

DESIGN & ACCESS STATEMENT

Proposed Coach House Detached Office Building

At

Oakley House,
1, Hungerford Road,
Edgerton,
Huddersfield,
HD3 3AL



North West Facing Elevation

Farrar Bamforth Associates Ltd

Architectural Consultants

farrarbamforth.co.uk

 Farrar
 Bamforth
 Architecture

Ramsdens
Solicitors

PROPOSED COACH HOUSE

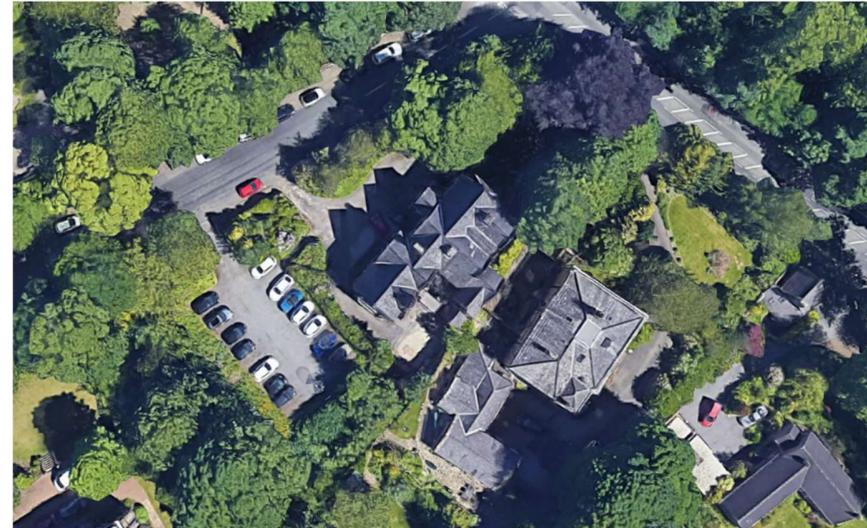
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[1] INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Ramsdens Solicitors LLP in support of a resubmission for an existing Planning Application to Kirklees Council (application no. 2020/62/91253/W) for a proposed detached Coach House building with occupied roof space.
- 1.2 The proposed works aim to add additional commercial office space to facilitate the need for additional staff at Ramsdens Solicitors LLP, eliminating the need to vacate the existing building or compromise the setting of Oakley House
- 1.3 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents including the separate *Heritage Statement*.
- 1.4 The proposed building is to be constructed using materials that will match those used on Oakley House, is located a distance away from it and will have a smaller volume than Oakley House, being significantly subservient to it. The proposal followed prior consultation with Kirklees council and was reduced in size to a considerably more modest design than the original feasibility drawings



Satellite image of the site and surroundings (retrieved from Google Maps on 09.06.2023)

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[2] LOCATION

- 2.1 The site is located on the grounds of the existing Oakley House, 1, Hungerford Road, a Grade II listed building first listed in September 1978, located at the junction between Halifax Road (A629) and Hungerford Road, the site being lined with a mixture of mature trees, self-seeded trees and shrubs which partially screen the building from the adjacent streets.

[3] CONTEXT

- 3.1 The site sits within the suburb of Edgerton, in Huddersfield, adjacent to a major road into Huddersfield town centre. The curtilage of Oakley House is essentially divided into two separate areas when viewed from Hungerford Road, the lower level being the House and its surrounding trees and the higher level being open and dominated by the existing car park. The site is within Character Area 1 of the Edgerton Conservation Area as set out in the accompanying *Heritage Statement*.
- 3.2 A full Arboricultural Report and Roost Assessment have been carried out in support of this application to assess the impact of the development on the local trees and biodiversity.



Site Plan as Existing

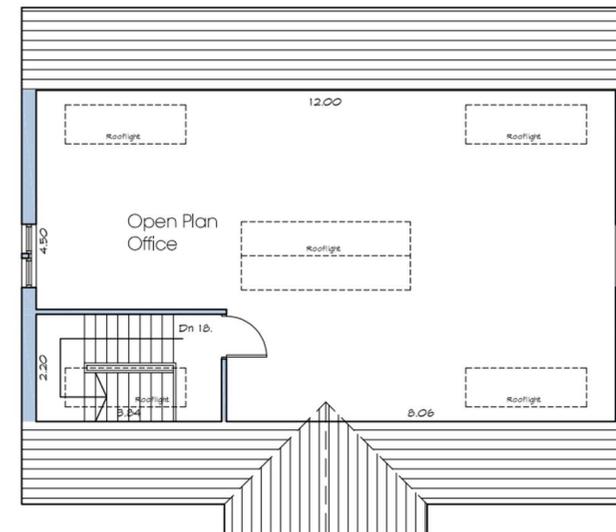
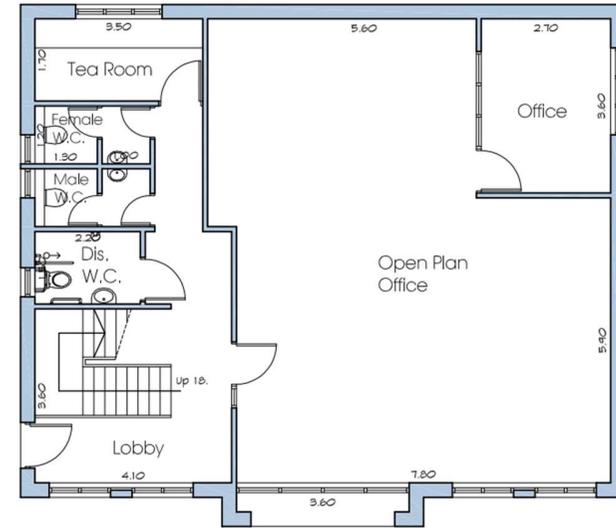
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[4] PROPOSAL & ACCESS

- 4.1 The proposal is for a building which emulates the design of a Coach House from a similar period to Oakley House, with ground floor office space and accompanying ancillary rooms and first floor office space located within the loft space, as per submitted drawings.
- 4.2 The ground floor is easily accessible from the generous car park and Hungerford Road, with an Accessible WC on the Ground Floor located close to the entrance.
- 4.3 The proposal has been designed to avoid as much as possible conflict with existing trees and roots, positioned approximately 8 metres from Oakley House.



Proposed Ground and First Floor Plans

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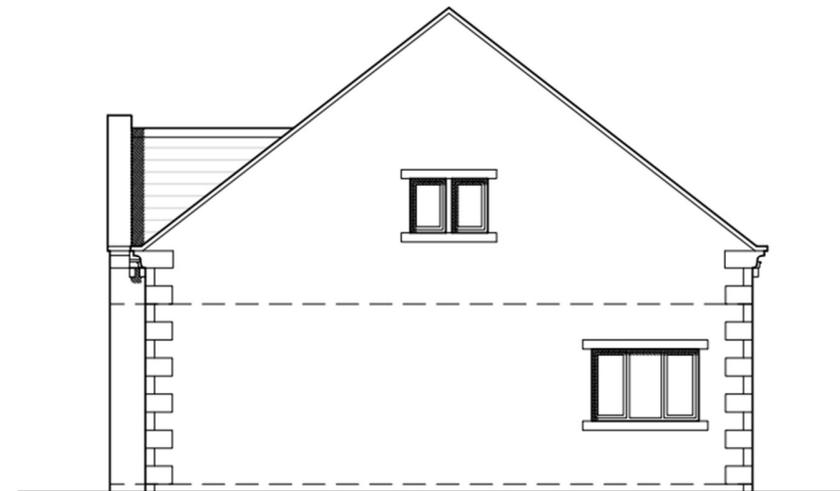
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[5] LAYOUT, SCALE & APPEARANCE

- 5.1 The building has office accommodation across both storeys, maximising its capacity without compromising the need to be at a significantly lower height than Oakley House, though it is set on a higher level
- 5.2 The building's external walls are to be constructed with a coursed natural stone outer leaf to match the existing finish of Oakley House
- 5.3 The building's roof covering will be of Natural Slate to match existing roof covering to Oakley House (as close as possible)
- 5.4 The windows are to be timber framed and double glazed, with a timber or aluminium external door
- 5.5 The ground floor layout is designed with accessibility in mind, with accessible WC and the of minimalisation of obstacles and obstructions where possible.



Proposed North West and South West Facing Elevations

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[6] PLANNING

6.1 In preparing this Design and Access Statement we have referred to the following National Policy and Guidance:

NPPF 2021:12 – Achieving well-designed places
NPPF 2021: 16 – Conserving and Enhancing the Historic Environment

6.2 The above NPPF 2021:12 states the following:

‘130. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);’***

(UK Government, 2012)



Existing Site Plan Extract

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6.3 The development seeks to satisfy the objectives of 6.2 by providing a building which adds to the overall quality of the conservation area, which is designed to be long-lasting and which contributes to accessibility with accessible design on the Ground Floor. The use of external materials has been carefully selected to reflect a visually attractive building from all elevations, which effectively increases the commercial potential of the area without compromising on the character of the conservation area.

6.4 In preparing this Statement we have also referred to the following Local Policy and Guidance:

LP24 – Design

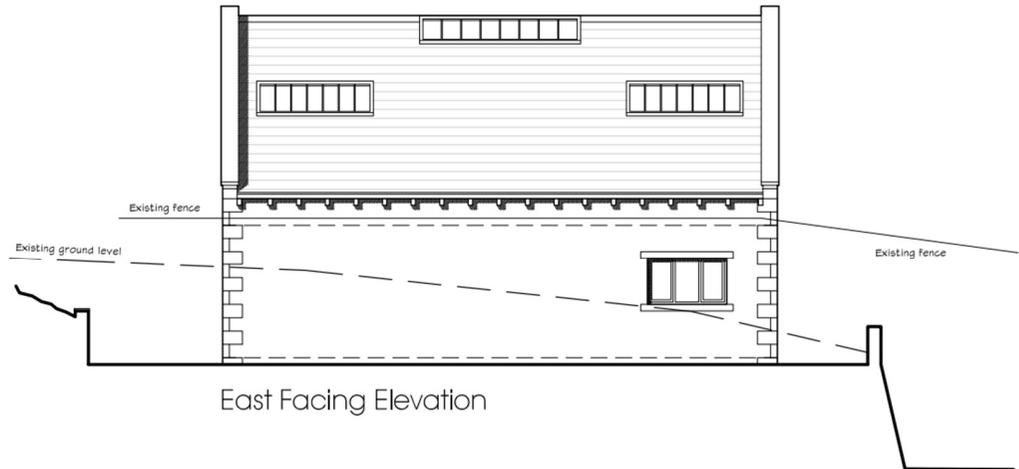
LP35 – Historic Environment

6.5 LP24 states the following:

‘Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;’* (Kirklees Council, 2019).

6.6 We feel that the form and shape of the building, as well as the use of periodic details is in keeping with the character of the conservation area and local Listed Buildings including Oakley House and enhances the area aesthetically for local residents.



Proposed East Facing Elevation

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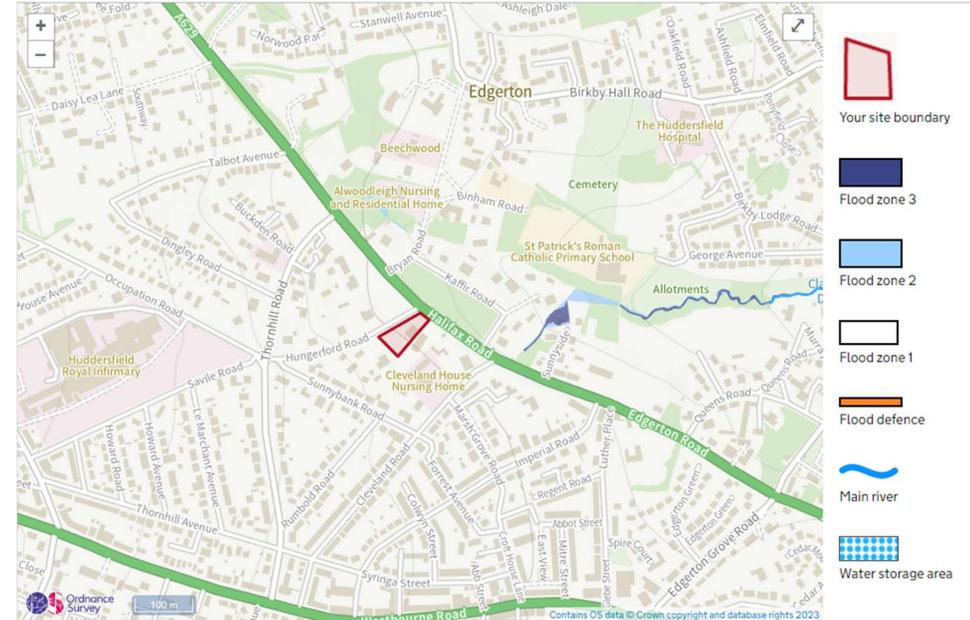
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[7] FLOOD RISK

7.1 The site is in flood zone 1, an area with a low probability of flooding from rivers and the sea, as shown in adjacent Flood Map. It has therefore been decided that a FRA is not necessary for the size of this development.

[8] HERITAGE & CONSERVATION

8.1 Please find attached separate *Heritage Statement* covering the Heritage and Conservation strategy for this development.



Local Flood Map for Planning showing the Site Boundary and Local Flood Zones, retrieved from flood-map-for-planning.service.gov.uk website on 09/06/2023

[9] REFERENCES LIST

UK Government (2012). National Planning Policy Framework, 12. *Achieving well-designed places, Paragraphs 126 to 136*. Retrieved from <https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places> on 09/06/2023

Kirklees Council (2019). *Kirklees Local Plan Strategy and Policies, page 111 [PDF]*. Retrieved from <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf> on 09/06/2023