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A O U M E N

Designers & Architects

DESIGN &
ACCESS
STATEMENT

ERECTION OF 17 HOUSES AND CONVERSION OF LISTED HOUSE AND OUTBUILDING TO FORM 6 APARTMENTS

Job Ref: 2848

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SECTION 1: INTRODUCTION

This statement has been prepared to support a planning application for the erection of 17 houses and the conversion of a listed building and outbuilding to form 6 apartments.

This statement sets out the constraints, design opportunities and rationale behind the design and drawings which have been submitted as part of the application.

In 2020 an outline application was submitted for the demolition of the current house and erection of 30 dwellings. Following local campaigning the house was listed and the application withdrawn. A subsequent application in 2022 was submitted for the erection of 17 dwellings and the conversion of the listed house and outbuilding. This was withdrawn due to design issues.

The application has been made following a positive and collaborative pre-application with Kirklees council.

The applicant approached Acumen to prepare and lodge this application following the conclusion of the pre-application.

This document has been prepared in accordance with the requirements of the NPPF and the Kirklees Local Plan.

SECTION 2: BACKGROUND AND SITE DESCRIPTION

The application site is some 0.9Ha in size. The site is located off Leeds Road (A643) approximately 1.5Km south of Junction 27 of the M62. The site is located around 10Km to the southwest of Leeds City Centre. The site has a gradient rising from south to north.

The site is accessed off Leeds road via a gated driveway. The driveway loops up a gradient towards the substantial Clough house which is a Grade II listed building. To the rear of the house is a stone built outbuilding and another modern storage workshop building. To the north of the site is a large area of grassland. Between the north and south of the house is garden wall which itself is listed.

The site is surrounded by residential development which varies in age and style with most being C20th. To the north of the site beyond the grassland is a thin row of trees which screens an industrial park.

The site has been left in a derelict state since the 2020 outline application as the house was stripped in readiness for demolition prior to being listed. The site has been subject to constant vandalism since being left vacant despite best endeavours by the applicants to keep the site secure.

Overleaf is an aerial photo with the approximate red line boundary shown for reference. Below which are a collection of photos of the site from September 2023.



Site viewed from Leeds Road



House viewed from bottom of driveway



Front of house	Image showing main house and stone outbuilding
	
Seating feature within garden wall	Rear of main house



-  Existing access
-  Potential access
-  Existing house outlook
-  Listed structure

SECTION 3: ACCESS

The site is currently accessed off Leeds Road via a gated driveway. This driveway then rises with the gradient up toward the house.

As the proposal seeks to use this existing access to serve the southern half of the development it will be the access road for 6 apartments and 6 new bungalows. This is beyond the threshold for what can be accessed off a private drive. As such it is proposed that the drive is widened with the introduction of a 2m wide pedestrian footway up one side. This as well as re-grading the drive will allow for this road to be built to adoptable standards. This ensures the development remains serviceable using Kirklees standard refuse collection vehicles.

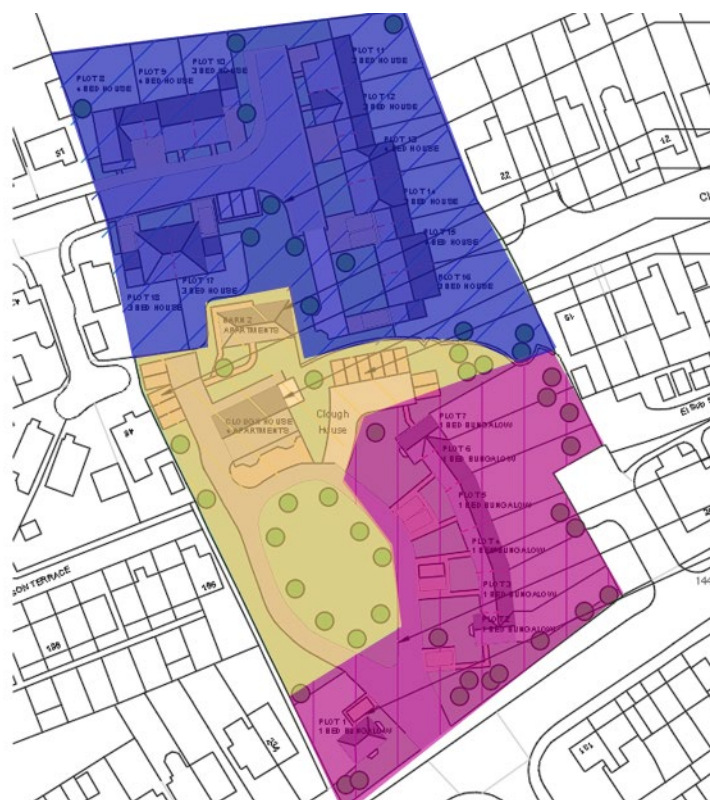
To the north of the site access is proposed to be taken off Moat Hill Farm Drive. This access will have a 2m wide pedestrian footway also. The new drive access will lead to a turning head. The proposed adoptable standard road has been shown linking with the site boundary to allow for potential future development.

A full travel plan has been submitted alongside this application which sets out sustainable travel goals for the development. The document also goes into more detail about access to the wider highway network.

SECTION 4: LAYOUT

The design of the scheme is split into 3 distinctive areas. These have led the design development of the scheme since the pre-application.

The diagram below was submitted as part of the pre-application and shows the three distinctive zones of the site. Although the design submitted with this application is different it follows the same general design ethos.



The southern part of the proposal comprises 6 new bungalows. These bungalows have been designed to be sensitively detailed to match the main house. Their siting has been carefully considered to create minimal impact on the listed building. This theme is explored in more depth within the submitted heritage impact assessment.

The central part of the site contains the house, outbuilding and garden wall. All these elements are listed and are to be refurbished as part of the proposal. The house and outbuilding have been designed in a way which maximises amenity whilst reducing harm on the listed building. The garden wall is retained and forms a focal feature within an area of POS on site.

The northern section of the development is a new residential development. This has been designed in the style of an agricultural yard with variations in fenestration, style and material use.



SECTION 5: SCALE & APPEARANCE

The scale and quantum of development has been carefully considered to respect the setting and character of the listed buildings.

SOUTHERN ELEMENT

The southern area of the site has been designed to reflect the character and detailing of the main house. The proposed dwellings in this area are to be bungalows, to minimize the visual impact on the listed building, allowing the main house to remain as the dominant feature when viewed from Leeds Road. The proposed bungalows will feature a parapet wall detail as well as bay windows. All houses to the south will be built from coursed natural stone to replicate the detailing of the main house.

The row of bungalows forming plots 1-6 has been set well back from the existing driveway, with each plot having a generous front garden. The row of bungalows has been designed as reflection of the main house. The form of the plots has been designed to replicate an Alms-house. Alms-houses are found in a variety of locations, including estates of large country houses. They are often smaller versions of the main houses, or reflections of the local vernacular and detailing, creating compact characterful homes. Although it is appreciated this is a gentleman's residence, this approach felt the most sensitive.

The position of the houses is set further back from the listed building than the existing adjacent context to the southwest, ensuring the proposal has no worse impact than the existing context.

The use of single storey bungalows was chosen to ensure the main focus on entry to the site was Clough house with the sky still remaining visible on approach over the height of the bungalows. Below are some indicative views of the bungalows.



CENTRAL SECTION

The central section of the site includes the subdivision of the existing house and barn to create apartments. It is proposed the internal layouts of these will be similar to those originally submitted. This will create 4 apartments within Clough House and 2 within the barn. Each apartment will benefit from parking and a communal shared garden space between the house and barn. The existing listed garden wall will be retained, and forms the boundary between the north and south of the site. There are no external alterations proposed to the existing buildings, apart from the demolition of the non-original conservatory and lean-to store on the house. The house will be restored externally with specialist pointing and installation of sliding sash windows. Below are some indicative 3D views of the conversions.



NORTHERN SECTION

The northern section of the site is clearly defined due to the built form and topography on site. The garden wall and barns creates a clear physical separation between the front formal section of the house and the more utilitarian rear. The northern section of the site will take access from Moat Hill Farm Drive, thus having minimal physical connection to the existing house.

The detailing to the rear of the main house and the presence of a barn, and later additional sheds suggests the north section of the site was previously used for horticulture, or grazing land. As such, the proposal has been created to reflect a collection of agricultural outbuildings. There is no historic map evidence of this area being formal gardens or planted.

These buildings contain features, such as canopies, cat slide roofs and varying materiality to reflect the adhoc nature of development within a typical historic farmstead. These features have been prepared based on a study of surrounding agricultural yards and outbuildings. This varying scale and materiality of this section of the proposal creates a charming yet distinctive contrast to the more formal detailing to the south. The existing built form and topography would screen most of the northern development when viewed from Leeds road which minimises the potential impact on the main house.

The fenestration is varied and creates visual interest. Openings have been designed to give the impression of infilled and modified agricultural buildings.

Below are some indicative 3D views of the proposed northern development.



SECTION 6: ACCESS

Access to the scheme has been considered in depth both on a site wide and individual property basis.

The site takes access off Leeds Road and Moat Hill Farm Drive. Both access roads are adopted. Both new access ways have dedicated pedestrian footways into site. This ensures safety and minimal conflicts with vehicle and pedestrian movements.

Each unit has been allocated parking spaces in line with Kirklees recommendations. The site has provision of 7 allocated visitor parking spaces. Further travel details can be found in the submitted supporting documents.

Internally the dwellings have been designed to allow for access for wheelchair visitors. This includes step free access and the provision of downstairs WCs. Due to the nature of the

listed house it is not possible to provide step free access to all apartments due to the harm this would create on the listed fabric.

The bungalows to the front of site have been designed to varying degrees of accessibility. Four bungalows have been designed as wheelchair adaptable properties M4(2), with the remaining two being designed as wheelchair user properties M4(3). This is to help provide a mix of quality accessible homes in the district.

SECTION 7: LANDSCAPE

The landscaping on the proposal has been carefully considered to give a mix of ecological enhancement and sensitive design for the setting of the listed building.

The soft landscaping features a mix of native species which will add texture and depth to the development, contributing to a sense of place.

There is a full landscape proposal and ecological net gain assessment submitted as part of this application.

As part of the proposal, there is a designated shared garden space for the residents which is adjacent to the listed wall and will link up to the seating area within.



SECTION 8: SECURITY

The proposed houses have been designed in a way to maximise natural surveillance of common areas. All houses will have door and windows with locks, and other required security devices. Ground floor glazing shall be laminated to prevent vandalism.

All plots with gardens will have lockable rear access gates. The shared lobbies in the apartment unit will be access controlled with all apartments having video intercom to the external main access doors.

The site access roads will be fitted with street lighting offering good illumination which will deter criminal activity.

SECTION 9: CONCLUSION

Acumen Designers & Architects are committed to producing high quality design led proposals which respond to their context. This site has several constraints, and any proposal must take consideration of the listed buildings on site.

We have used the listed buildings as an opportunity to produce a design proposal which responds sensitively whilst providing much needed housing in the area.

The proposal is a celebration of the existing built heritage and sees a dilapidated building brought back into beneficial use. The construction of the new housing is essential to ensure the refurbishment of the existing house can be achieved in a viable and pragmatic manner.

The modified proposal has been designed following on from a pre application process where the design rationale was explained. We feel the supporting documentation submitted with this application should be sufficient to justify the proposal.

Acumen and our client are keen to progress with the scheme and look forward to a continued engaging approach from Kirklees Council which will lead to a well-designed sensitive outcome.



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