
Planning Support and Design & Access Statement

Date: June 2023

Project: Works to Shawhead House,
10 Northgate, Honley
Huddersfield HD9 6QL

Project No.: 048



This Statement forms part of the supporting documentation to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1.00 Introduction and Background

1.01 This document has been prepared to support an application for planning approval for works to Shawhead House, a private dwelling off Northgate in Honley. It is on the north-eastern edge of Honley within Green Belt.

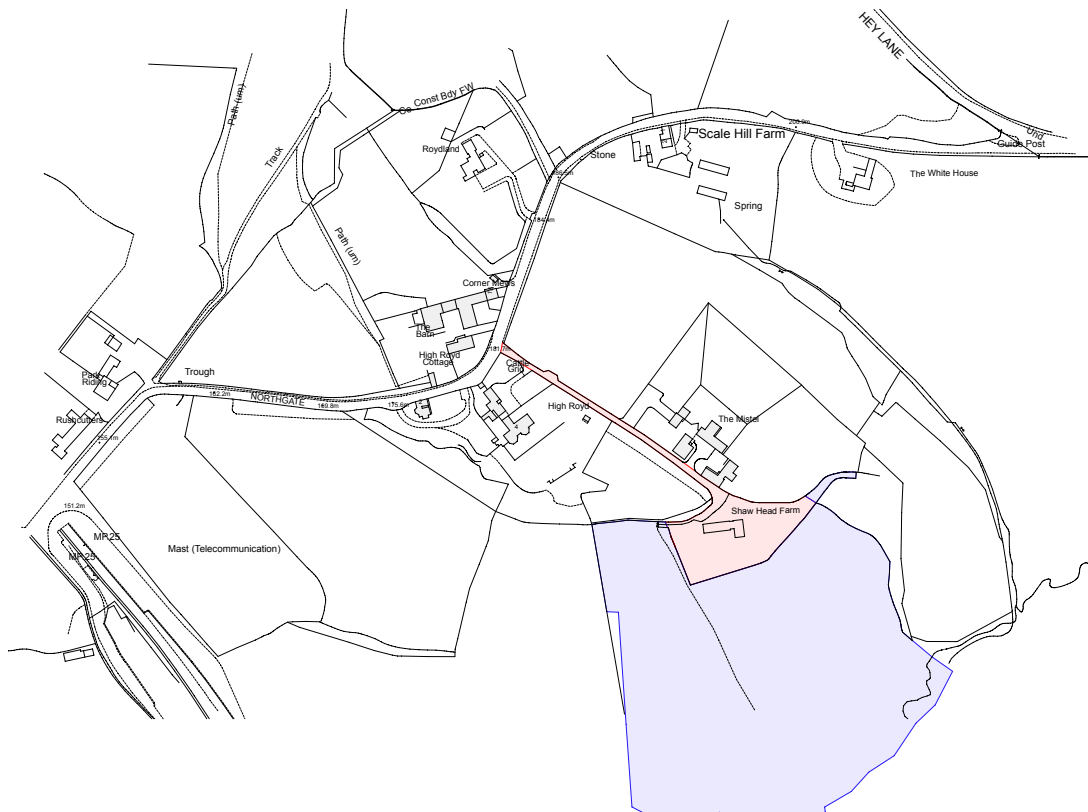


Fig.1 Site Location Plan

1.02 Originally, Shawhead House was a farmhouse, probably Victorian and representative of a type found in large numbers within the district. Constructed in local natural loadbearing stone under a pitched, slated roof it enjoys an enviable location at the end of a driveway off Northgate in Honley, that also serves a number of other properties.



Fig.2 Aerial view of Site

- 1.03 The driveway in its entirety is within the ownership of Shawhead House but with rights of way accorded to the other properties. The house faces south with glorious views over the landscape and is sheltered to the north by a high retaining wall and rising land which is heavily landscaped (see Fig.3). It thus enjoys a very private location.



Fig.3 View over roof from entrance drive, looking South

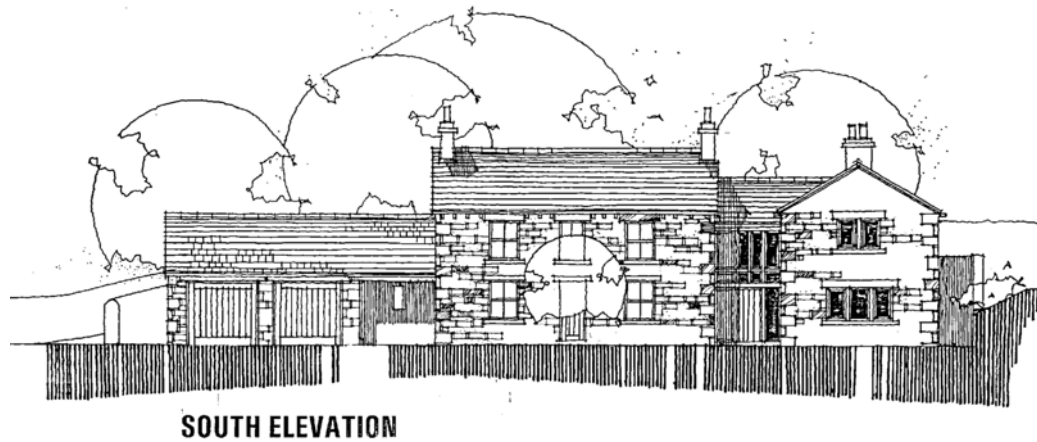


Fig4. View East from drive



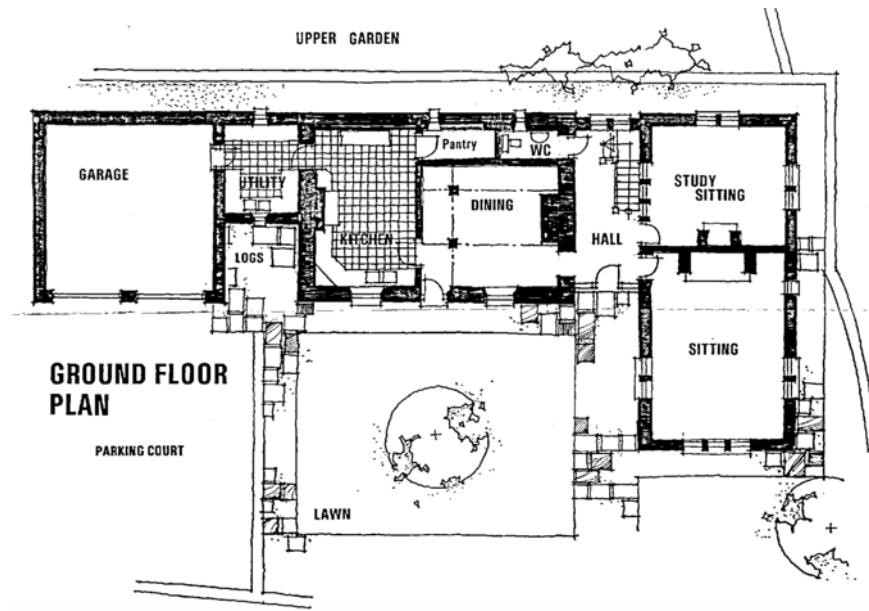
Fig.5 View West towards site entrance

- 1.04 Planning approval ref.2000/90073 was granted in May 2000 for various works including an extension to the house, new garage and new detached stable block. See Figs.6, 7 & 13. Whilst the approval was implemented it was in such a way that some (in our view) important details of the extension were not in complete accord with the submission drawings. Furthermore, the approved stable block is as yet unbuilt.



SOUTH ELEVATION

Fig.6 Previously Approved South Elevation



GROUND FLOOR PLAN

Fig.7 Previously Approved Ground Floor

1.05 The present scheme takes the opportunity to reinstate some architectural features of the earlier approval which are explained in more detail below. To make this economically viable and to create an harmonious overall composition, part of the floor area of the previously approved stable block has been taken to augment the house accommodation.



Figs.8&9 Existing windows and front door.



Figs.10&11 Proposed window and door treatments

1.06 In recognition of this redistribution of approved footprint the applicant consents to extinguish in its entirety planning permission for the unbuilt stable block. Thus the footprint of the present application scheme is less than that approved under 2000/90073 but with the benefit of a resulting building that achieves many of the architectural merits of that earlier approval.



Fig. 12 View of Site Entrance and site of approved stable building

2.00 Policy

2.01 With regard to the National Planning Policy Framework (the Framework) and the Kirklees Local Plan (the Plan) the most pertinent policies relate to the location of the application site within Green Belt. The fundamental aim of Green Belts is to “prevent urban sprawl”¹ and their essential characteristics are openness and permanence. Consequently, strict limitations are imposed on development within Green Belt.

2.02 With respect to Green Belt policy, the important features of the present application scheme are:

- A reduction in the overall developed footprint approved under 2000/90073
- Consolidation of that footprint into a single building thus enhancing the openness of the Green Belt.

¹ NPPF July 2021 para.137

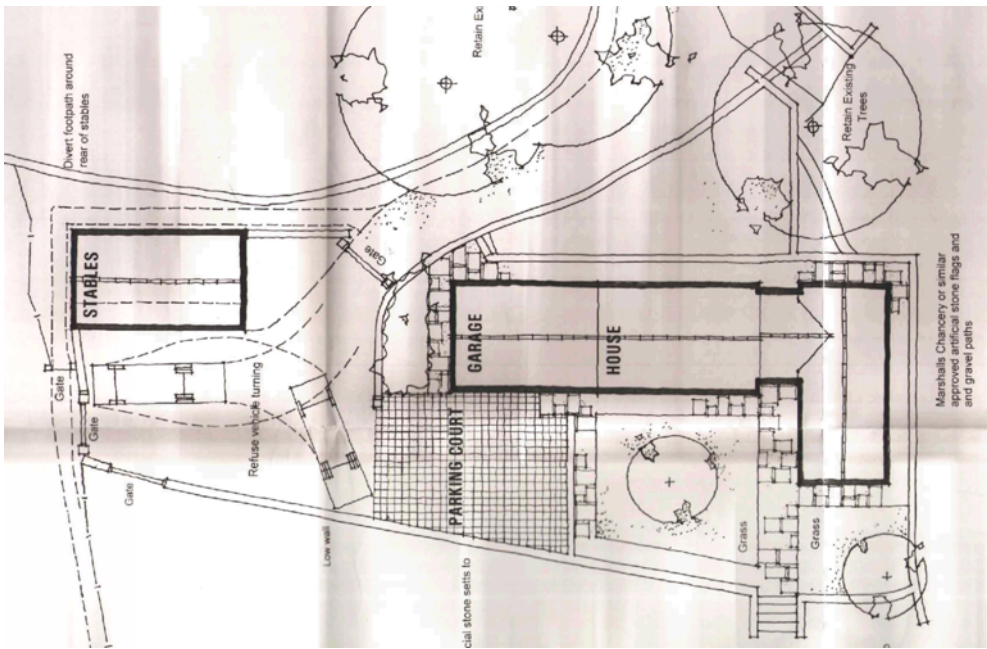


Fig. 13 Previously Approved Site Plan

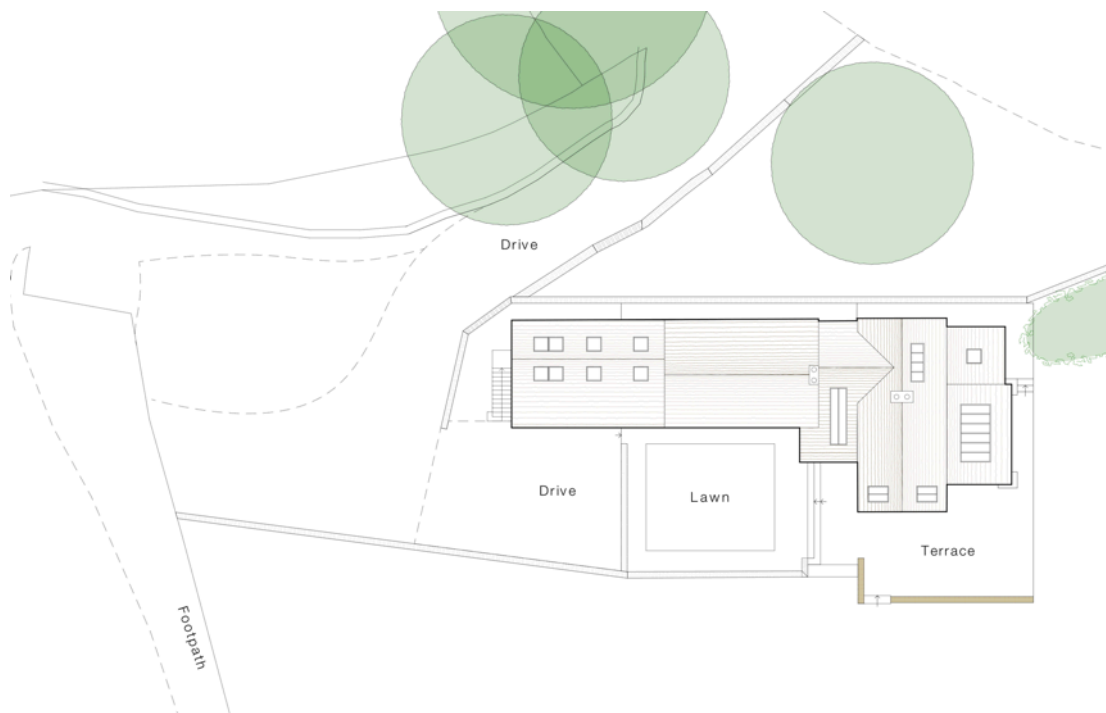


Fig. 14 Proposed Site Plan

2.03 We believe that the scheme also complies with all other relevant national and local policies.

3.00 Amount, Scale, Design & Layout

3.01 The net floor area of the existing house is 272 sq.m. The net floor area of the house as proposed is 320 sq.m. The net floor area of the approved stables building is 54 sq.m. The application scheme therefore proposes a reduction in potential net floorspace on the site of 6 sq.m.

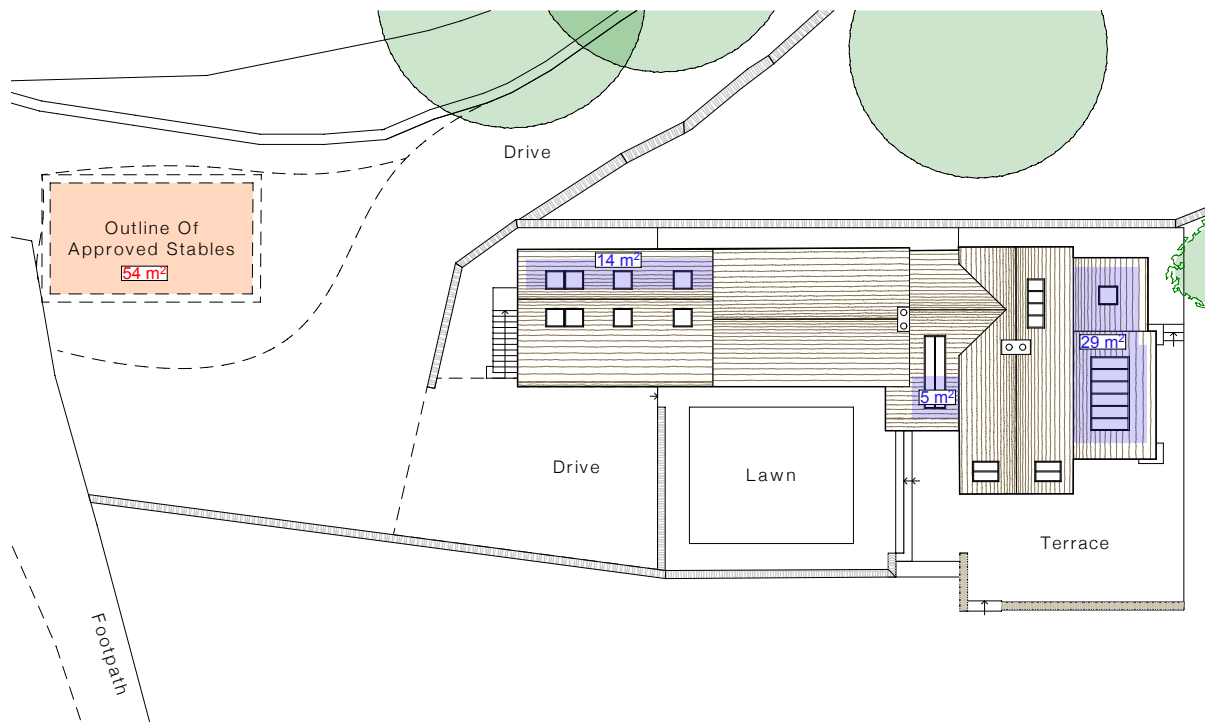


Fig. 15 Roof Plan

3.02 In the context of the area of site domestic curtilage this has little impact on the scale of development.

3.03 Furthermore by reducing the ridge height of the 'link' element between the original house and the more recent wing to what we believe was intended in the 2000 application (see Figs. 6 & 16), the scale of the scheme is altered to be less monolithic than it presently appears to beneficial effect.



Fig. 16 Comparison of South Elevation as existing (top) and proposed (below)

3.04 The lowered eaves of the amended 'link' element and that of the new lean-to to the east elevation also reduce the visual scale of the scheme, anchoring it more firmly into the site. See Figs. 16 & 17.



Fig. 17 Comparison of East Elevation as existing (top) and proposed (below)

3.05 The design uses materials and forms typical of the West Yorkshire vernacular, extending the language of the existing building: loadbearing local natural coursed stone with cut stone (ashlar) detailing; pitched roofs finished in sandstone slates; use of exposed structural timber and a vertical emphasis to windows; carefully detailed vernacular elements, such as the new external stair to the west elevation and chimneys sized and positioned to complement the building forms.

3.06 Existing window and door treatments, such as top-hung openers and 'treacle' staining (see Figs. 8 & 9) detract from the building; Figs. 10 & 11 show proposed replacement treatments.

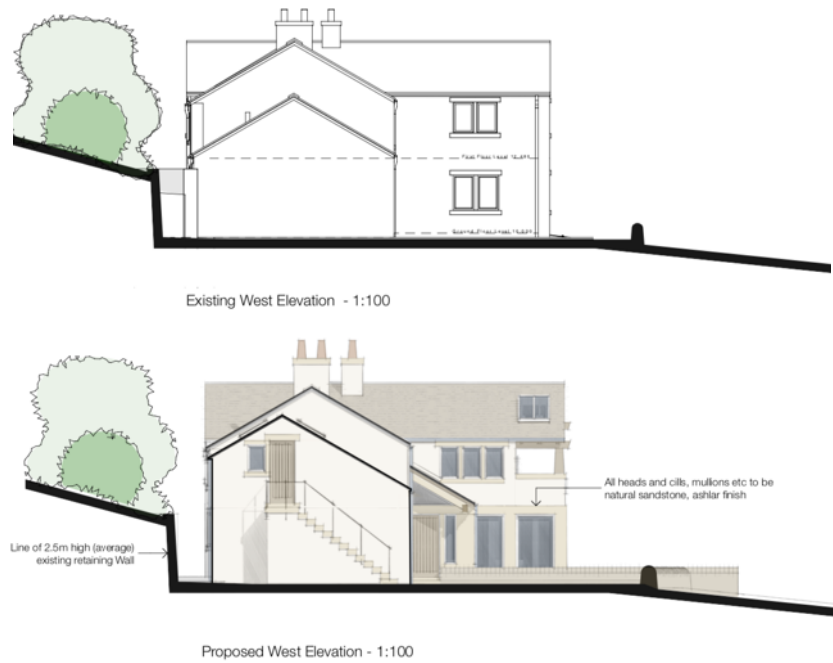


Fig. 18 Comparison of West Elevation as existing (top) and proposed (below)

3.07 The new lean-to element to the east elevation softens the rather austere aspect of the existing.



Fig. 19 Comparison of East Elevation as existing (top) and proposed (below)

- 3.07 In terms of overall layout, the existing relationships between building and site, as well as within the building itself, remain as existing.



Fig.20 Photo of West Elevation from driveway

4.00 Access

- 4.01 Vehicular access is totally unaffected by the proposals and remains as existing.

5.00 Landscaping

- 5.01 The splendid existing landscape of the Green Belt in this location is unaffected by the application scheme. The removal of the potential development of a stable block building, should the application be approved, would contribute to and improve the openness of the landscape.