

DALE BANK
STORTHERS HALL LANE, KIRKBURTON

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Section 01

Introduction

This Document

This Design and Access Statement has been prepared to accompany the planning application for the development of a new dwelling in place of an existing large property at Dale Bank, off Storthes Hall Lane, Kirkburton. This application seeks to demolish the existing dwelling and construct a new residential property.

The area of the site is 2.2 Acres (0.89 Ha).

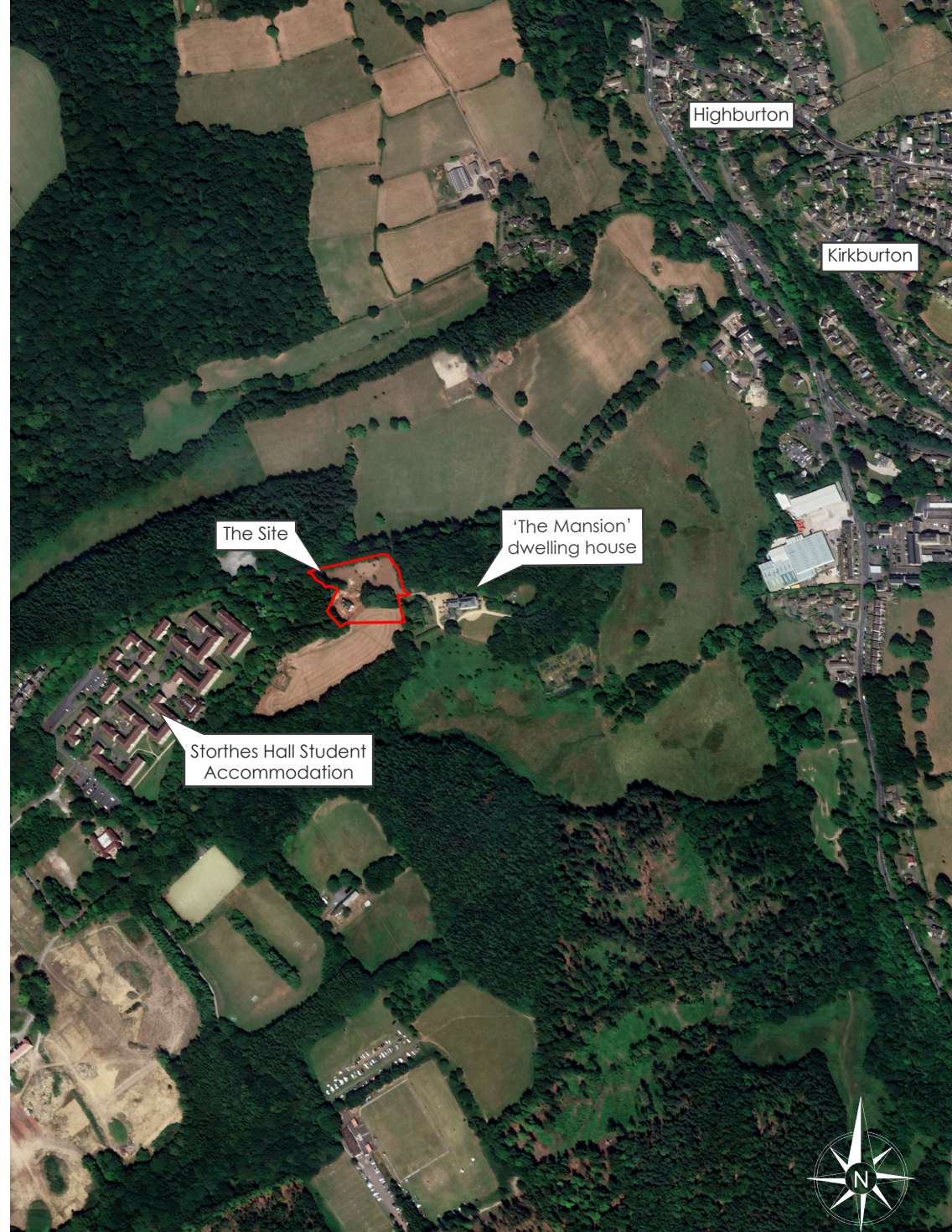
This Design and Access Statement describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.

The Vision for Dale Bank:

These proposals will aim to deliver:

1. A well designed place which will complement the existing character.
2. A high quality individual home.
3. Best practice in architectural, landscape and ecological design in order to create a high-quality development which will in turn sit comfortably into the surroundings and offer a good standard of amenity for its occupants.

The following narrative describes the site and its context, and the process that has led to the application proposal.



Site Location

The application site is located off Storthes Hall Lane, within the settlement limits of Kirkburton, West Yorkshire, approximately 0.5 miles west of Penistone Road (A629).

Dale Bank is approximately 5 miles (12km) south east of Huddersfield centre (figure 1). The postcode is HD8 0PR and the OS grid reference is SE183129.

Access is gained via an existing private driveway, served from Storthes Hall Lane to the north west of the existing house (figure 2).

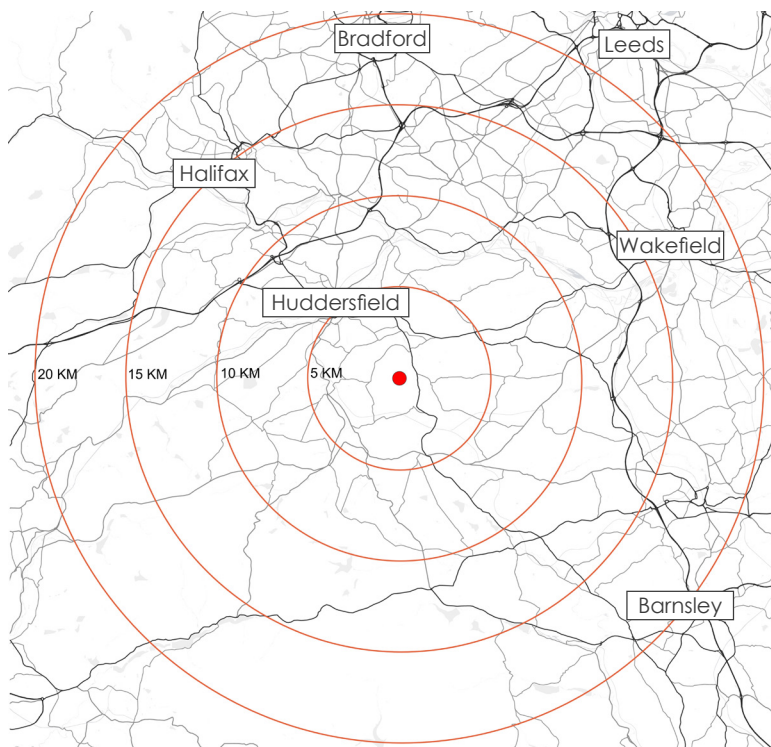


Figure 1

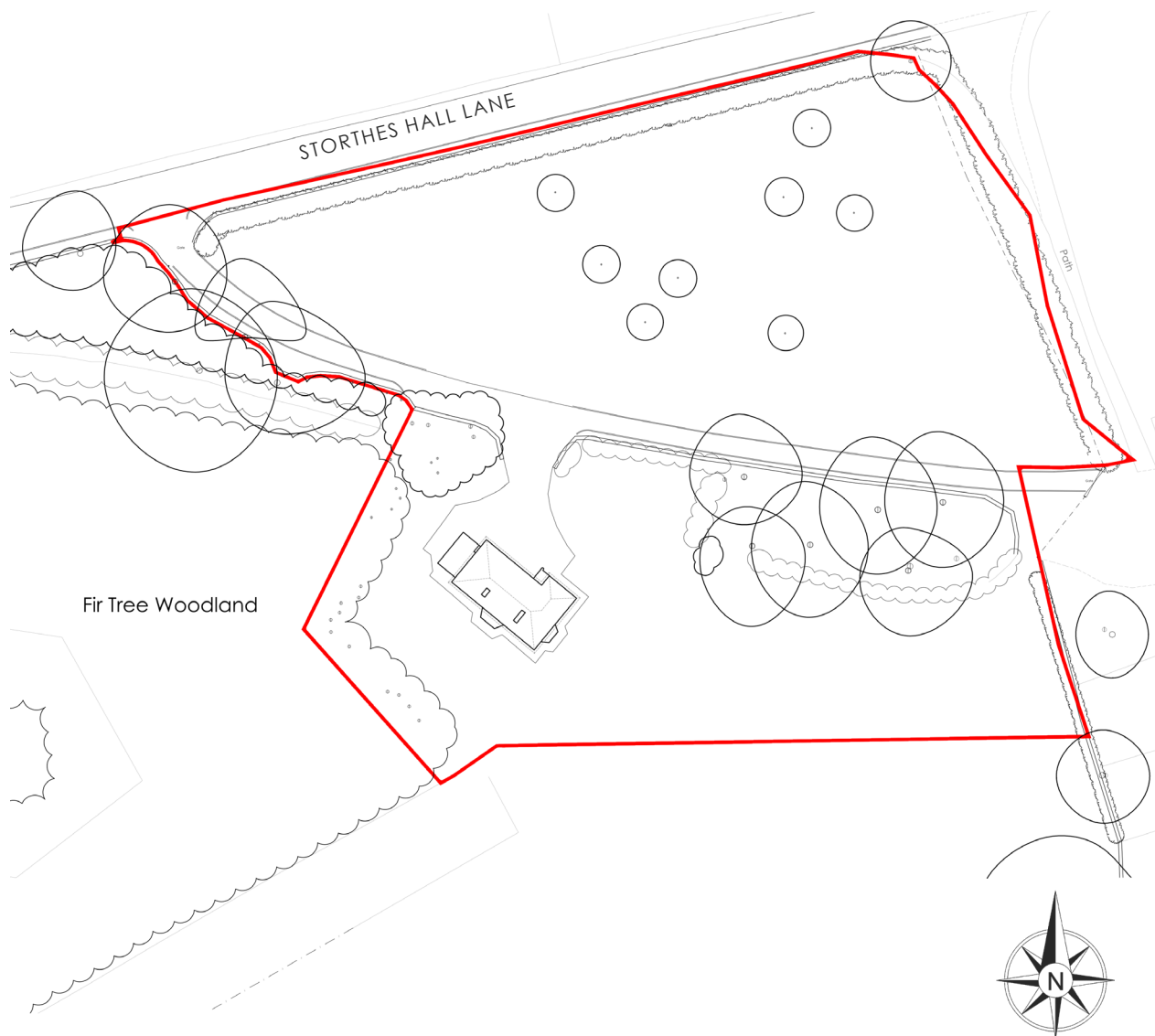


Figure 2

Site Analysis

The site has good connections to nearby Farnley Tyas and Kirkburton centre.

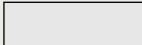


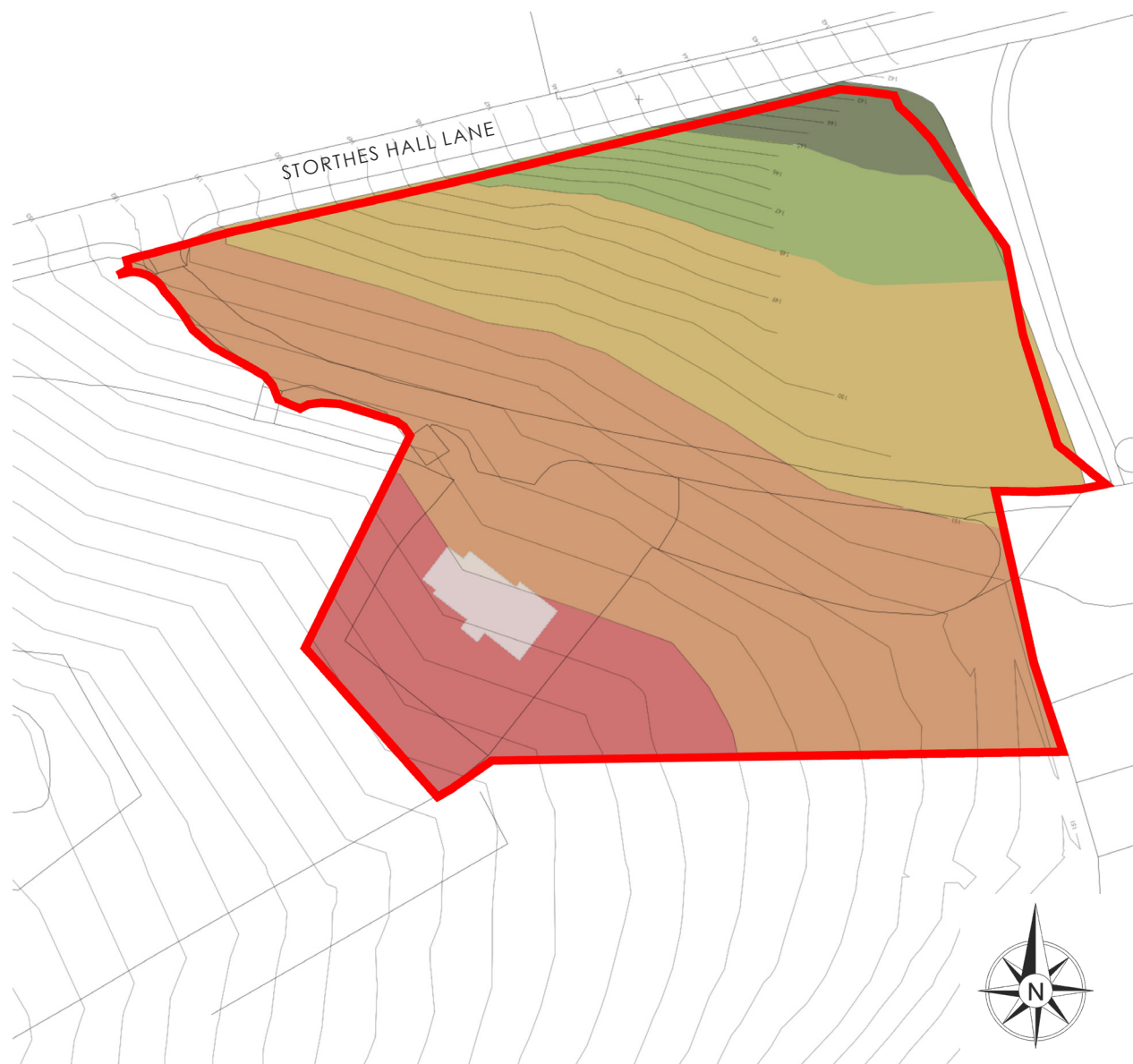
Topography

The application site has an incline of approximately 12m from 142m up to 154m A.O.D. over a distance of approximately 120m.

The new proposal allows for improved accommodation and layout, making the best use of the steeply sloping, south facing site and introducing high quality construction and services to the site.

DRAWING LEGEND

	Existing Buildings.
	142-145m A.O.D
	145-148m A.O.D
	148-151m A.O.D
	151-154m A.O.D
	154m+ A.O.D



Site Photos

Photographs showing the existing site, including the site, the existing building and vegetation.



Site Photos



Planning Context

Introduction

This chapter sets out key national and local design policy and guidance, which, together with a detailed appraisal of the site and its surroundings, will inform development proposals.

National Planning Policy Framework (December 2023)

The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

Section 12: achieving well designed places

Paragraph 131 stresses the Government's commitment to achieving good design, high quality buildings and places.

Paragraph 135 sets out 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);*

Secured by Design

Secured by Design is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks.

Kirklees Policy LP11

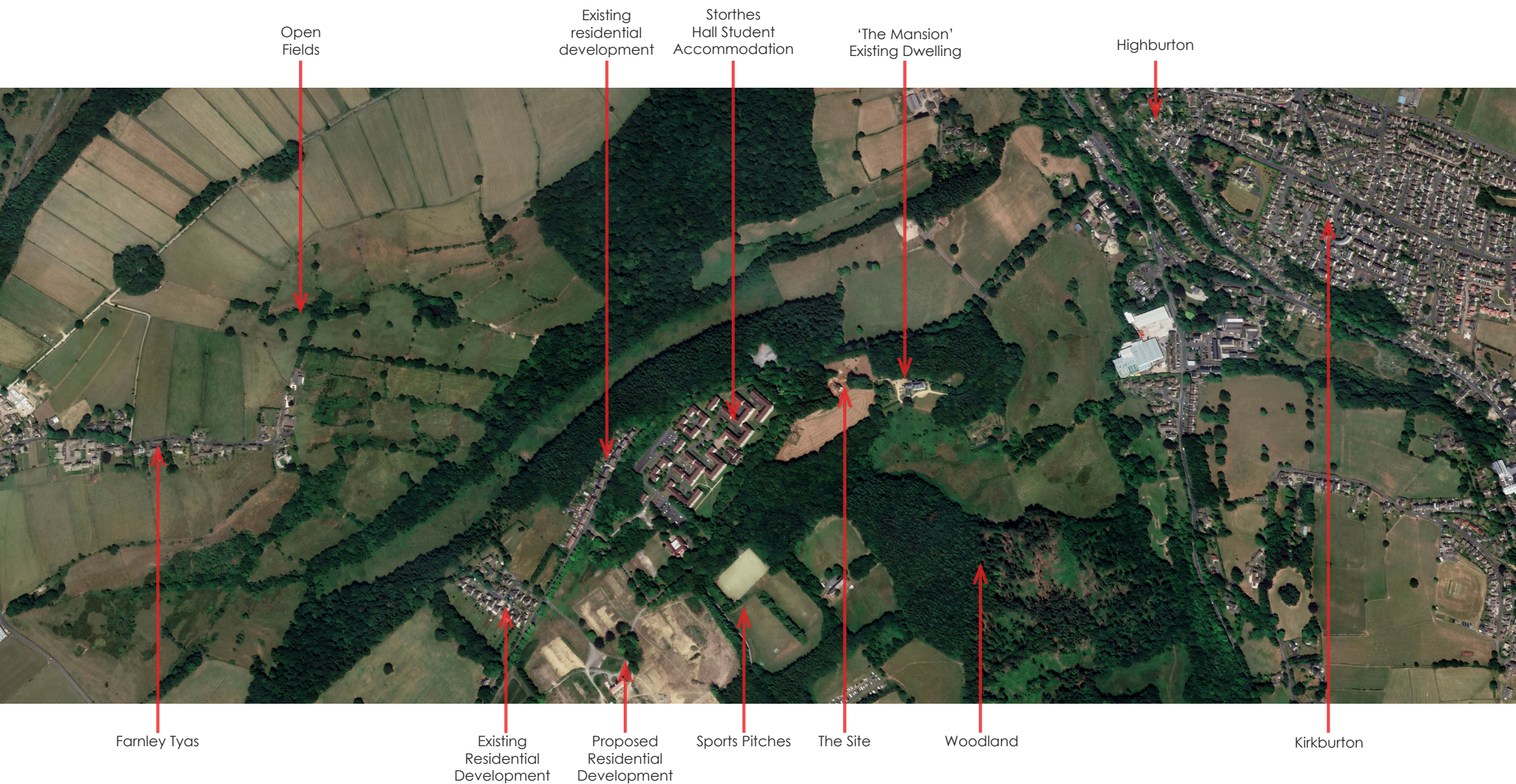
Within the Kirklees Affordable Housing + Housing Mix SPD policy LP11 is discussed and noted the following:-

"The council will encourage proposals for custom/self build homes where consistent with other policies in the local plan."

The document then goes onto say:-

"The government is promoting self and custom housebuilding development as part of the effort to diversify the housing market, with statutory requirements introduced to maintain a self-build register and provide an appropriate number of serviced plots to meet identified need. Local Plan policy LP11 encourages proposals for custom/self-build homes where consistent with other policies in the local plan. To encourage self and custom build, the council will take pragmatic approach to the provision of affordable housing on such development."

Immediate Site Context



Local Character

Not all elements and residential buildings studied in the local area are deemed suitable references for the proposal.

Strong emphasis has been placed on the existing dwelling itself, including it's built form, height, Arts and Crafts architectural style and materials.

Other buildings of similar architectural character and materials are visible around the wider grounds of Storthes Hall. The photographs show these local buildings and are described in brief.



Existing vacant Dale Bank dwelling in Arts and Crafts style with chimneys.



'The Mansion' a 3 storey Georgian manor house directly east of Dale Bank.



2 storey Arts and Crafts style dwelling on Storthes Hall Lane west of Dale Bank



Rendered dwelling within the wider grounds of Storthes Hall to the west.



'The Foxglove' with Arts and Crafts style to the east in Kirkburton.

Detailed Proposal

Layout

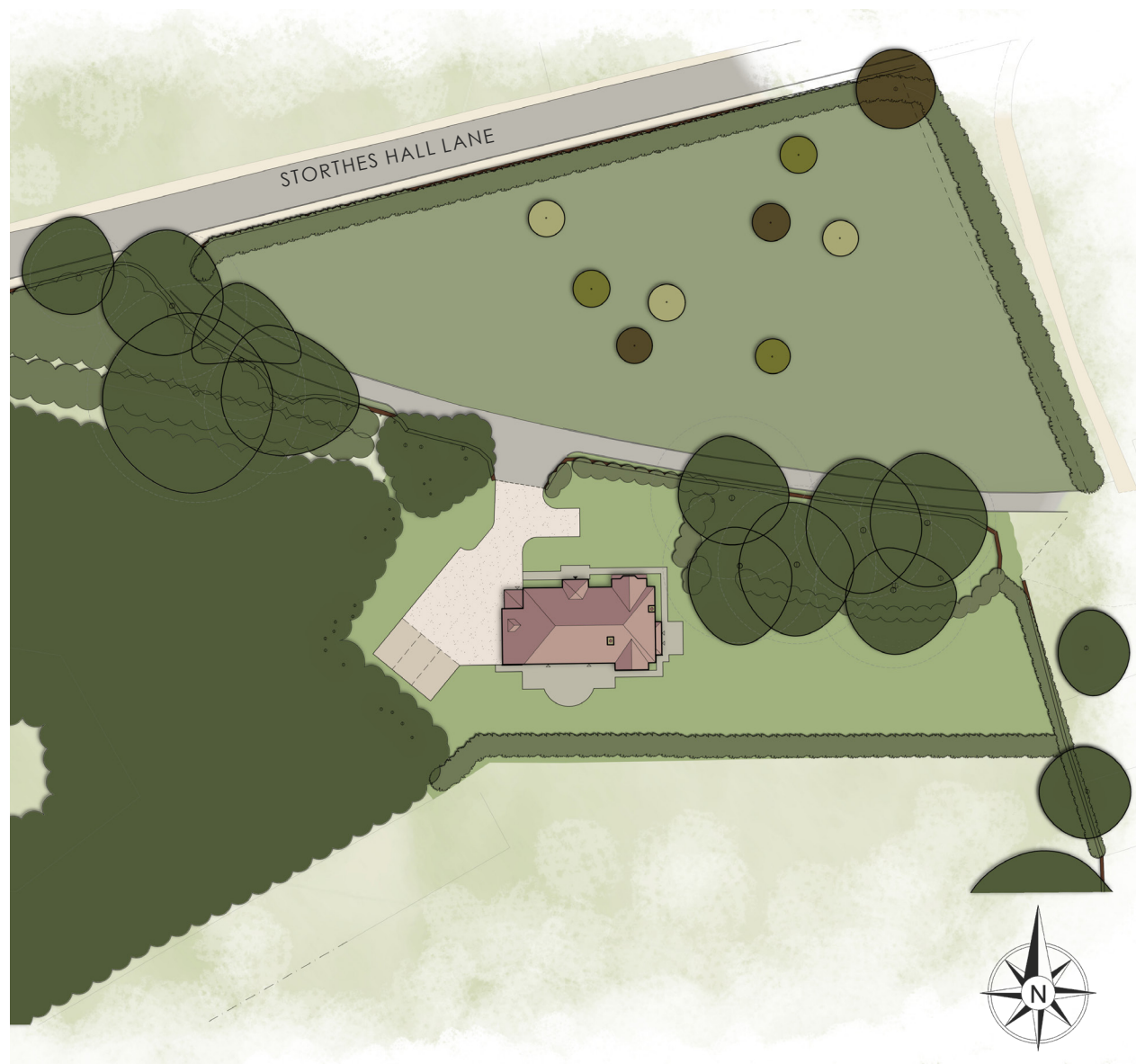
The plan opposite identifies the proposed site layout which forms part of this application. The layout design has been based around the earlier analysis of the site and its surroundings. The scheme proposes the erection of a replacement dwelling for the now vacant Dale Bank. The arrangement and orientation have been thoughtfully considered, particularly with regards to existing site features, topography and relationship with the existing neighbouring properties.

This proposal takes into account the topography of the land which rises from north to south. The proposed dwelling is set appropriately within the position of the current structure with consideration of the site character and setting and the amenity of the new dwelling.

Local properties vary in style and appearance but there is a residing Arts and Crafts style present in Dale Bank and the housing stock of the Storthes Hall grounds which is inherent in the proposal and discussed later in this document.

Refuse

3no refuse/recycling wheelie bins are to be provided to the property in accordance with the Kirklees Council recycling policy.



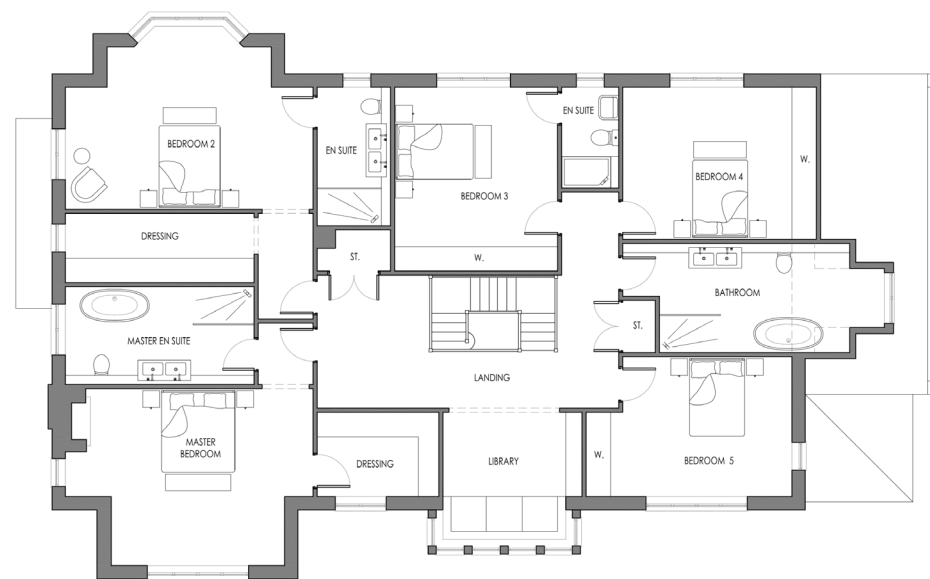
Use & Amount

The proposed new dwelling is 2 storey with single storey elements on the west and east elevations, in keeping with the existing structure.

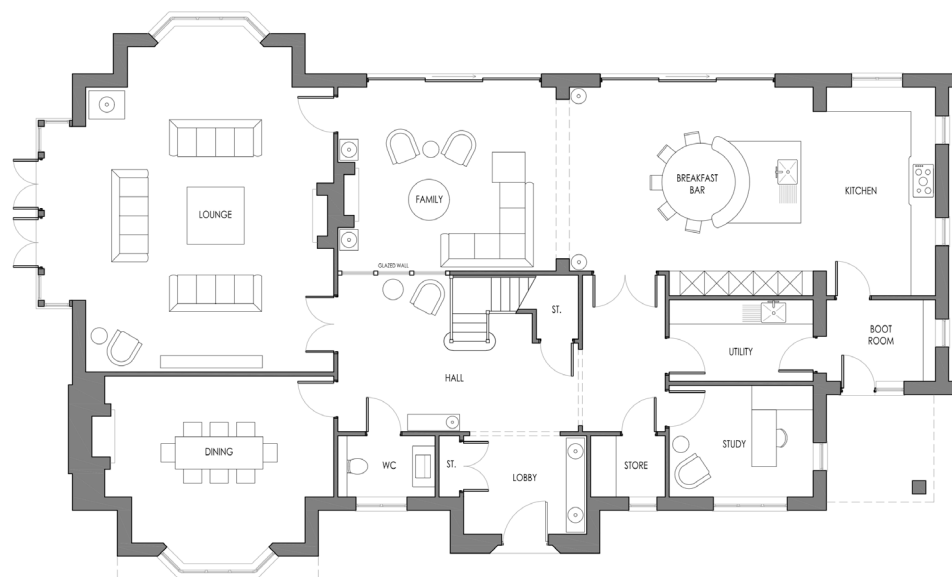
The accommodation has been designed as a spacious family home, compliant with NDSS, accommodating 5 double bedrooms, 3 including en-suite bathrooms. The ground floor is made up of an open plan kitchen, dining / living area, with a separate lounge and formal dining area.

The proposals respond to the topography of the site being positioned on level ground situated in a similar location to the existing property. The proposed location and orientation make use of the outdoor amenity space and north/ south facing aspects.

The scale of the proposed dwelling is considered appropriate in terms of height and floor space.



First Floor Plan



Ground Floor Plan

Elevations & Design

The building design has been influenced by analysis of the surrounding local character and existing Dale Bank dwelling. Heavy influence has been taken from the Arts and Crafts style of dwellings found around the Storthes Hall area which is reflective in the proposals below. The use of dormers and chimneys are a reference to the existing vacant dwelling.

The quality of the faces of the building is important and the design is activated by the use of quality render and natural stone materials throughout.

Proposed Materials

- Natural stone to coursework and chimneys.
- Render finish to main facades.
- Small plain rooffiles.
- Timber detailing and finish to central tower.
- Natural stone features and cills.
- Black fascias and soffits.
- Oak coloured window frames.



North Facing Elevation



West Facing Elevation



South Facing Elevation



East Facing Elevation

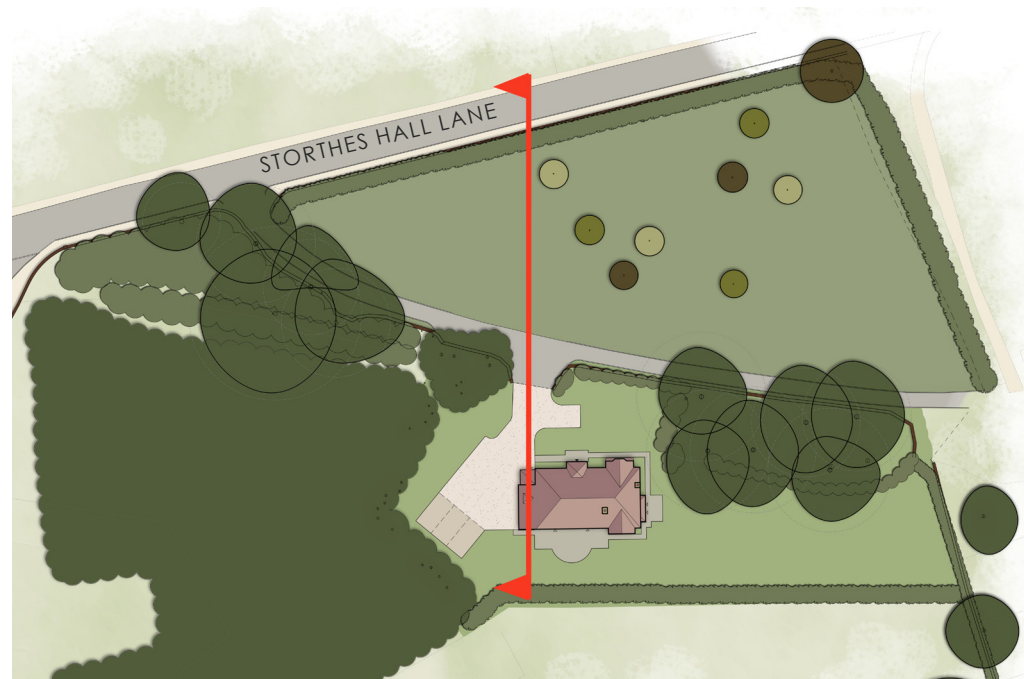
Section 04

Scale & Massing

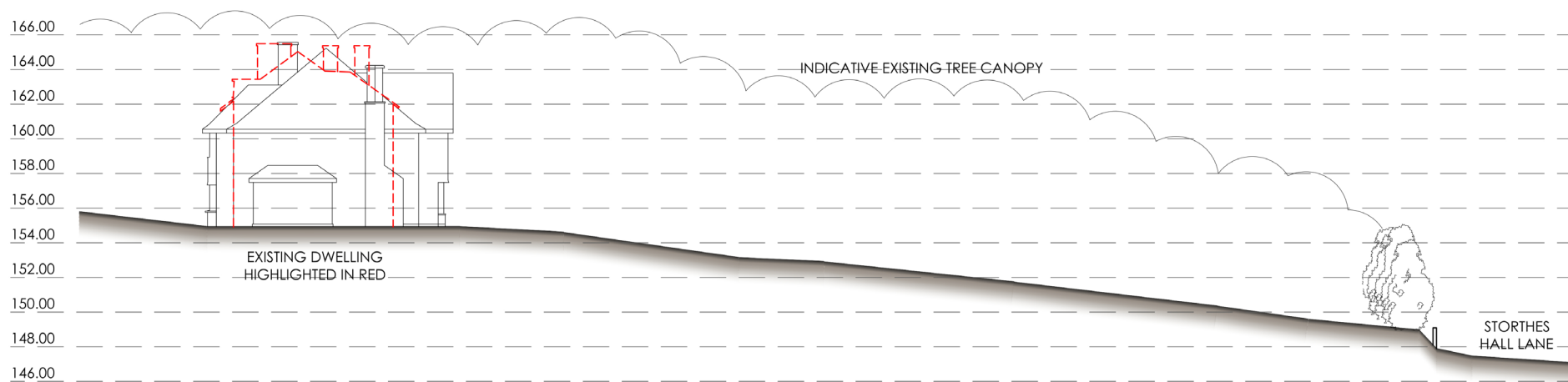
Careful consideration has been given to the positioning and scale of the proposal in relation to the existing Dale Bank dwelling and the surrounding area.

The land rises from Storthes Hall Lane to the proposed dwelling which will occupy a similar position and floor level to the original Dale Bank property.

An indicative site section below demonstrates the existing levels and how the proposed dwelling is designed to a similar scale and height as the original.



Site Layout indicating the position of the Site Section



Site Section from Storthes Hall Lane to proposed dwelling

Access, Transport & Movement

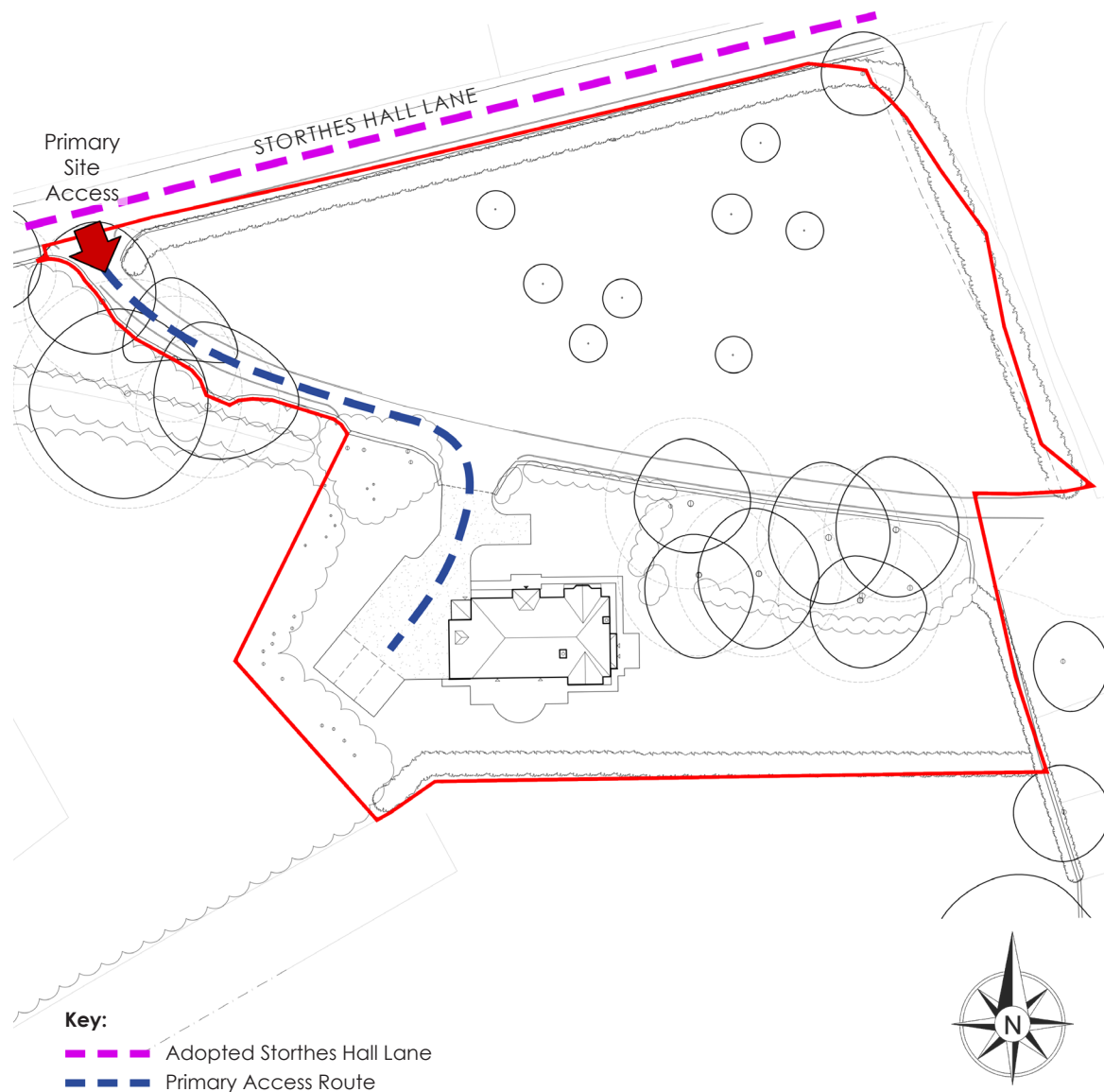
External Access

The site is served from Storthes Hall Lane via an existing private driveway to the north west of the house.

The design considers access and use of the dwellings by residents and visitors. Accessibility has been incorporated whilst being mindful of the overall aesthetics and design aims of the scheme and with due consideration given to the constraints of the site.

Internal Access and Movement

Inclusive access provides for ease of movement. Part M of the Building Regulations ensures this happens within, when entering/leaving new residential buildings. It ensures that minimum standards for disabled access are adhered to. Accessibility has been incorporated with wider than standard hallways and circulation areas while being mindful of the overall aesthetic and design aims of the scheme and with due consideration given to the constraints of the site.



Sustainability

Sustainability is an inherent part of this development including the use of high-quality design materials, sustainable measures and construction methods.

The principle of development in this location has already been considered sustainable by virtue of its existing building and proximity to existing services.

Design and Layout

A number of sustainable principles and measures will be incorporated into the process such as:

Sustainable and best practice construction techniques will be utilised, including measures such as the local sourcing of materials from manufacturers with certified environmental management systems. Full consideration will be given to minimising waste and promoting re-use and recycling of materials.

Buildings will adopt the energy strategy required in the UK Building Regulations, encouraging the conservation of heat through the design of the built fabric and layouts.

The orientation of the building has also been designed to respond to opportunities for solar benefit whilst incorporating passive shading and cooling. Lighting and ventilation strategies will be developed further through the detailed design of the dwellings.

Cumulatively these measures support the intent of the recently declared 'Climate Emergency' (2019) and the Councils 2038 Carbon Neutral Vision.

Ecology

The ecological strategy will protect and enhance the biodiversity of existing habitats and ecology. The planting proposed will select appropriate locally occurring native trees and shrubs.

Water

The use of water efficient fittings and water efficient appliances will ensure that water demand is reduced below average existing rates.

Waste and Resource

Ample segregated waste storage space will be provided. External storage for recycled waste will be well considered and integrated into the design of the dwelling plot. On-site composting of appropriate kitchen and garden waste will be encouraged. During construction full consideration will be given to minimising waste and promoting re-use and recycling of materials. Waste will be managed and the proportion sent to landfill minimised through efficient design, waste segregation, reuse and recycling. Appropriate steps will be taken to protect the quality of groundwater and watercourses from run-off.

Climate Emergency

Kirklees Council declared a Climate Emergency in 2019 on the basis that urgent action is required to improve and protect the environment.

2038 Carbon Neutral Vision

Kirklees Council are aiming to be completely carbon neutral by 2038.

In this context carbon emissions from human activities in Kirklees will need to be dramatically reduced to zero with any remaining emissions safely removed from the atmosphere. This has also been referred to as achieving 'net zero' carbon emissions by 2038. In order to meet the Carbon Neutral Vision the Council will:

- Set a Carbon Budget
- Increase the Amount of Electric Charging Points
- Allow Low Emission Cars to Park for Free
- Add more Electric Vehicles to the Council's Fleet
- Environmental Impacts Considered in All Decisions
- Plant More Trees
- Create a Climate Commission and Green Charter
- Host a Youth Summit
- Increase Recycling Rates
- Develop a Programme and Action Plan

The Applicants are dedicated to taking proactive measures to reduce the consumption of energy and natural resources and thus helping mitigate climate change. In order to do this, various measures are implemented in the fabric specification and construction methods. Electric Vehicle Charging points are also to be provided further looking to mitigate the impacts of climate change.

All proposed measures will assist in reducing Climate Change and are supported by a willingness to introduce meaningful planting and enhance biodiversity.

Summary

This statement has been prepared in support of a full planning application which seeks approval for the demolition of the existing vacant dwelling Dale Bank, and the erection of a replacement dwellings in its place.

Our vision for this scheme sought to create a high quality design, landscape and amenity space, making best use of the existing topography, setting and north facing aspect.

Key to its success is the process which has been involved, which includes the contextual analysis of the site and the surrounding area.

This document focuses on the design principles and detail of the planning application. It tells the story of the design progression that has led to the proposal in a structured way. We have continually assessed and evaluated our design ideas and the overall scheme.