



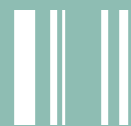
# BELFRY

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## DESIGN, ACCESS & HERITAGE STATEMENT

Design Access Statement Prepared By:  
CODA Bespoke

**CODA**  
**Bespoke**





# INTRODUCTION

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This Design, Access, and Heritage statement has been produced to support the application for the construction of a new build, 5 bed detached dwelling on the site of No. 27 Riley Park, Kirkburton with associated parking and landscaping.



View of the Existing site

## SITE - LOCATION

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27 Riley Park  
Kirkburton  
Huddersfield  
HD8 0SA

The site is located within the residential area of Kirkburton. The site previously formed part of the garden of 27 Riley Park. It has an area of 0.0996 Hectares / 996m<sup>2</sup>. The site access from Riley Park runs adjacent to a public footpath. The main section of the site is flat. To the North East there is a steep sloping and densely wooded bank. The site is bound by stone retaining walls. A Tree report has been supplied as part of this application.

Just 0.3 miles away from the site is All Hallows Church which is a Grade I listed building and is considered to be one of the most complete examples of a 13th century church in West Yorkshire. All Hollows church also has a bell tower where historically the large bells will have been made of 80 percent copper.



Satellite Image of the site and surrounding area

# SITE - PHOTOS

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View of Access from Riley Park



Access Drive



View of Site



View of site



View of site

# HERITAGE ASSESSMENT

Conservation areas are designated areas recognized for their exceptional architectural or historical significance, with an aim to preserve their distinctive character or visual appeal.

The development proposed is situated adjacent to but not within the Kirkburton Conservation Area. This area's focal point is the old village core, which showcases clusters of 19th century terraced cottages, shops, and assorted structures dating back to the nineteenth century, nestled within a densely vegetated valley. Notably, stone architecture predominates in this locale.

There are no Listed Buildings on the site the closest are: The Old Forge, George Street (List number 1420785) The Church of all Hallows, Huddersfield Road (List entry Number:1313318)

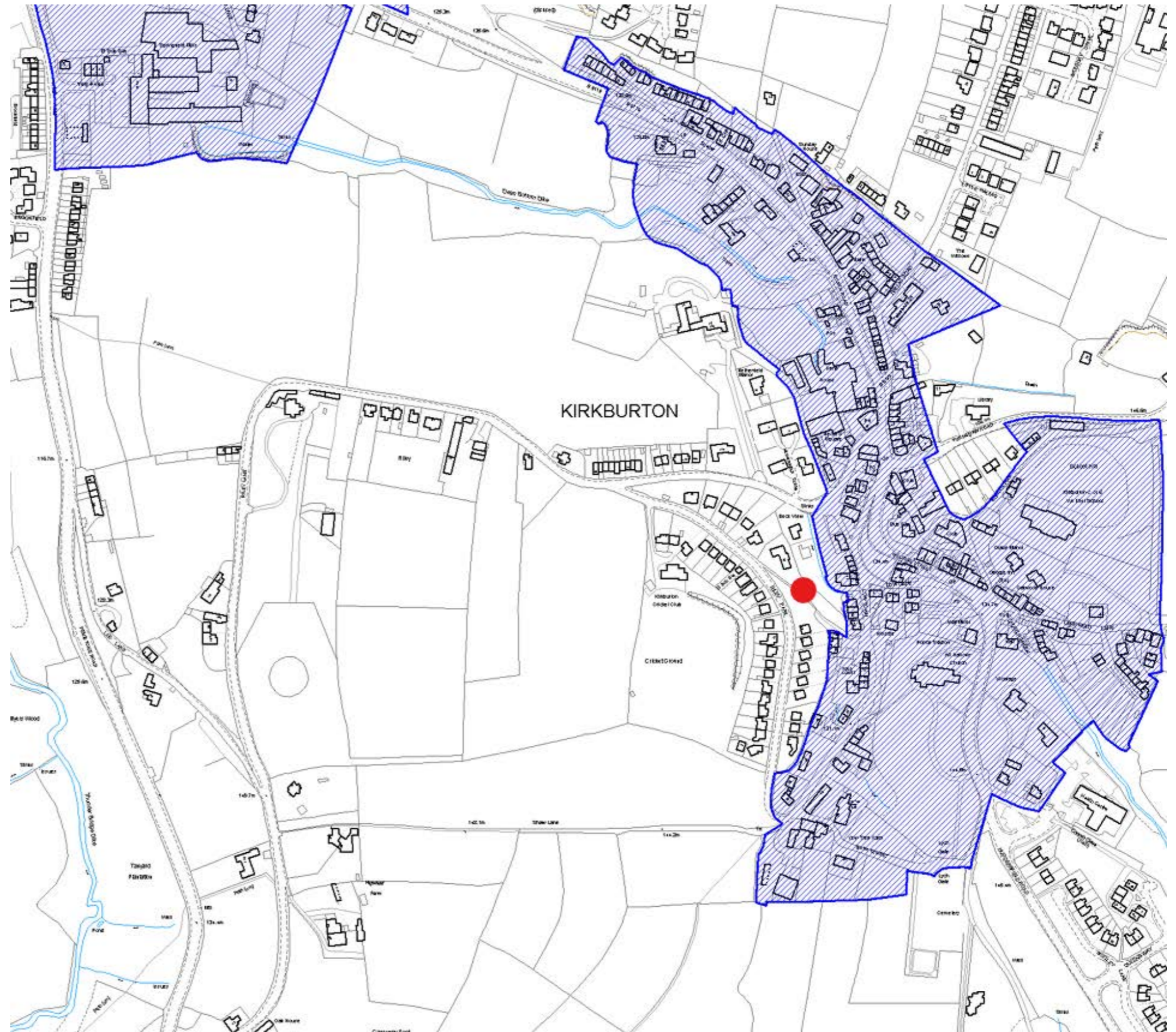
## Impact Assessment:

The Church of all Hallows - The proposals is located approximately 80m away and will only be partially visible from the rear of the Churchyard, there will be negligible impact on the setting of this listed building.

The Old Forge, George Street - The proposals is located approximately 100m away and will not be visible from the Church, there will be negligible impact on the setting of this listed building.

Kirkburton Conservation Area - The proposals are located approximately 20m away from the edge of the Conservation Area. The scheme is predominantly constructed in stone. Its massing and landscaping will not detract from the wooded valley setting. Overall, the proposals are not expected to impact the understanding or appreciation of the conservation area, resulting in negligible overall effect.

The proposed development site contains no heritage assets, and is not located within the Conservation Area. The form, massing, and materials proposed are compliment the Conservation Area. The development will have negligible impact on the close by heritage assets.



# DESIGN - PROPOSAL

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The proposal involves the construction of a new build, 5 bed detached property. The property will appear to be 2 storey but will in fact be 3 as there will be a basement. By constructing a basement, not only will it make maximum use of the footprint of the proposed site but will also be used to strengthen the banking to ensure structural integrity. Due to the slope of the site and the basement storey the proposed property will have little visual impact on the site and surrounding area. The site is also surrounded by trees and dense vegetation which will also act a visual mask to the property.



Rendered Model of the proposed property



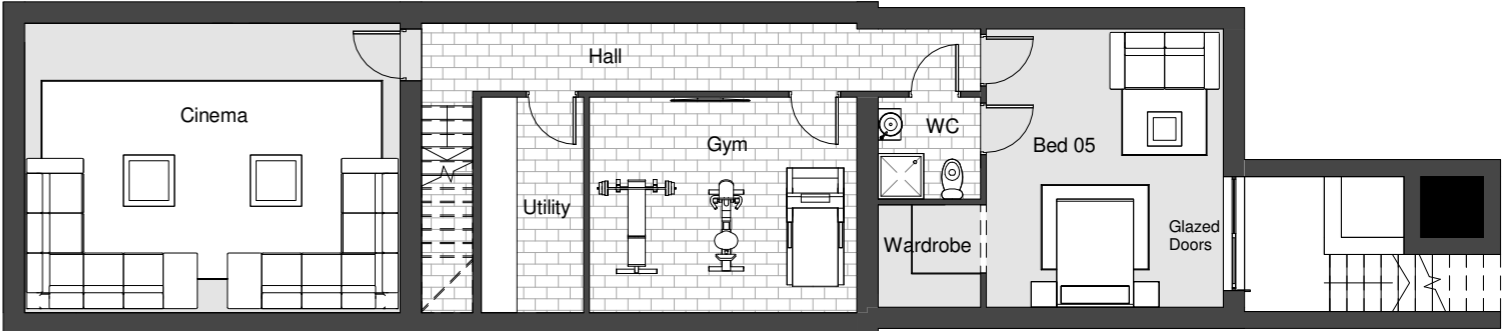
Rendered Model the proposed property

# LAYOUT

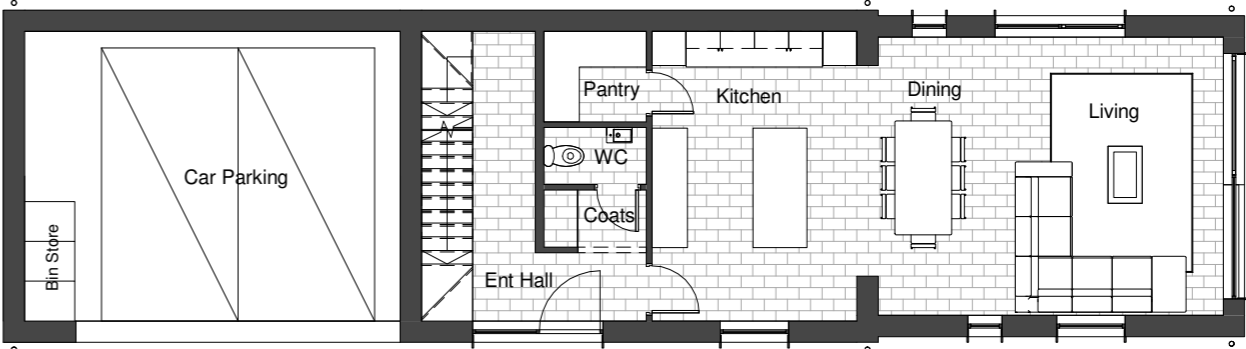
- Cinema (Basement Floor)
- Gym/Office (Basement Floor)
- Utility/Laundry (Basement Floor)
- W.C (Basement Floor)
- 1 Double Bedroom (Basement Floor)
- Open Plan Kitchen/Living/Dining (Ground Floor)
- Pantry (Ground Floor)
- W.C (Ground Floor)
- Coats (Ground Floor)
- Entrance Hall (Ground Floor)
- Master suite with wardrobe, en-suite and terrace (First Floor)
- 2 Double Bedrooms (First Floor)
- 1 Double bedroom with en-suite (First Floor)
- Bathroom (First Floor)
- Store (First Floor)
- Landing (First Floor)



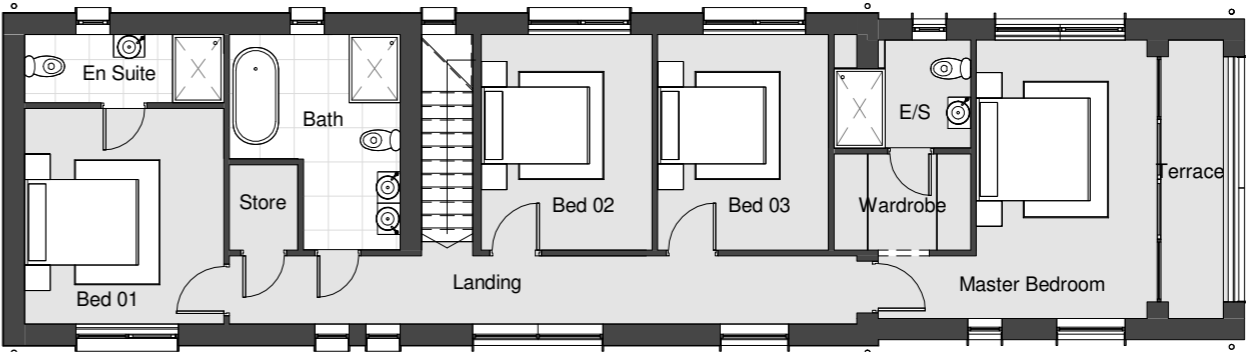
3D Visual of the front elevation



Basement Floor



Ground Floor



First Floor

## DESIGN - SCALE

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The proposed development reflects the scale and character of the area. The property will be three levels but one of which will be a basement. The surrounding area is a mixture of three, two and single storey properties. Hidden volume in the form of a basement makes use of topography of the land. By doing a stepped design it allows for the main living areas to have direct access to the gardens. As the site sits on a slope the proposed ridge is lower than the adjacent properties.

## DESIGN - APPEARANCE, DESIGN & CONTEXT

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Riley Park offers a broad mix of architecture and built form with very different eras and scales sitting side by side. There is large contrast in its density, varying from 3 storey detached properties, to large detached dwellings and split storey bungalows. There is also a wide spectrum of architectural styles throughout the area. Some of the different styles found within the local vicinity are shown on this and the following page.

## DESIGN - PREVIOUS PLANNING

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Previous planning approval was given for this site in 2018 - Reference number 2018-94167 . Planning was granted for a 4 bed detached dwelling with similar proportions to what is being proposed. The footprint of the building is very similar with a basement added to help strengthen the retaining wall of the bank and to make maximum use of the footprint of the site. The building still uses stone as its primary facade material as well as a some copper detailing



Neighbouring Property on Riley Park



Neighbouring Property on Riley Park



Property behind site on Low Town



Property behind site on Low Town



Property behind site on Low Town

# DESIGN - APPEARANCE, DESIGN & CONTEXT

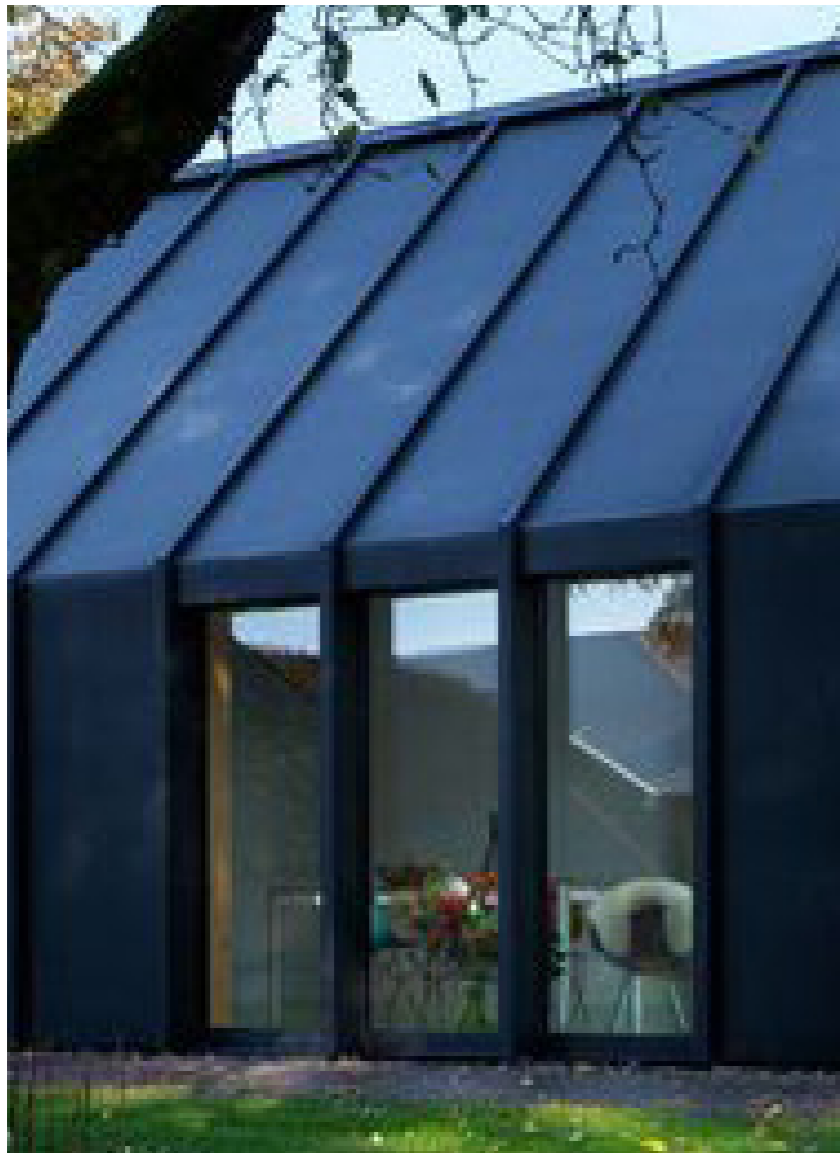
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We have sought to create a scheme that reflects the mass and height of the local area following the language of the immediate typology. The proposed development materially reflects the material pallets found locally and the use of high-quality materials will support its integration into the local built environment.

The use of natural stone ties into the properties adjacent to the site linking into the areas history. The vertical windows with metal capping in the middle gives a slight contemporary touch while it still doesn't lose the identity of the surroundings. As there is a lot of greenery around the site and local area, minimalistic design was used to help focus attention on the green foliage around. On this page and the following pages are some stunning examples of Barn style dwellings in a contemporary styling showing how the traditional form can marry perfectly with contemporary detailing.

## PRECEDENTS

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# PRECEDENTS



# ACCESS

The site is approximately 0.5 mile from North Street, which has amenities including shops, restaurants, schools and leisure facilities. The nearest bus stop is around 400 metres away which offers links to the surrounding area. Vehicle access to the site will be from Riley Park. A 4m wide drive and opening has already been formed in the existing wall.

The Access to the site has been afforded by removing part of the wall on Riley Park to allow a 4 metre wide vehicular and pedestrian access, the gradient of the drive will be at a maximum of 1:8. Visibility Splays have been shown in the planning drawing package, and illustrate good access. It was previously thought that the street light would need to be relocated, however the opening to the site can be formed without any relocation required.




3 Parking spaces will be provided, 2 within the Car Port, with a further just in front of the car port.

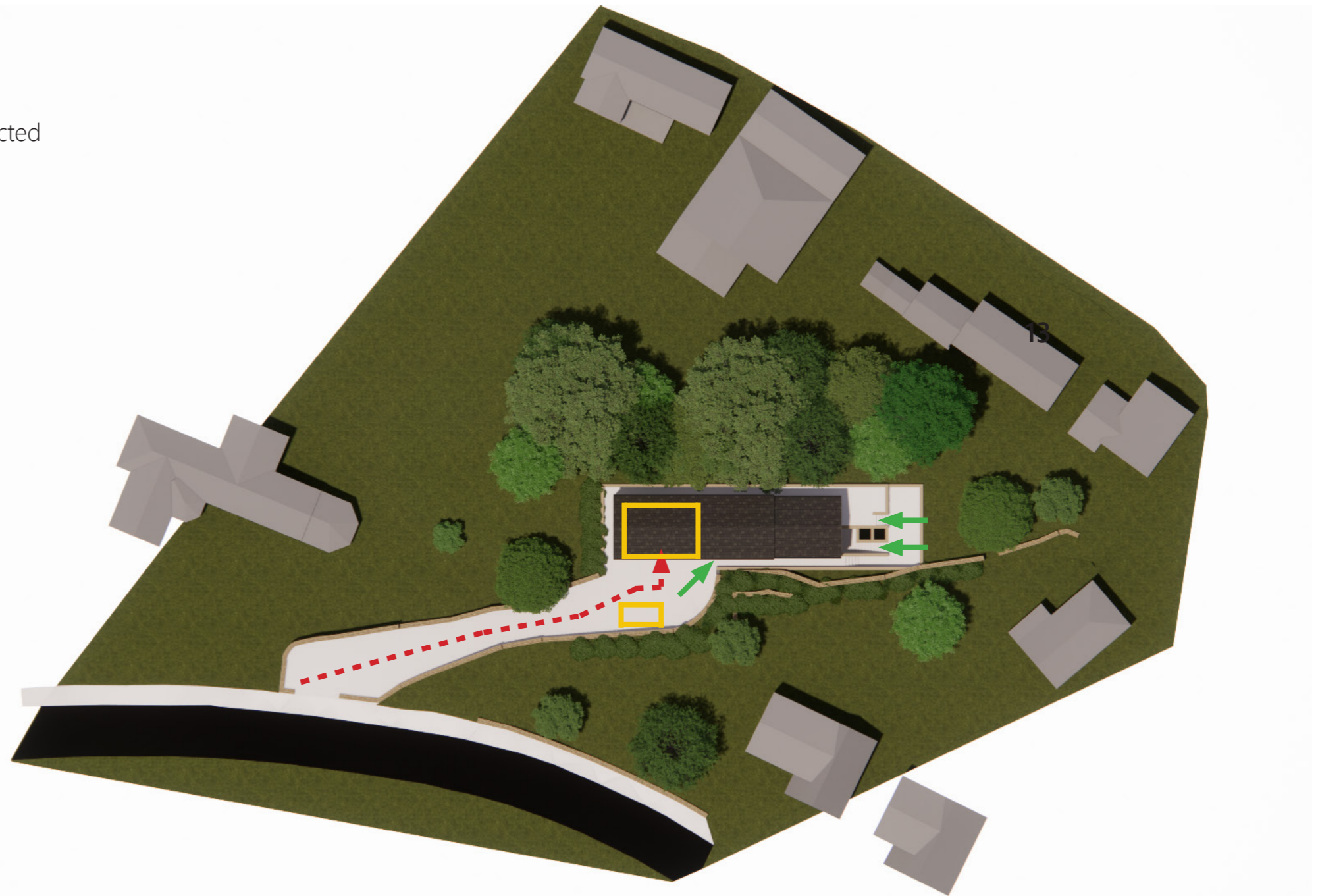
Bin stores will be located in the car port area, and will be collected from the top of the drive

# LANDSCAPE

The site is concealed by the large trees and boundary hedges that surround it. The retention of these landscape features is key to the development. The dwelling will be positioned to match the topography and levels of the existing properties in the surrounding area. A small number of trees will need to be removed for the development as seen in the Tree Report. The majority of the trees are to be retained providing screening around the site.

## KEY

-  Vehicular
-  Level Access to Residential
-  Parking



# DESIGN - VISUALS

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Rendered Model of the proposed front elevation of the new property



Rendered Model of the proposed rear elevation of the new property

# DESIGN - MATERIALITY



## 1 - WALLS

Stone will be used as main wall finish, the stone ties in well with the surrounding properties.



## 2 - ROOF

The roof will have a grey finish which reflects the roofs within the area.



## 3 - WINDOWS

A copper coloured window and detailing will give a modern edge.

## PLANNING

It is felt the design appropriately meets the requirements outlined in the NPPF under paragraph 127, which states:- 'Planning policies and decisions should aim to 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 (including green and other public space) and support local facilities and transport networks; and
- 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## SUSTAINABILITY

The dwelling will be designed and built to current BRegs standards, in order to ensure a good quality and highly energy efficient scheme. The buildings have been designed to provide an abundance of natural daylight and strong connection with the outdoors, which is an attempt to increase the occupiers well-being and reduce the need for artificial lighting. In this vein, outdoor amenity spaces are provided.

## FLOOD RISK

The site is not located in a flood risk area.

## TREES

Please refer to the Tree Survey submitted as part of this application.

## ACCESSIBILITY

The dwelling will comply fully with all requirements of Approved Document 'M1'.



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