

## Design and Access Statement

**Project:** Adj. Hillside, Cold Hill Lane, New Mill, Holmfirth

**Project No:** 225

**Date:** 4<sup>th</sup> March 2024.

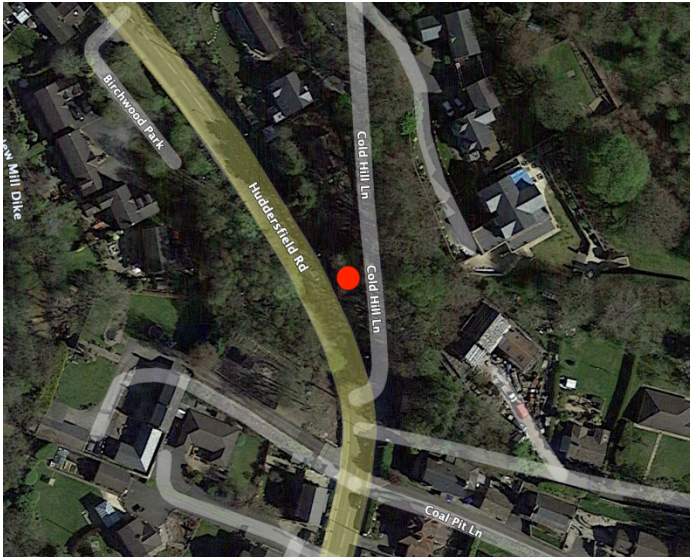


## 1.0 Introduction

This design and access statement has been produced to support a full planning application for erection of a new dwelling on vacant land adjacent Hillside, Cold Hill Lane, New Mill.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 225 (0-) 03 & 04.

## 2.0 Project Location



The site is located at the junction of Cold Hill Lane, where it meets the A616 Huddersfield road, just north of New Mill centre.

It is a triangular shaped plot which slopes from Huddersfield Road to Cold Hill Lane.

Access to the site will be formed from Cold Hill Lane.

The site is not within a conservation area, nor is it within the greenbelt.

The site is vacant

Google earth extract

## 3.0 Site History

The site has a number of historic planning approvals, these have now lapsed and the developments have not commenced. Details of the site history are listed below.

### Previous planning applications

The site has previous applications for development.

2000/92090 - OUTLINE APPLICATION FOR ERECTION OF DETACHED BUNGALOW – CONDITIONAL FULL PERMISSION.

Application number 2003/91089 ERECTION OF 2 DETACHED DWELLINGS WITH DETACHED GARAGES AND ASSOCIATED ACCESS – REFUSED.

2003/93590 - ERECTION OF 2 DETACHED DWELLINGS WITH GARAGE AND ASSOCIATED ACCESS - CONDITIONAL FULL PERMISSION.

2009/91056 - Erection of 2 No. detached dwellings – INVALID.

2009/91452 Erection of two detached dwellings - CONDITIONAL FULL PERMISSION.

2012/91403 Extension to time limit to previous permission 2009/91452 for erection of 2 detached dwellings - EXTENSION TO TIME LIMIT – GRANT.

2012/91404 Discharge of conditions 11, 12, 15 on previous permission 2009/91452 for erection of two detached dwellings – DISCHARGE OF CONDITION(S) APPROVED.

2015/91370 Discharge condition 11 (finished levels) on previous permission 2012/91403 for extension to time limit to previous permission 2009/91452 for erection of 2 detached dwellings – WITHDRAWN.

2019/90619 Erection of two detached dwellings - CONDITIONAL FULL PERMISSION.

As shown above, there have been a number of planning applications submitted and approved. There was a scheme (2003/91089) which was refused due to poor visibility, turning on site and scale concerns. The refused dwellings submitted were 3 storey in height (not utilising the roof space) and appeared dominating from both Huddersfield Road and Cold Hill Lane.

The approved applications are 2 storey dwellings, but have a similar site layout to the refused scheme. There are 2 separate access points, one to each dwelling from Cold Hill Lane.

A new application was submitted in March 2023 for a single dwelling, this was 3 storey, but utilised the roof. The scheme included the use of contemporary materials and contemporary design elements but was withdrawn following feedback from Kirklees Council. Concerns were raised over the massing of the dwelling, the contemporary materials and design. The large terrace over the garage was also of concern.

#### **Pre application advice**

Following the withdrawal of the previous application, Mr John P Holmes agreed to review the revised proposal prior to the resubmission. The scheme submitted has been reviewed with positive feedback provided on the 23<sup>rd</sup> February 2024. It has been advised that the previous noise survey and report will be acceptable.

## **4.0 Design**

### **Design**

The approach for the project was to design a one-off dwelling that reflected the local vernacular.

The scheme comprises a three storey dwelling, with the lower floor set into the ground, the mid level being below Cold Hill Lane road level and upper floor being formed within the roof space, creating a single storey appearance from Cold Hill Lane and a two storey appearance from Huddersfield Road. A single storey garage and entrance area is included.

Due to the topography of the site, the building will be built into the ground.

The property has been designed to reflect local properties and recent developments. The main body of house is of simplistic form with a pitched roof and traditionally detailed apertures. Features such as stone cills and heads have been included.

The garage is located to the south, where the vehicular access is proposed and a covered entrance area has been formed to provide sheltered access.

The lower ground floor has been designed as an open plan layout with the living room is located to the north where it leads out to an external amenity space. This layout will allow for natural light to reach the rear of the building and will allow for a natural flow to the external amenity space.

### **Site layout**

The site slopes generally from the junction of Cold Hill Lane / Huddersfield Road up towards the adjacent property, Hillside.

A new access and turning area is proposed to the south end of the site, in a similar position to one of the access points in the previously approved schemes. A visibility splay of 40m is shown on the plans up Cold Hill Lane and clear views will be available towards the junction / Huddersfield Road. On site turning is achievable on site as shown on drawing no. 225 (0-) 04.

Concerns were raised over the sightlines on the previous application. The driveway levels have been raised and the boundary wall is to be reduced in height to 800mm. The building position has also been altered to improve the sightlines.

The building position allows for the provision of off street parking for 2 cars on the private drive, with a further space provided in the garage, measuring 3 x 6m internally.

Landscaped margins have been provided around the perimeter of the site.

Bin storage is provided to the south of parking / turning area.

External patio spaces are proposed to the north and north west, these will be accessed from the snug and living room. There is an existing 2m high fence that sits above the proposed patio ensuring privacy is maintained.

## **Proposed – Materials**

To ensure the building sits well within the area, the highest standard of materials are to be used.

The elevations will be clad using natural stone with flush / semi recessed pointing.  
The roofing material is to be blue slate,  
Doors and windows are to be grey and the apertures will include natural stone cills, heads and mullions.

## **Proposed – Scale**

The building massing is has been significantly reduced form the previous submission and now allows for external amenity space towards the north of the site.

The building footprint has been rotated, reduced, the floor levels lowered, the eaves height lowered and the roof pitch lowered. This will allow for privacy planting / screening to be installed along the A616 boundary.

The dwelling is appropriately sized for the plot and provides a high standard of living for all future users.

## **Proposed – Green Credentials**

The prosed dwelling is to include a number of technological aspects to aim to achieving a highly efficient property.

Electrical charging points for vehicle are to be provided within the garage.

The building will be heated using ASHP, the location of this is identified on the submitted plans.

An MVHR system will be installed to provide whole house ventilation with heat recovery.

## **Noise**

Due to the close proximity of the site to the A616 a noise survey is required.

A survey has been carried out and is submitted as part of the application – see Nova Acoustics Residential Noise Assessment. This has not been updated to reflect the current layout, but the same principals will be adopted.

On site readings have been taken and the report identifies the requirements for the development to maintain comfortable noise levels within the property.

The glazing to the South and West elevations is to be 6mm Glass / 16 mm Argon / 6.8 mm Optiphon with Greenwoods MA3051 (Through-Wall Ventilation). Glazing to the East is to be standard 4/16/4 with Titon Standard Vent + C25.

The report identifies that relying on open windows / doors for ventilation would effect internal noise levels and so a MVHR system is required. This will be detailed and designed to comply with Part F of the building regulations.

## **5.0 Access**

Access to the site is direct from Cold Hill Lane, which will lead to the driveway / turning area, suitable for at least 2 cars, there is also space in the garage for 1 car.

The entrance door is located under the covered canopy to the left hand side of the garage.

There are good links to Holmfirth Town and to New Mill, the local village and there are multiple bus stops with services running to Holmfirth, Huddersfield, Wakefield, Barnsley etc.

## **6.0 Planning policy in relation to design proposals**

### **NPPF**

The following points within the NPPF are considered relevant to this application:

**Chapter 5 – Delivering a sufficient supply of homes.**

**60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.**

**69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:**

**b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;**

**c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;**

**Chapter 11 – Making effective use of land.**

**120. Planning policies and decisions should:**

**c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;**

**d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.**

**Chapter 12 – Achieving well-designed places**

**126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.**

**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);**

**d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**

**e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.**

**f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.**

## **Kirklees Local Plan**

The following points within the Kirklees Local Plan are considered relevant to this application:

**Policy LP 1 – Presumption in favour of sustainable development.**

**When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council will always work pro-actively**

with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

**Policy LP 3 – Location of new development.**

Development proposals will be required to reflect the Spatial Development Strategy, Policy LP1 Presumption in Favour of Sustainable Development and Policy LP2 Place Shaping. This means:

**1) Development should reflect:**

- a. the settlement's size and function; and
- b. place shaping strengths, opportunities and challenges for growth; and
- c. spatial priorities for urban renaissance and regeneration; and
- d. the need to provide for new homes and jobs;

**2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria:**

- a. delivering the housing and job requirements set out in the Local Plan;
- b. the need to maintain a supply of specific deliverable sites, in accordance with national policy and enabling the delivery of allocations set out in the Local Plan or in Neighbourhood Plans;
- c. ensuring that opportunities for development on brownfield (previously developed) sites are realised early in the plan, subject to maintaining a five year supply of housing land and to delivering the overall housing and jobs requirements;
- d. ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs;
- e. ensuring that proposals have regard to connecting links to existing green and blue infrastructure networks;
- f. co-ordinating housing and employment land delivery with the provision of new infrastructure.
- g. providing access to a range of transport choices and access to local services.

**Policy LP 7 – Efficient and effective use of land and buildings.**

To ensure the best use of land and buildings, proposals:

- a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;

Housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme:

- a. developments should achieve a net density of at least 35 dwellings per hectare, where appropriate;
- b. higher densities will be sought in principal town centres and in areas close to public transport interchanges
- c. lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;

**Policy LP 24 – Design.**

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; extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary.

d. high levels of sustainability, to a degree proportionate to the proposal, through:

- v. providing charging points to encourage the use of electric and low emission vehicles;

- vi. *incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
- e. *the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*
- f. *the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*

**Policy LP 26** – *Renewable and low carbon energy.*

**Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:**

- a. *the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;*
- b. *the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;*
- c. *the statutory protection of any area would not be compromised by the development;*

**Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes.**

#### **Kirklees SPD.**

Guidance is given on how to proceed with an application of this nature, including site appraisal, general design principals, liaising with neighbours etc.

The guidance provided in the document regarding design, massing, siting and relation to the existing neighbouring properties are reflected in the designs.

#### **Holme Valley Neighbourhood Development Plan (NDP).**

The site falls within landscape character area 7 (River Holme Wooded Valley) in the NDP.

The scheme submitted has been designed to reflect the Landscape Key Characteristics and Character Management Principals, and the high quality design.

The proposed scheme will respect the glimpsed views by being set away and down from the adjacent property, this will enhance a vacant and untidy site, improving the limited (due to trees) view from the other side of the valley.

The stone boundaries will be retained and / or made good as required.

The orientation of the building and pitch of the roof have been designed to work with the existing sloping site.

#### **Planning Policy Conclusion**

The NPPF, Kirklees Local plan and SPD show the application should be supported as it is classed as a small brownfield site and will provide a new dwelling in a sought after area.

The building has been designed to reflect the local architectural character and provides a contemporary approach.

Innovative design should be encouraged.

Clear distance between the proposed and existing buildings are as required.

## **7.0 Conclusion:**

The proposed dwelling will make use of a site that currently lowers the appearance of the area and has sat vacant for many years. It will provide a dwelling that is suitable for the applicant and many future users.

The proposal respects and reflects the materials and detailing found on the local properties.

Adequate parking, landscaping and amenity space has been provided.

Green credentials play an important role in decision making, the aim high levels of insulation and air tightness, plus MVHR ensure the scheme will be future proofed and will outperform many other new builds.