

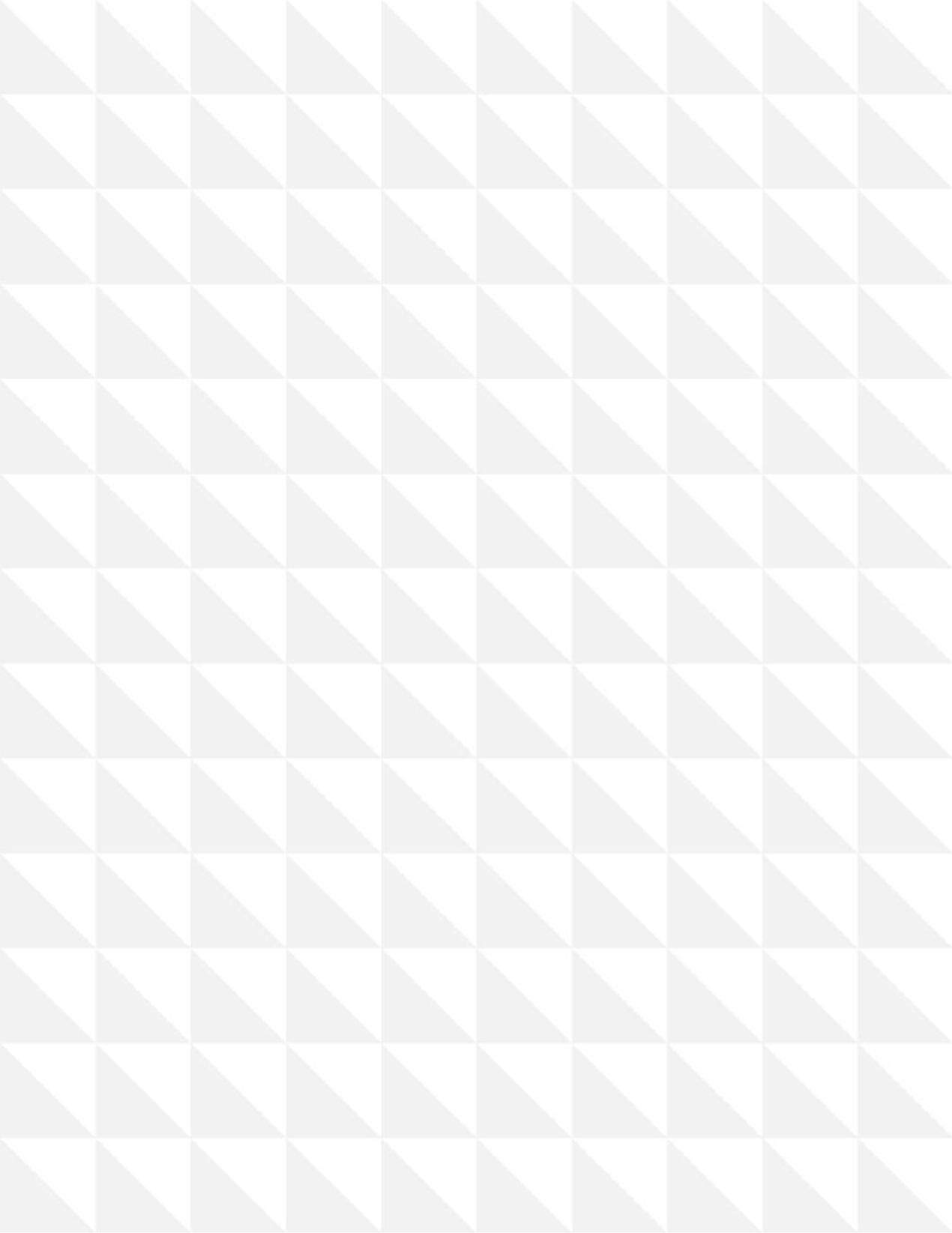


# Walters Architects

## Design and Access Statement + Heritage Statement

**Former Petrol Station  
North Road  
Kirkburton  
HD8 0RL**

20.06.23

A decorative graphic on the left side of the page, consisting of a grid of triangles. The grid is 10 columns wide and 15 rows high. Each cell in the grid contains a triangle pointing downwards and to the right. The triangles are arranged in a staggered pattern, with the top-left corner of each triangle being white and the rest of the triangle being a light gray color.

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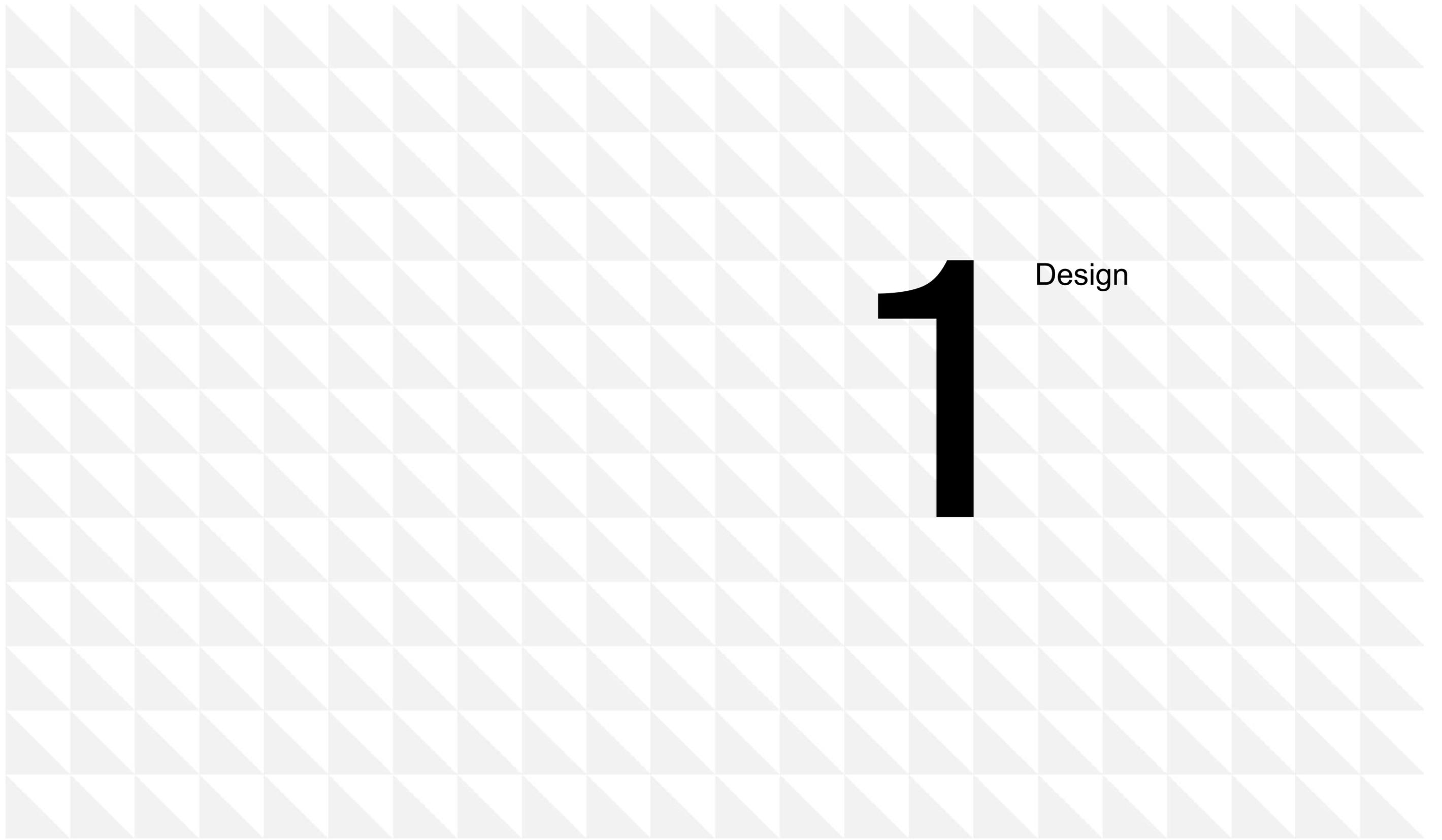
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1

Design

# 1.1 Introduction

This Design and Access Statement is to accompany the planning application for a new retail building on the former site of a petrol station opposite 81 North Road, Kirkburton, Huddersfield HD8 0RL

The site is a vacant plot in the heart of the village of Kirkburton and within sits the Kirkburton Conservation Area.

## Planning History

### 2105/62/91943

A mixed use scheme with 4 no. retail units at ground floor and residential apartments above was approved on the 03 December 2015

### 2016/62/93935

A modified version of the above application received approval on 17 February 2016

Since the application was approved the former petrol station building and canopy structure has been removed and the site left vacant.

## Planning Policies

The Unitary Development Plan contains several relevant policies which seek to ensure design and environmental quality in new developments.

Policy BE1 required that new developments be of a good quality design in order that they contribute to a built environment which creates or retains a sense of local identity, is visually attractive, in keeping with its setting whilst using quality materials which can be locally sourced.

Policy BE2 expects new developments to be in keeping with any surrounding development in respect of design, material, scale, density, layout and building height, whilst ensuring that the topography of the site is taken into account, that satisfactory access to the existing highway can be achieved, and that existing and proposed landscape features incorporate as an integral part of the proposal.

Policy BE5 is clear that proposals for new developments in conservation areas should respect the architectural qualities of the surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.



Photograph of former petrol station, now demolished



Map of Kirkburton

## 1.2 Site Location and Context

The site extends to 0.5 acres and is currently derelict. It consists of a hard standing area which is accessed via North Road and previously housed the now demolished petrol station. Towards the rear (south east) of the hard standing area the site drops steeply, until it meets Dean Bottom Dike which forms the boundary along the south east side of the site. The sloping sides of the site is heavily vegetated and mainly woodland which is protected by a Tree Preservation Order.

The site is located in the centre of Kirkburton on North Road.

Kirkburton is six miles southwest of Huddersfield town centre and is a pretty semi-rural village

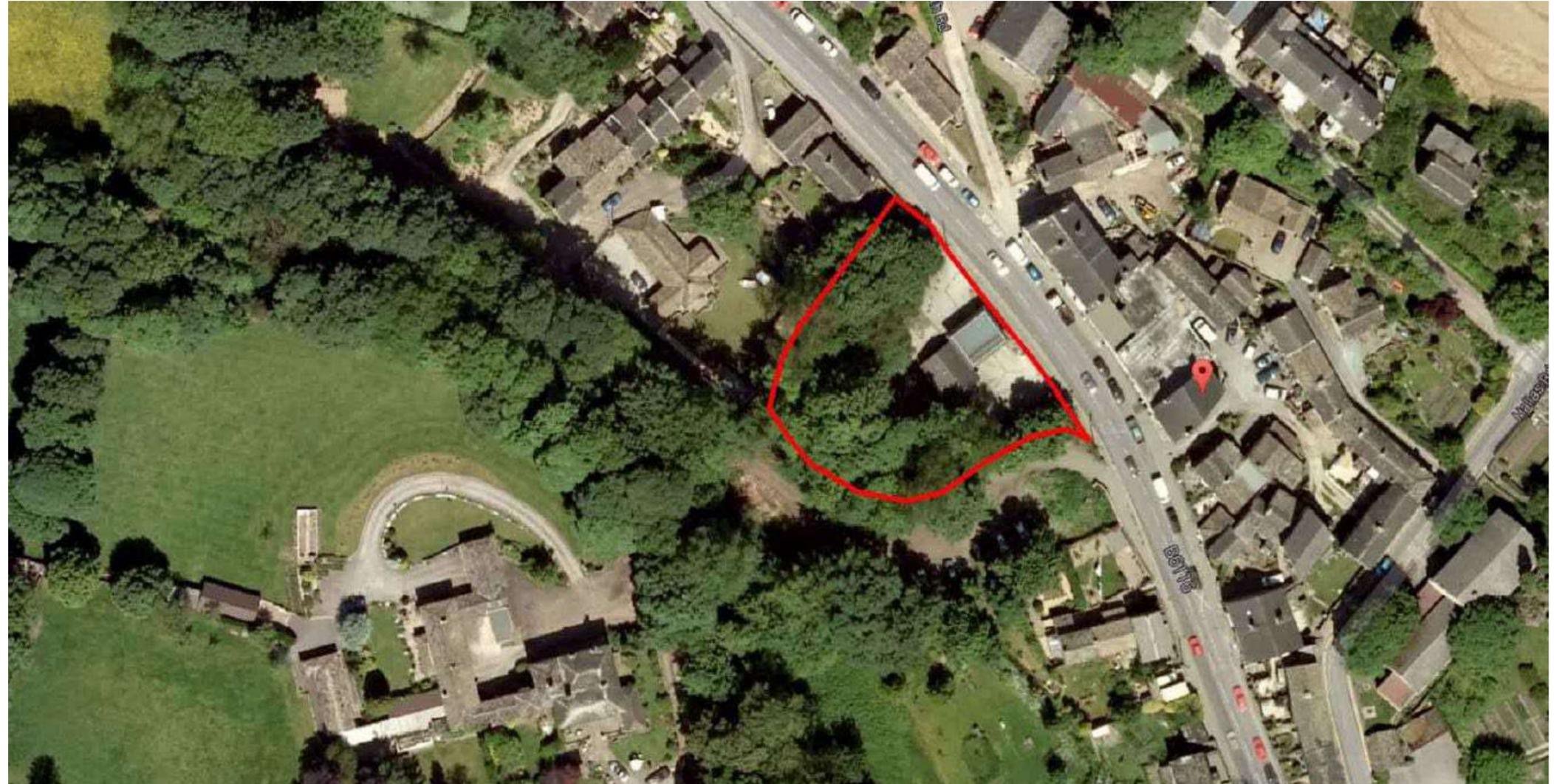
It has an approximate population of 3,800 (2020) and a wider population of approximately 26,400 (2011 census) when the civil parish is considered too.

There is currently a Co-op convenience store within the village. The closest supermarkets are Penway Morrisons, in Fenay Bridge which is approx. 2.6m away. The next closest supermarkets are all in Huddersfield and consists of a Sainburys (5.2m, 16 min drive) and ASDA (4.8m, 14 min drive)

The buildings along North Road predominantly consist of traditional York Stone with slate roofs, painted timber windows with stone cill and head details apart from a few newer exceptions.

Directly opposite the proposed site there are two flat roof infill buildings with buff facing bricks and grey timber effect cladding panels at first floor level.

There are large expanses of drystone walling along North Road often with vertical timber fence panels above to provide privacy to dwellings behind.



Aerial view of site



01



02

- 01 Houses on the opposite side of North Road to the proposed site.
- 02 Retail units directly opposite the proposed site.
- 03 Drystone wall with timber fence panels above
- 04 Retail units opposite site.
- 05 Industrial units on North Road



03



04



05

- 01 Stone window cill, head and mullion detail.
- 02 Drystone wall with fence above
- 03 Dry stone wall
- 04 Eaves detail



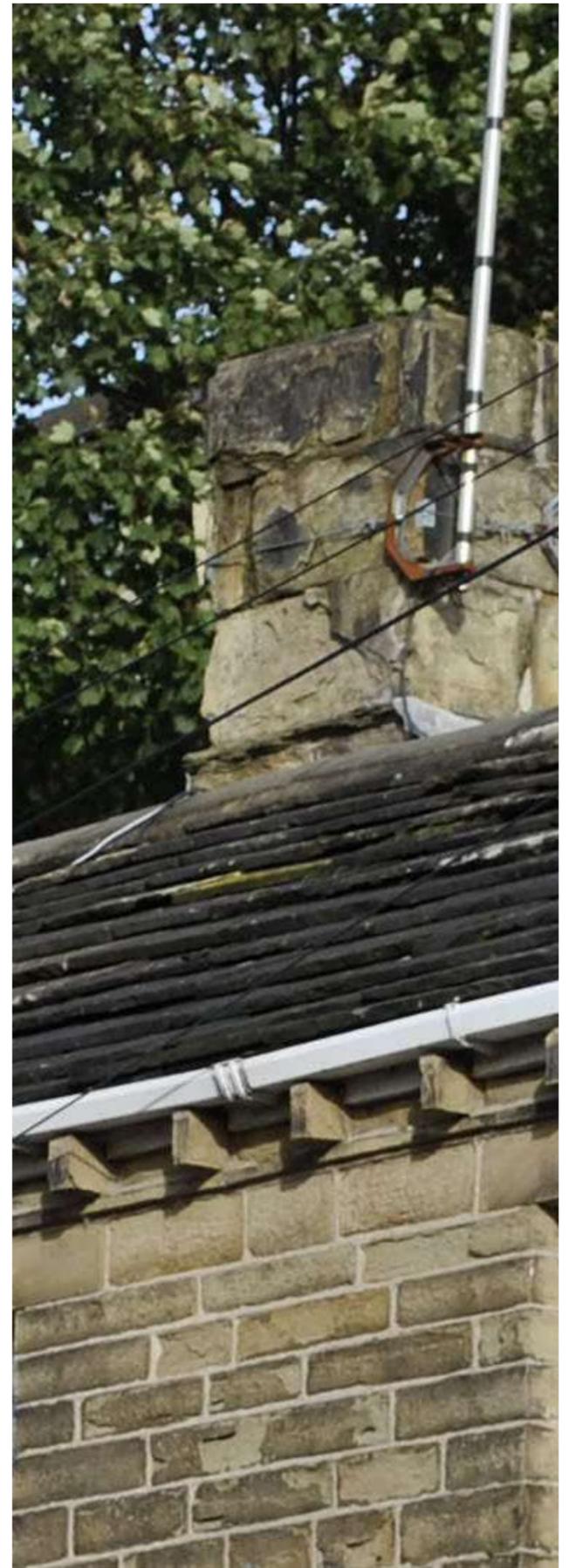
01



02



03



04

## 1.3 Benefits

We understand the site has been vacant since 2015. Since then the former petrol station building and canopy has been demolished and the site has fallen into neglect and is unsightly to the streetscape of North Road. The proposed sensitively designed new building will improve the streetscape along that side of North Road.

The addition of a new local retail unit will provide opportunities for a new retail offering within the village. The site is easily accessible from the main North Road which runs through the village so will also benefit residents of the wider surrounding villages of Thorncliff, Shelley and Highburton



View of site from adjacent side of North Road



Site boundary along North Road



Front of site



Rear of hard standing area

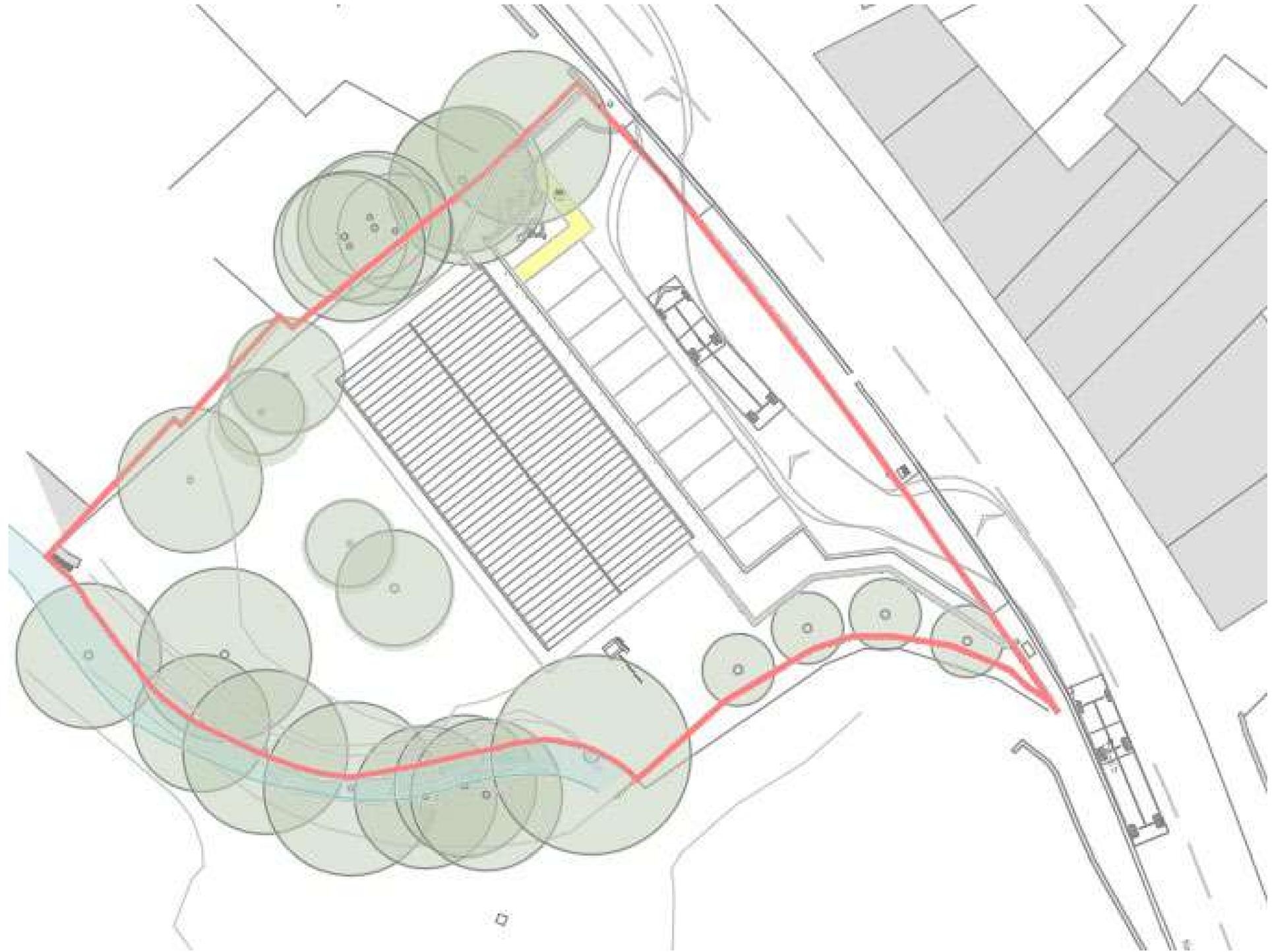
## 1.4 Use

The building will comprise of retail sales (Use Class E) and back of house areas (at first floor) and parking to the front of the unit. The size of the unit has been designed to appeal to a supermarkets local store offering.

## 1.5 Amount

The overall site area is approximately 0.5 acres. The gross internal area of the proposed building will be 397m<sup>2</sup> with a sales area of 269m<sup>2</sup> and a back of house area of 126m<sup>2</sup>.

There will be 11 no. parking spaces to the front of the unit inc; 1no. Disabled parking space and 1 no. electric car charging point.



Proposed Site Plan

## 1.6 Layout

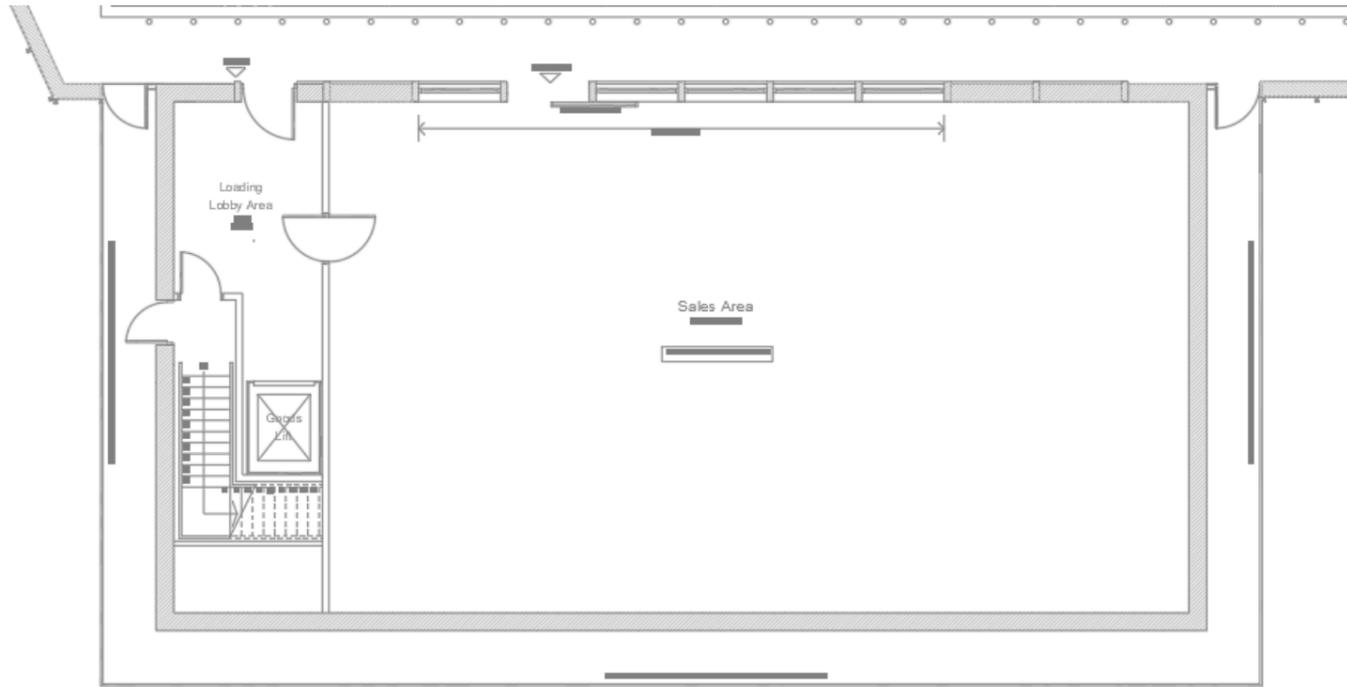
The building has been positioned as close to the front of the site as possible, as shown on drawing WA 608 (04) 03 to minimise disruption to the existing woodland area, although some removal works of the existing vegetation will be required, they will be kept to a minimum.

The proposed site will consist of an access road and parking area to the front of the site, accessed directly off North Road. The building will comprise of a sales area and back of house area.

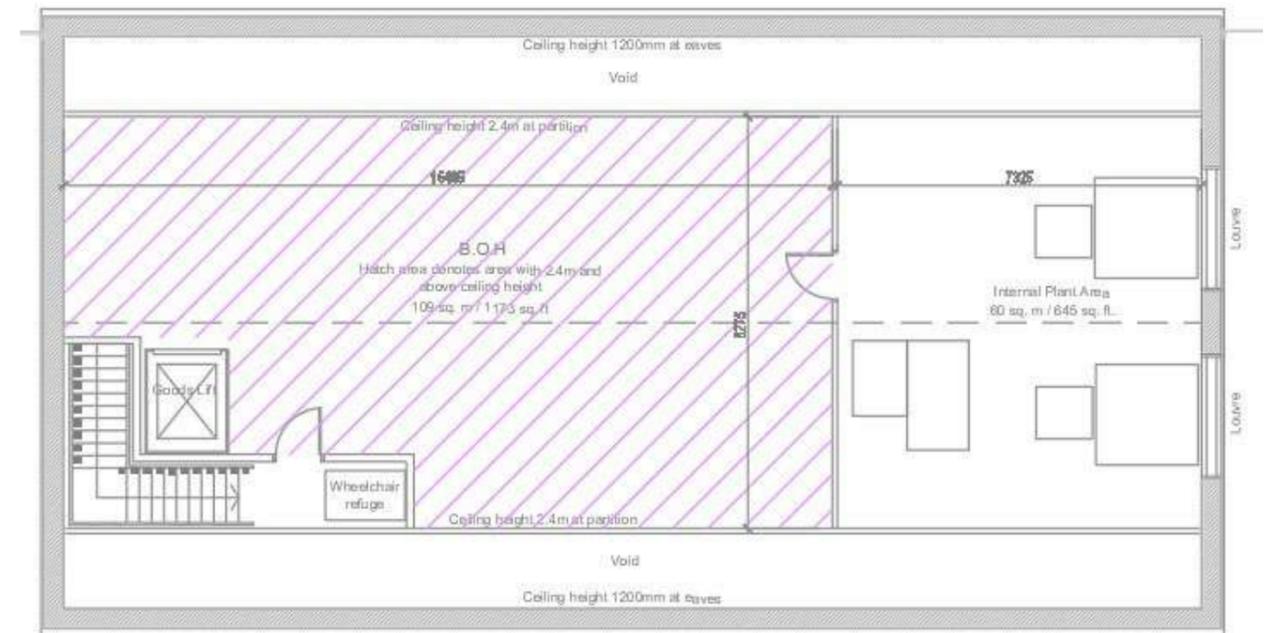
An enclosed bin store has been positioned to the side of the store to allow easy access.

The main access door and the deliveries door are both accessed via the front of the building in close proximity to the car parking area.

The plant area is located on the flat roof at the rear of the building and will be concealed behind a timber fence to reduce visibility and any potential noise.



Proposed Ground Floor Plan  
Not to scale



Proposed First Floor Plan  
Not to scale

# 1.7 Scale

The land drops considerably along North Road and therefore the houses and buildings along the road generally have lower roof heights than the buildings on the adjacent side of the road.

The proposed scheme is lower in height and smaller in scale than the previously approved mixed use scheme which received planning permission.

The proposal of a single storey unit with a pitched roof will lower be than the two residential buildings on either side of the site and will maintain the strong visual connection to the woodland behind.

The height from street level to the top of the ridge is approximately 8m. Refer to drawings WA 608 (04) 06 Front Elevation drawings for more details.



Front Elevation

# 1.8 Landscaping

## Hard landscaping

The access road, parking area and pedestrian paths will be black tarmac with stone kerb stones to match North Road car parking spaces painted on with white highways paint.

## Soft landscaping

The building has been designed so as to keep the disruption to the surrounding established trees to a minimal. Where smaller trees have to be removed due to the construction of the proposed building new trees will be planted on other areas of the site.

It has been noted that on previous applications it was accepted that the removal of a small number of trees and minor pruning would be acceptable as long as the works did not impact upon the overall amenity of the tree group.



Trees and vegetation to rear of site



Trees and vegetation to rear of site

## 1.9 Appearance

The building design and the high quality materials have been chosen to complement the existing streetscape by using local and natural materials.

The proposal includes York stone to the front elevation with smooth sawn stone cill, head and mullion details around the window and door openings a detail seen elsewhere on North Road. Whilst there is not a requirement for windows to the store area we have used timber cladding which can be seen on the boundary walls along North Road.

A grey powder coated metal roof has been proposed to provide contemporary representation to the surrounding slate roofs.

The walls around the car park will be timber fence walling..

The side and rear elevations are only partially visible from the street and will be built using a buff facing brick to match the York stone colour on the front elevation.



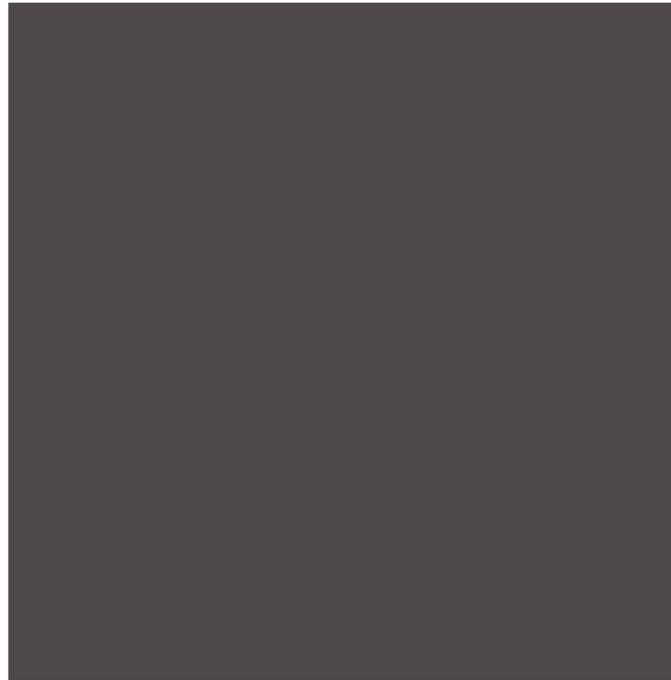
Part Front Elevation - Materials



Visual Looking Towards Front Elevation



01 – Metal roofing



02 - RAL 8019 Window frames and doors and downpipes



03 – Pitched face stone on front facade



04 – Timber cladding



05 – Sawn stone front faced cill, head & mullion details



06 - Facing bricks side and rear elevations details



07 – RAL 7032 Louvres – to gable end



08 - Timber fencing

**External Materials**



# 2

Access Statement

## 2.1 Vehicle Design

North Road is the road leading to and from Kirkburton with parking spaces to one side and a single yellow line to the other.

During the day there are cars parked within the allocated parking spaces on the road and the road can at times be busy.

The site is located on the side of the single yellow line; this restriction helps visibility from the proposed access and egress when entering and leaving the site, allowing visibility splays along North Road.

The site is accessed via north Road, where we have partially maintained the original access into the site, with dropped pavement and kerbs, although both will require modification to suit the proposed site layout.

11no car parking spaces have been provided inc. 1no accessible parking space and 1no. designated electric car charging point.

The Based on the proposed parking layout there is space for a large wheel-based delivery and refuse collection lorries to access and exit the site.

## 2.2 Inclusive Design

Access to and around the site will be designed to ensure all users can circulate around the space on equal terms regardless of age, disability and ethnicity or social grouping

All pedestrian access to the site is directly off the pedestrian patch on North Road and all new pedestrian access patch will have gradients no steeper than 1:12.

1no. dedicated parking spaces will be provided for disabled users.

Dropped kerbs will be provided adjacent to accessible parking bay.

A level threshold and automatic sliding double doors form the main entrance to the building.

The sales area is on the ground floor only and the whole of the ground floor in on one level.

The internal fit-out of the unit will be by the tenant.

The design is in compliance with the following standards and policies:

*Building Regulations Approved Document Part M*

*Department for Transport – Inclusive Mobility: A guide to best practice on access to pedestrian and transport infrastructure.*

*BS 8300: 2001 Design of Buildings and their approaches to meet the needs of disabled people.*



# 3

Heritage Statement

# 3.1 Assessment of Significance

The site is located on North Road in Kirkburton.

Kirkburton Conservation Area is divided into two parts: a large predominantly linear older village core, and a detached area around Springfield Mill and the former Springfield House. The village is formed mainly of groups of 19th century terraced cottages and shops in a wooded valley setting.

Opposite the site is a terrace row of properties. Number 81 to 85 are three terraced buildings with shops at ground floor and two storeys of residential above. The front facades are traditional stone with stone cills and lintel details and slate roofs. The retail offerings include a furniture accessories shop, a hairdressers and a clothes shop.

Number 89 & 91 are two newer infill buildings which are constructed of pitched face stone at ground level. Number 89 has grey timber effect cladding at first floor and 91 has buff facing bricks and high-level horizontal banding of windows along the whole front elevation. Both buildings have flat roofs and are not in keeping with the surrounding buildings.

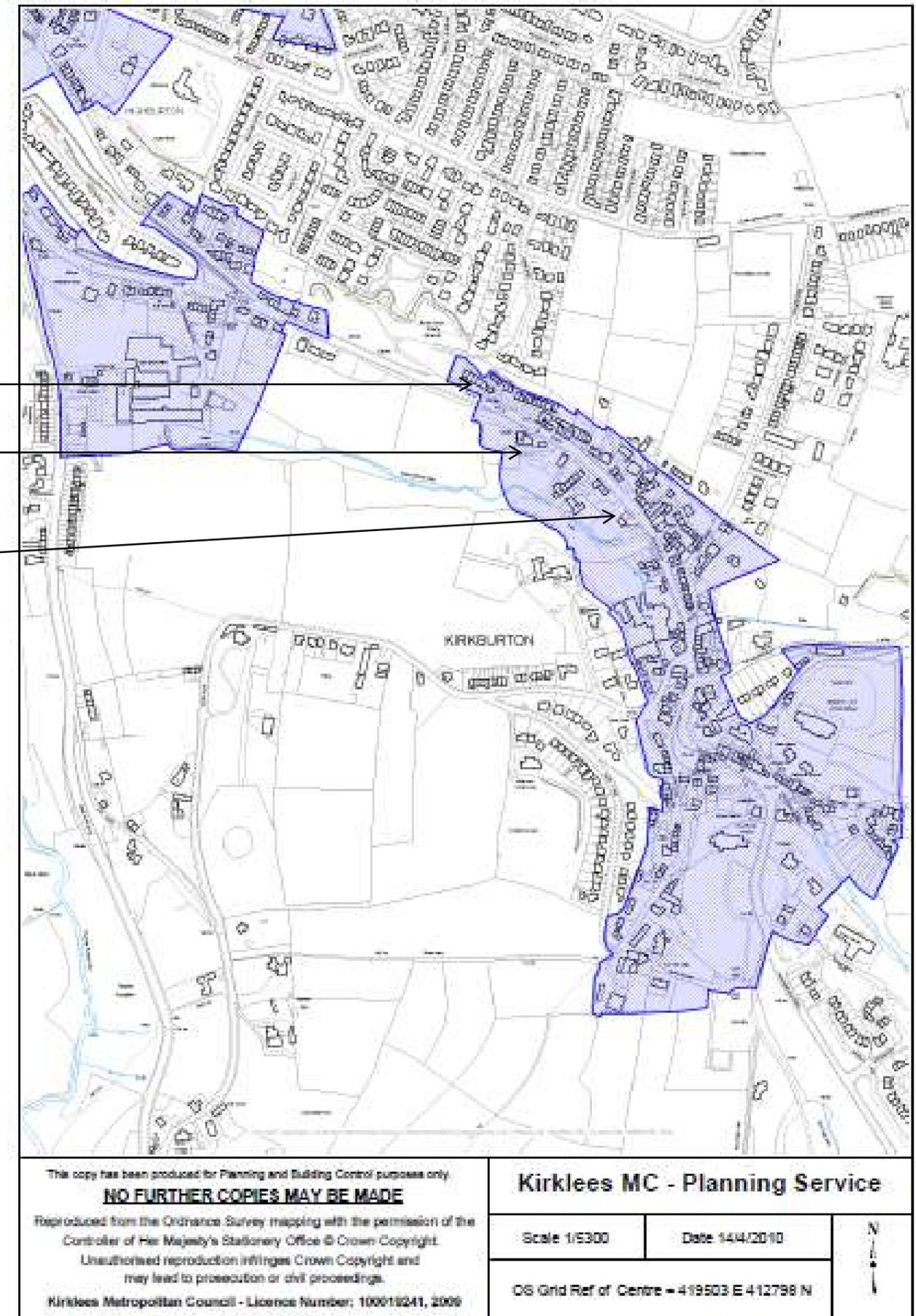
The end building in the row, number 93 is a 3-storey traditional stone building with retail at ground floor and assumed residential to the upper floors.

There are no listed buildings within 500m of the site, the closest listed buildings are;

- 14 & 14a North Road, which are an early C19 handed pair of weavers cottages.
- The Springfield Mill, which are two mill blocks dated c.1820 and 1834.
- The Stable Buildings 10 Yards to East of Town Hall which is a former stable building. Early C19.

- Town Hall, which is a large detached former house. Early C19
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14&14A North Rd  
 Springfield Mill, The Stable and Town Hall  
 The site





Heritage Asset - Springfield Mill



Heritage Asset - Stable Building East of Town Hall



Heritage Asset - 14 & 14A North Road

## 3.2 Heritage Impact Assessment

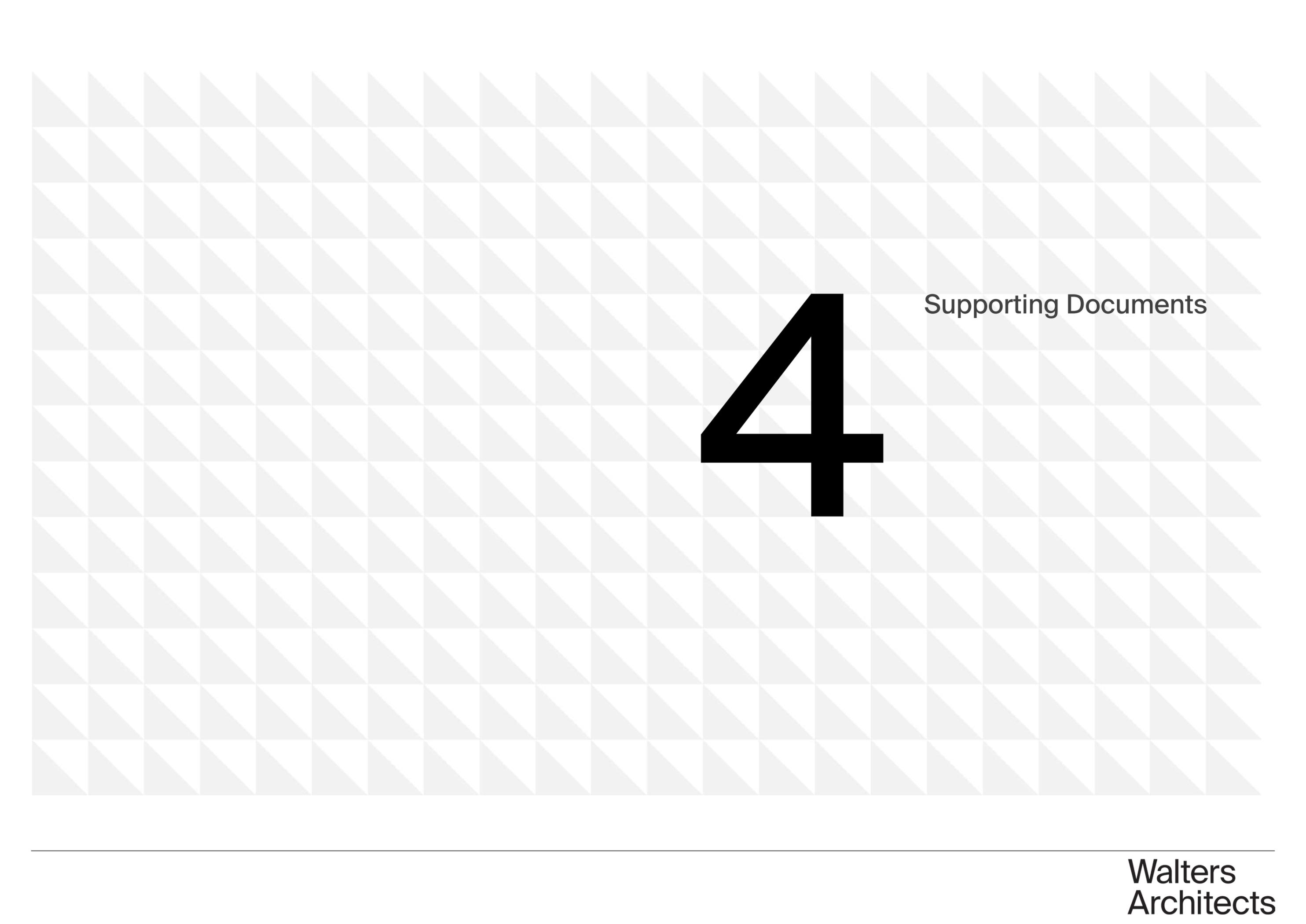
As the proposed site is over 500m away from the closest Listed Buildings there will be no impact on any of the aforementioned Listed Buildings within the area.

The building has been designed to complement the existing streetscape. The building is single storey so will not distract from the current properties along the street and will not maintain a view of the woodland behind.

Materials visible at the front facing North Road will be local natural materials and the projecting stone eaves detail and the stone cill, head and mullion are details seen throughout the conservation area.

## 3.3 Justification

As previously stated, the current site has been vacant for several years, is in disrepair and is unsightly to the streetscape of North Road. We believe a sympathetic proposal using local materials and details taken from the surrounding context, will improve the unsightly site whilst introducing a new retail opportunity to the village.



# 4

Supporting Documents

### 3.1 Supporting Documentation

This Design and Access Statement is to be read in conjunction with the following documents:

Architects' drawings:

WA 608 (04) 01 Site Location Plan +Site Plan As Existing

WA 608 (04) 02 Site Plan As Proposed

WA 608 (04) 03 Site Section As Existing

WA 608 (04) 04 GA Plan As Proposed

WA 608 (04) 05 Roof Plan As Proposed

WA 608 (04) 06 Front Elevation As Proposed

WA 608 (04) 07 Rear Elevation As Proposed

WA 608 (04) 08 Side Elevation As Proposed

WA 608 (04) 09 Side Elevation As Proposed

WA 608 (04) 10 Site Section As Proposed

1018-92281 Ground Investigation and Slope Stability

REP-82426-01 2022.05.24- North Road, Kirkburton – Phase I / Desk Study Report – Complete

REP-82426-02 2022.08.02- North Road, Kirkburton – Phase II Report – Complete

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