hatch provides access to the storage space above.

All of the rooms are suitably lit and ventilated with well-proportioned windows. Views have been carefully selected to reduce any issues of overlooking. There are no windows to the southeast elevation, except the high level window to the ensuite, to prevent any overlooking onto the neighbours garden. The southeast elevation is also the appropriate location for the bird and bat boxes, requested within the pre-application advice, which favour a south orientation with minimal artificial light pollution.

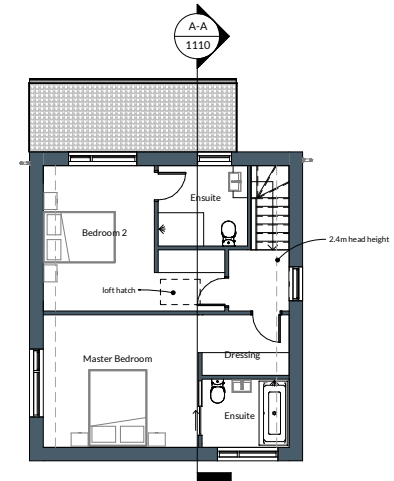


Fig 5.4 - Proposed First Floor Plan

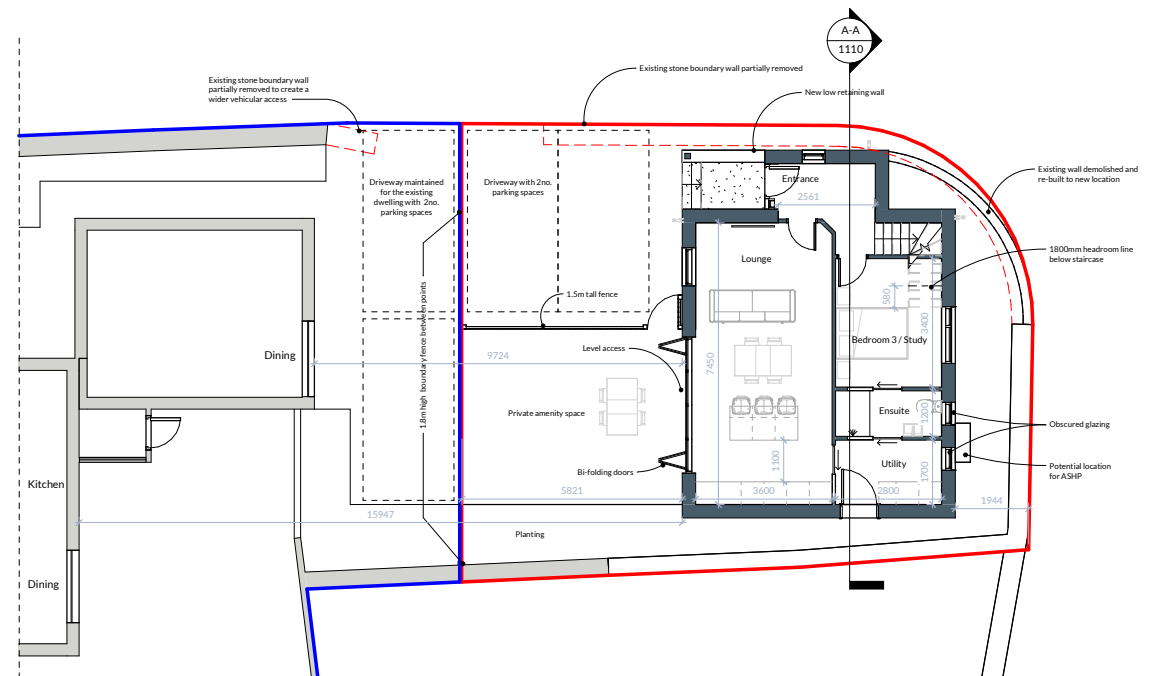


Fig 5.3 - Proposed Ground Floor Plan



5.0_Design_Continued

5.4_Appearance

The proposal has been designed in a similar architectural style to the existing dwelling. Although the existing dwelling on the site is a one-off design, this building also reflects some of the architectural detailing of the area.

The proposal has been designed with two gable ends. This is a common feature in the area that creates a characteristic profile along the street. The gables and eaves are finished with fascias. The eaves are brought lower than the 2.4m headroom internally to reduce the buildings proportions.

A single storey porch is proposed to the front elevation to create a clear entrance position and shelter the building users on arrival. The existing stone boundary wall is proposed to be partially demolished and re-built to tie in with the new porch.

Windows have been arranged to balance the elevations and suitably function the rooms inside without creating overlooking issues. Windows have soldier course brick cills and lintels.

5.5_Materials

All materials, where possible, will be locally sourced with local builders carrying out the construction work. Local specialist builders and craftspeople will be brought in to design specific elements. Materials have been selected for consistency with the surrounding buildings.

Structure

The building is proposed to be constructed with a timber frame to improve sustainability and construction efficiency. The timber frame provides increased potential for improved air tightness

Walls

The main facade material is red brick. The brick will be selected to closely match the brick used on the existing house as to ensure visual continuity.

Windows and Doors

The windows and doors are proposed to be white uPVC to match the existing dwelling and local vernacular.

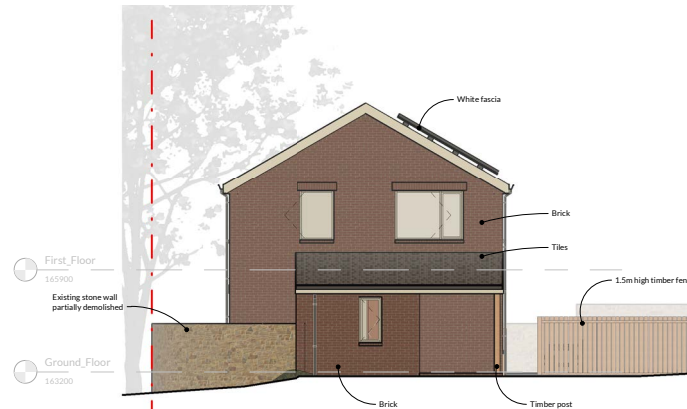


Fig 5.5 - Proposed Northwest Elevation

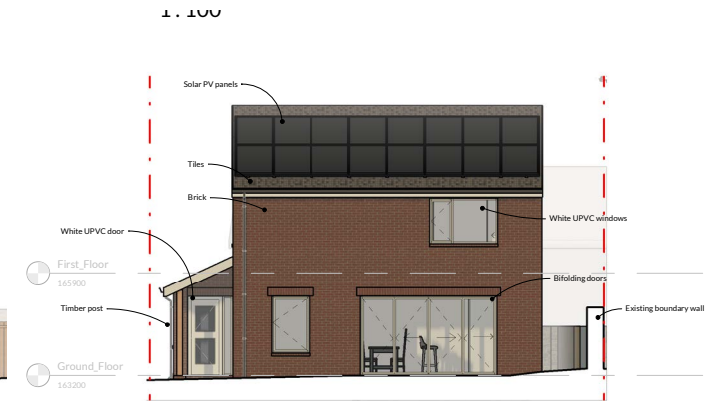


Fig 5.6 - Proposed Southwest Elevation

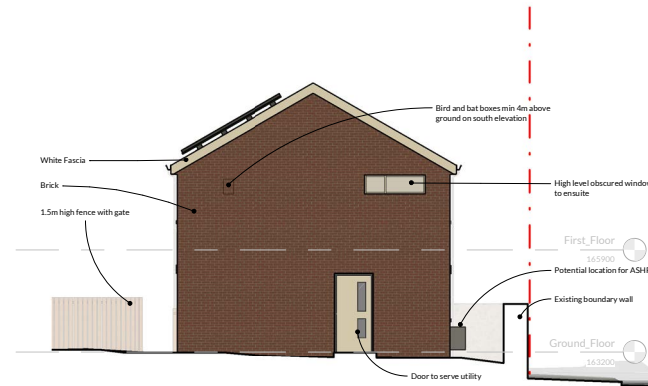


Fig 5.7 - Proposed Southwest Elevation

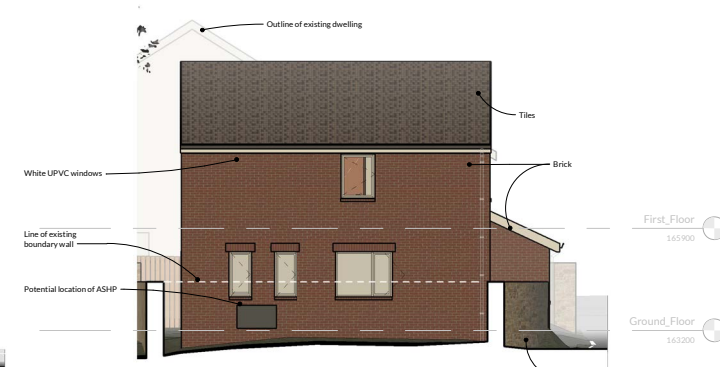


Fig 5.8 - Proposed Northeast Elevation



Fig 5.9 - View of the front and side elevations from Scopsley Green.



Fig 5.10 - View of the front and side elevations from Scopsley Green.

5.0_Design_Continued

Roof

The roof is proposed to be finished with concrete pantiles to match the existing dwelling. Fascias are proposed to be white and rainwater goods in black.

5.6_Landscaping

The existing stone wall is proposed to be partially removed and re-built to the new arrangement to tie in with the proposed porch. The existing stone is to be reused.

A new 1.8m high treated timber fence is proposed between the existing and the proposed dwellings. This fence does not run to the roadside to improve the visibility splays from the driveways.

A new 1.5m high timber fence is proposed between the parking area and the rear terrace. The terrace is proposed to be paved. The driveway will be finished in a porous material. Bins are proposed to be kept behind this 1.5m fence with step-free access to the roadside.

5.7_Drainage

The internal arrangement has been designed to ensure a simple and efficient drainage strategy. Foul and surface water drainage will be kept separate until the last point before discharging from the site. Drainage is proposed to discharge into the mains sewer.

5.8_Energy Efficiency

The proposed dwelling will be constructed to the recommended air tightness and U-values as recommended in the Building Regulations. An air source heat pump is proposed to the north west elevation, near the utility window and concealed behind the existing stone wall.

Solar PV panels are also proposed to the south west side of the pitched roof to generate renewable energy for the dwelling.

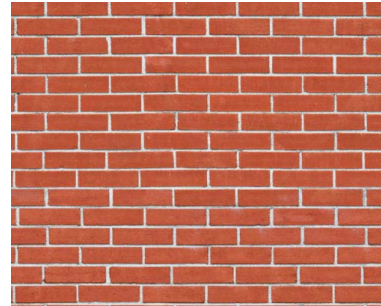


Fig 5.11 - Red brick



Fig 5.12 - Concrete pantiles



Fig 5.13 - White uPVC bifolding doors



Fig 5.14 - White uPVC windows



Fig 5.15 - Existing dwelling gable



Fig 5.16 - Existing stone boundary wall to be partially demolished and re-built.

6.0_Conclusion

The proposed two storey dwelling has been designed to complement the existing dwelling. It has been designed to an appropriate scale to work both practically and visually on the available site. Although this dwelling would suit the average modern lifestyle, it has been designed specifically for the requirements of the applicants who will later reside in this property.

The pre-application enquiry received a positive response from Kirklees Council, who did not object to this site being used for a new build dwelling. The design of the building has been developed into a design that complies with the recommendations listed in the councils advice.

Overall, the proposal is well designed for the context and is proposed to to be built to high standard of quality.

The council is encouraged to accept this proposal as a positive contribution to the local area.



Fig 12.0 - 3D View of the proposal from the rear garden.