

Client:

**Mr D. Heleine**

Title:

**Design & Access Statement**

Project:

**Demolition of existing pole barn and erection of two storey dwelling**



Date:

**13.02.2024**

Ref:

**227-23-R1**

Location:

**Moss Edge Farm**

**Holmbridge**

**Holmfirth**

**W. Yorkshire**

**HD9 2SD**

Company No. 11767012

Hinchliffe  
Architecture & Design Ltd  
24 Carr View Road  
Hepworth  
Holmfirth  
West Yorkshire  
HD9 1HX

07921 907 162  
01484 520 764

info@hinch-architecture.co.uk  
www.hinch-architecture.co.uk



# hinchliffe

## 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 one dwelling.
- The farmhouse and buildings were bought by the client approximately eighteen months ago and a proportion of the agricultural fields are currently being leased to local farmers.
- The existing asbestos clad pole barn has no use for the current farms use and is in a poor state of repair. It is proposed to rebuild on the barn footprint, to enhance the existing buildings.
- The proposed dwelling will not extend as far into the adjoining field as the pole barn currently does and will therefore give back some of the land held within greenbelt to enhance the vistas.
- The existing North Barn, West Barn & Stables were all approved for conversion under a Class Q - Prior notification for change of use from agricultural buildings (Ref 2023/CLASS Q/91342/W).

### 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.



Company No. 11767012

Hinchliffe  
Architecture & Design Ltd  
24 Carr View Road  
Hepworth  
Holmfirth  
West Yorkshire  
HD9 1HX

07921 907 162  
01484 520 764

info@hinch-architecture.co.uk  
www.hinch-architecture.co.uk



# hinchliffe

- 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).
- The application site is located within the Green Belt, the Strategic Green Infrastructure Network and the Holme Valley Neighbourhood Development Plan area in accordance with the Kirklees Local Plan Policies Map.
- Exceptions which are relevant to the proposal within the Green Belt Policy - NPPF Chapter 13 are:-

limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- The site can also be accessed via a track off Ramsden Road.

## Amount and Appearance

- The existing pole barn structure directly north east of the North barn is proposed to be demolished and one residential dwelling is proposed on a similar footprint to the original demolished barn.
- Design materials would remain true to the original character and appearance of the surrounding buildings in relation to architectural detailing with the inclusion of a large barn style opening to the front elevation which is sympathetic in nature and reflects the original appeal of the adjacent farm buildings.
- The proposal does not result in disproportionate additions over and above the size of the original buildings which are to be demolished.
- The use of materials would be reclaimed coursed stone to match the existing buildings with artstone tiling.

Company No. 11767012

Hinchliffe  
Architecture & Design Ltd  
24 Carr View Road  
Hepworth  
Holmfirth  
West Yorkshire  
HD9 1HX

07921 907 162  
01484 520 764

info@hinch-architecture.co.uk  
www.hinch-architecture.co.uk





- The proposal has been designed to harmoniously fit into the existing site and has adopted a similar architectural style and scale as the existing surrounding properties in order to preserve the characteristics.
- In conclusion, the proposal will not be detrimental to the greenbelt and will actually enhance aspects of the current site which are under-utilised.

## Layout

- The layout of the dwelling largely remains on a similar footprint to the pole barn structure which is to be demolished. Parking for the property owner will be formed within a small area directly to the side of the property including a refuse bin store and an electrical charging point.
- Externally the garden perimeter will be no further than the line of the existing concrete base and the post and rail fencing which is currently in-situ.

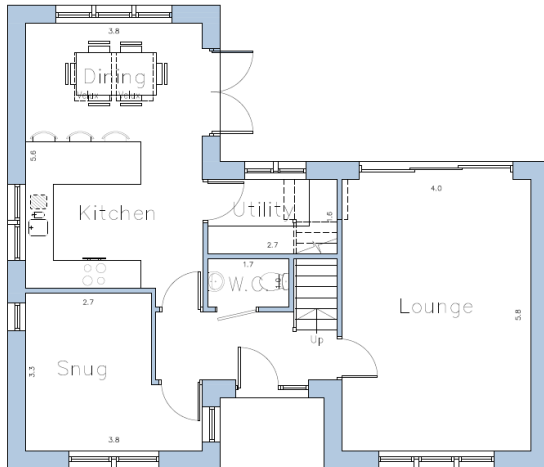
Company No. 11767012

Hinchliffe  
Architecture & Design Ltd  
24 Carr View Road  
Hepworth  
Holmfirth  
West Yorkshire  
HD9 1HX

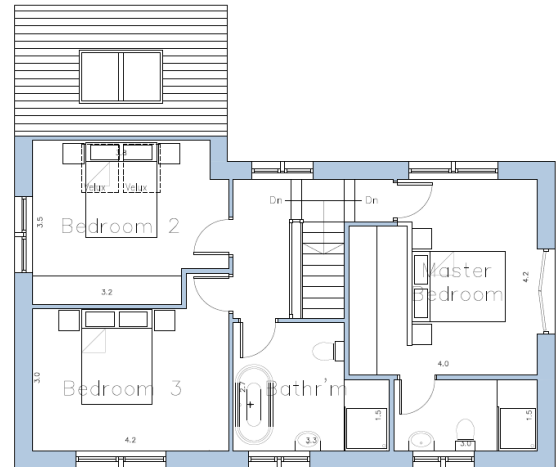
07921 907 162  
01484 520 764

info@hinch-architecture.co.uk  
www.hinch-architecture.co.uk





Ground Floor Level



First Floor Level

- 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.
- The proposal outlined in this application aims to meet design elements 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

### National Planning Policy Framework (NPPF) 2023 relevant policies:

NPPF Chapter 2 Achieving sustainable development  
 NPPF Chapter 5 Delivering a sufficient supply of homes  
 NPPF Chapter 8 Promoting Healthy and Safe Communities  
 NPPF Chapter 9 Promoting sustainable transport  
 NPPF Chapter 11 Making effective use of land  
 NPPF Chapter 12 Achieving well designed places  
 NPPF Chapter 13 Protecting Green Belt land

Company No. 11767012      Hinchliffe  
 Architecture & Design Ltd  
 24 Carr View Road  
 Hepworth  
 Holmfirth  
 West Yorkshire  
 HD9 1HX

07921 907 162  
 01484 520 764  
 info@hinch-architecture.co.uk  
 www.hinch-architecture.co.uk



## Scale

- Primarily all the existing buildings are to remain apart from the existing pole barn to be demolished including the canopy area, which has an approx. volume of 754m<sup>3</sup>.
- One dwelling is to be sited on the footprint with a similar height to the rooflines of the neighbouring buildings and will have a volume of 525m<sup>3</sup>, which is less than the current scale of the canopy and pole barn.

## Landscaping

- Low maintenance shrubs, plants and lawned area's to soften some of the area's around the immediate site will to be maintained by the proposed property. 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 two designated spaces are provided directly to the side of the proposed dwelling and any planting will be kept low to maintain visibility.
- Vehicle tracking indicated on the submitted plans confirms that suitable provisions have been taken into consideration for emergency vehicles.
- It is also considered that an additional dwelling would not result in a material increase in traffic volumes in the vicinity of the site, particularly given that the site was previously a working farm.
- A Section 106 agreement was signed in December 2023 between the client and Kirklees Council for the access track to Moss Edge to be maintained during inclement weather conditions.
- Access to the site is via Moss Edge Road and there are several passing places along the road up to Moss Edge Farm.
- Bin storage will be kept within each property with the bin collection point at the bottom of Moss Edge Rd as it is currently.



## Other matters

- Waste storage and collection positions are indicated on the submitted site plan.
- The parking areas will be surfaced and drained in accordance with suitable guidance.
- In line with Building regs Part S - An electric charging point will be installed to serve the property

## 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 an electrical vehicle charging point installed.
- Rainwater harvesting will be utilised via a rainwater butt.
- Existing soft landscaping will be enhanced to promote biodiversity.
- Smart energy metering and a visual display 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 the dwelling preventing unnecessary energy consumption.
- Air source heat pump
- Existing borehole providing water supply
- External hanging space to be provided to the proposed property.

