



PEEL STREET

Design & Access Statement

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1. Summary

- I.1. This supporting Design & Access Statement has been prepared by HEM Architects on behalf of Jennie Steele and Hal Lockwood. It accompanies a planning application for the demolition of existing building and erection of self-build dwelling and garage on the site of The Barn, Peel Street, Marsden, Huddersfield, HD7 6BW.
- I.2. The site is identified on the location plan H2336-HEM-00-ZZ-DR-A-0000 I. It's situated in the village of Marsden, within the Marsden Conservation Area.
- I.3. The proposals are for a self-build, 1 bedroom dwelling with garage providing off-street parking.
- I.4. The proposed dwelling would replacing an storage building 'The Barn', with a new dwelling in a sustainable location in the centre of Marsden accessed via Peel Street.
- I.5. In recognition of the climate crisis, the dwelling will be designed to the highest sustainability standards. The performance target for the building is to comfortably meet the AECB Building Standard, using the Passivhaus principles. The Climate Change Statement accompanying the application provides more details on how the proposed dwelling responds to the climate crisis.
- I.6. In recognition of user requirements, the dwelling will also be fully wheelchair adaptable.
- I.7. The applicants have family links to the area, and would like to make better use of the site in their ownership to provide a highly sustainable home that meets their requirements in this central location.
- I.8. The proposed scheme has been developed following two stages of pre-application advice from Kirklees Planning Authority.



Aerial photo from Google Earth showing the site setting

2. Wider Context

2.1. Marsden

2.2. The village of Marsden is a local centre within the Kirklees Rural sub-area as defined in the Kirklees Local Plan. It's located in the Colne Valley on the edge of the Pennines, with a dramatic backdrop of the Peak District National Park a constant vista from within the town.

2.3. Marsden is located 11.7km to the south west of the area's main town Huddersfield, with good rail links between the two.

2.4. Social/Economic Context

2.5. The Kirklees Local Plan supports Residential Development in town centres. Their benefits are noted in Section 9 of the Local Plan.

"9.23 Residential uses within town centres play an important role in creating vibrancy and activity within centres especially outside of the core operating times of many main town centre uses. They can increase footfall rates throughout the day and into the evening. Residential schemes have been used as a key tool in regenerating towns and cities centres across the country, and have led to the formation of sustainable developments that have good access to public transport, and utilise sustainable low carbon transport technologies. They are often space efficient, achieve good density rates and provide a range of accommodation which is desirable to those who are seeking to live in town centres, where there is good access to public transport and services. Schemes to meet demand created in the student market can also be met by town centres in the district. Kirklees Local Plan.

2.6. Although Marsden is not a town identified in the Local Plan, and smaller than the main hubs of Kirklees i.e. Huddersfield, the location of the development site can be seen as comparable located within the heart of the village.

2.7. Planning policy context

2.8. The proposals have been developed in reference to the Kirklees Housebuilders Design Guide SPD. A residential dwelling on the site would result in a vibrant, mixed use development, as referred to in policy number 6.6

"6.6 The relationship of the site with neighbouring buildings and the suitability of different parts of the site for different uses in the case of mixed use allocations can determine its layout. This may include heritage assets, employment uses or other sensitive uses that may require buffer zones, stand-off distances and for development to respect the neighbouring buildings privacy and amenity."

2.9. The Strategic Objective 9 of the Kirklees Local Plan support the principle of a dwelling in this location. "Strategic objective 9. Promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas." Kirklees Local Plan. This is a site that fits this description, an underutilised opportunity to provide an accessible home in the centre of Marsden.

2.10. Marsden Conservation Area

- 2.1.1. The key features of the conservation area are identified by Kirklees Council in the Marsden Conservation Area Appraisal as “a backdrop of steep slopes, incorporates homogenous vernacular stone architecture and has a characteristic and chaotic roofscape”.
- 2.1.2. Refer to the Heritage Appraisal and Heritage Impact Assessment prepared by SLR Consulting Ltd for more details of the heritage context.

2.13. A new dwelling within the Marsden Conservation Area

- 2.1.4. The Marsden Conservation Area Appraisal lends support to development within the designated area, particularly where it would ‘enable local residents to afford to remain within the area’ (Kirklees Council 2007: 39).
- 2.1.5. In addition, the appraisal management plan adds: ‘it is essential to promote regeneration in an area which has experienced economic decline... There is considerable potential for conservation led regeneration in the Marsden conservation area’ (Ibid.: 62).
- 2.1.6. These statements within the Conservation Area Appraisal support the applicant’s aims of developing an affordable home on this site that allows them to live in Marsden near to family.
- 2.1.7. The principle of a single dwelling on this site was supported in the Pre-Application advice note Ref: 2024/20145 dated 29.04.24.

2.18. Opportunities

- 2.18.1. Apart from its slate roof, the materials of the existing building are not in-keeping with the “homogenous vernacular stone architecture” (Ibid.: 1) of the Marsden conservation area. There is an opportunity to replace the brick and render with materials which are more in-keeping and durable.
- 2.18.2. The hard landscaping of the access road is currently poor quality tarmac. There is an opportunity to improve the quality of this surface using a material more in keeping with the gritstone cobbles and flagstones characteristic of the conservation area.



View of hills from Train Station



Example of stone built terraced houses in Marsden

3. The Site

3.1. Site location and surrounding uses

- 3.2. The site sits on the southern boundary between the commercial heart of Marsden and residential development.
- 3.3. The site is in short walking distance from the amenities and shops on Peel Street, located to the north-west of the site.
- 3.4. The location is also highly sustainable in terms of public transport with bus stops on Peel Street and Marsden train station a short walk away (0.3 miles).
- 3.5. To the south-east are the residential properties and rear gardens of Ingfield House, and terraced houses running along Manchester Road.
- 3.6. The building containing the public house 'The Shakespeare' is mixed use also containing a residential flat on it's first floor.
- 3.7. An undeveloped open space with some car parking is located to the north-east. There is no allocation of this land included the Kirklees Local Plan.



1 | 1:1250
Site Location Plan Use Types



3.8.Existing Access

3.9. The site is accessed via an unadopted shared access lane from Peel Street. This access route passes between the neighbouring Public House (The Shakespeare) and 35 Peel Street (SASS Wellbeing Centre).

3.10. Use of the access road is shared between the applicants and these two properties.

3.11. To ensure highway and pedestrian safety of this shared access road a highways consultant has been appointed.

3.12. Immediate Context

3.13. The Shakespeare has a beer garden to the rear. This is accessed by users of the public house from the rear doors of the building.

3.14. SASS Wellbeing Studio (35 Peel Street) has an external yard to the rear. There are no windows on the elevation facing this yard, only a fire escape door and escape stair at first floor level.

3.15. To the north of the site is Marsden Infant and Nursery School.

3.16. To ensure a new dwelling can comfortably sit alongside these neighbouring uses, while providing a good living environment and amenity the following specialist reports have been procured:

3.16.1. Noise Impact Assessment to assess the impact of noise from the beer garden, school and adjacent road.

3.16.2. Odour Assessment to assess the impact of surrounding building uses. Those in closest proximity are the impact of any hot food preparation from The Shakespeare, and cold food preparation from SASS Wellbeing Studio (35 Peel Street).

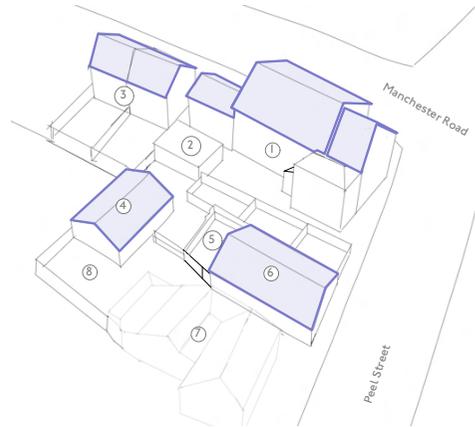




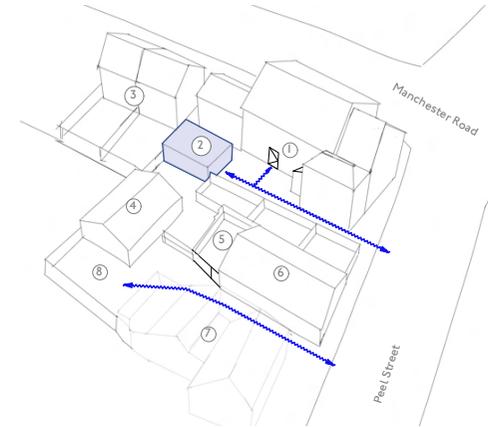
Site analysis plan

3.1.7. Physical Context

1 | Collection of pitched roofs



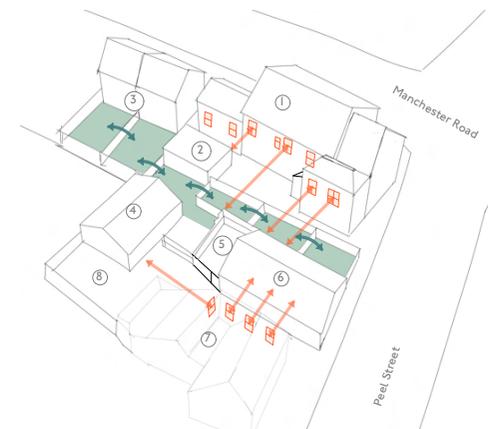
2 | Access + Backland Development



3 | Pattern of Gardens



4 | Overlooking + Visibility between Gardens



Notes

- 1. Ingfield House
- 2. Single Storey Garage
- 3. Parkfield Houses
- 4. Existing Barn
- 5. No. 35 External Yard
- 6. No. 35
- 7. Shakespeare
- 8. Bear Garden of Shakespeare



3.18. Collection of Pitched Roofs

3.19. The existing context is made up of a collection of pitched roof forms of varying heights and levels.

3.20. This character is typical of the ‘*characteristic and chaotic roofscape*’ of Marsden identified in the introduction to the Marsden Conservation Area Appraisal, and noted as a feature of the Peel Street area. *“The buildings follow the same historic street pattern as they did in the mid 9th century. There has been some infill but this has enhanced the existing chaotic building arrangement, which has produced a characteristic roofscape. When viewed from above this locally distinctive and provides a sense of place.”* p 16, Marsden Conservation Area Appraisal.

3.21. The neighbouring Grade II Listed building Ingfield House is a series of pitched roof volumes, stepping down in height.

3.22. Access & Backland Development

3.23. The access road from Peel Street to the site is one of number of narrow access roads and passageways to development behind the main streets. *“There are a number of passageways, which provide interesting glimpses in this clustered and compact part of the village.”* p 16, Marsden Conservation Area Appraisal.

3.24. The existing backland plots and gardens surrounding the site also contain single storey garage and storage structures. These single storey structures are distinct from the stone built historic buildings on the street frontages, and are clearly backland development subservient to the older buildings.

3.25. Pattern of Gardens

3.26. The outdoor area to the south of ‘the Barn’ aligns with the row of private gardens from Ingfield House and Manchester Road.

3.26.i. The design has therefore been carefully considered to prevent any overbearing impact on these gardens.



3.27. Character of the Existing Building

3.28. The existing 'Barn' is:

- A large single storey building [1.5 storeys, 6m ridge height] with a pitched gable roof.
- The eaves faces towards Peel Street, perpendicular to neighbouring pitched roof building no. 35 Peel Street, constructed at a similar time. The pitched roof is finished with slate which is characteristic of the area.
- The building is constructed from red brick with blown render on two elevations. Due to the enclosed nature of the site the render and brick are only visible within the yard and from the surrounding buildings.
- The west elevation facing Peel Street is comprised of horizontal timber shiplap infilling a large opening. Wide barn-style timber double doors for vehicle and delivery access fit within the timber cladding. These doors are viewed from Peel Street and indicate the building's current and historic use as commercial storage.
- There are windows at varying heights on each of the southeast and northwest elevations, these are the result of alterations over time and have no regular rhythm or relation to the vernacular.
- The Heritage Appraisal completed by SLR Consulting Ltd states that the building has no heritage significance, and is a detracting feature within the Marsden Conservation Area. The Site's contributions to the significance of the conservation area are negative.



South elevation and external space



Existing view from Peel Street



North elevation



West elevation

4. Design

4.1. Design Strategy

4.2. Principle 2 of the Kirklees House builders Design Guide SPD states that: “New residential development proposals will be expected to respect and enhance the local character of the area by:

- ✓ Taking cues from the character of the built and natural environment within the locality.
- ✓ Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.
- ✓ Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”

4.3. From our site analysis, and the Heritage Appraisal prepared by SLR Consulting our design approach was to create;

- 4.3.1. A proposed dwelling with views through the house and out to private garden areas to provide a sense of space.
- 4.3.2. Materials and sizes of openings that reference the historic use of the site, and other backland development in Marsden.
- 4.3.3. Windows and rooflights that provide daylight from multiple directions, with openings carefully positioned to prevent overlooking.



5. Use

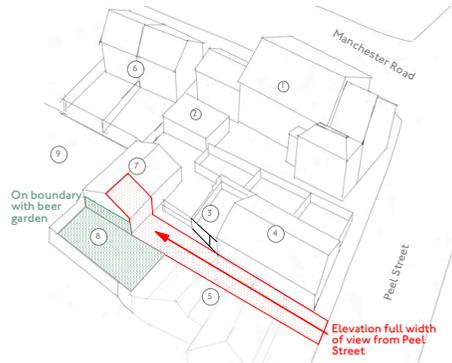
- 5.1. The revised proposals are for a 1 - 1.5 storey one bedroom dwelling containing;
- 5.1.1. Open plan kitchen/dining area,
 - 5.1.2. Separate living space/home office,
 - 5.1.3. Ground floor accessible bathroom for visitors and plant room,
 - 5.1.4. Mezzanine bedroom with ensuite.
- 5.2. The total floor area of the dwelling is 90m² which exceeds the minimum requirements of the Nationally Described Space Standard.
- 5.3. Off-street parking and secure bike storage will be accommodated with a single storey garage.
- 5.4. The enclosed private garden area is 45m². This area is kept clear of other amenities (i.e. bin storage) so is only for enjoyment of residents. The side yard area provides an additional 20m² outdoor space. Level access outdoor space is provided which could be used for all uses in the SPD.
- “9.2 External space should be able to accommodate activities such as playing, drying clothes, cycle, waste and recycling storage. Storage in gardens should be accessible through the garden and level considered” Housebuilders Design Guide SPD.*



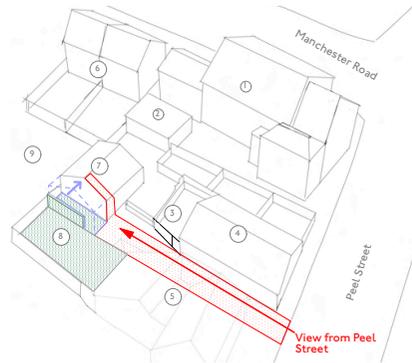
Early sketch development of view from Peel Street



6. Scale

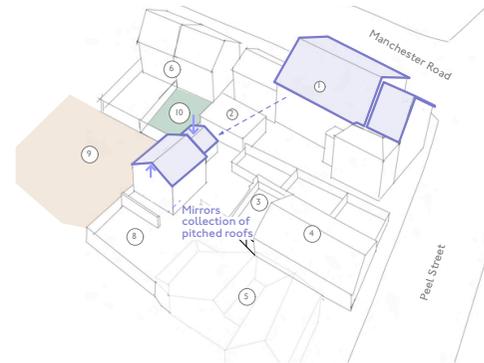


1 Existing



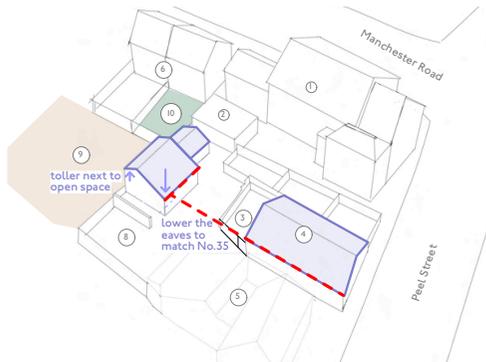
2 Reduce mass + Create buffer

Reduce mass from Peel Street and create buffer space against beer garden.

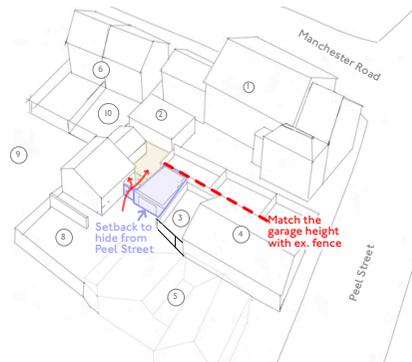


3 Reduce height next to Ingfield Garden

Increase by open land side



4 Offset roof pitch match neighbouring eaves



5 Garage + privacy screening

Locate the garage within the existing fenced area and create separation from No. 35 yard and residential area.

Notes

- 1. Ingfield House
- 2. Single Storey Garage
- 3. No. 35 External Yard
- 4. No. 35
- 5. Shakespeare
- 6. Parkfield Houses
- 7. Existing Barn
- 8. Bear Garden of Shakespeare
- 9. Open Land
- 10. Parkfield houses rear garden



6.1. Collection of pitched roofs

- 6.2. The proposed massing replicates the pitched roof form of the structure that is being replaced, with the eaves sloping down towards Peel Street as existing.
- 6.3. In order to create space for a bedroom the proposed building steps up to 1.5 storeys in height towards The Shakespeare, the taller of the neighbouring buildings.
- 6.4. A smaller single storey volume, containing the main living space, reduces the massing next to the neighbouring gardens.
- 6.5. These two forms together create a new collection of pitched roof forms referencing the local vernacular.

6.6. Backland development

- 6.7. The single storey garage structure takes its cue from this existing character of development.
- 6.8. It's location is concealed from Peel Street, meaning it has no negative impact on the conservation area.



Early massing model referencing pitched roof forms



Early massing model referencing existing flat roof garage

6.9. Collection of Gardens & Vehicle Access Routes

6.10. The existing shared access route along the rear of Ingfield House, allows parking along with access to an existing single storey garage and a series of gardens

6.11. The current and proposed vehicle access to the site runs parallel to this access, and the proposed garden would continue the series of gardens running southwest to southeast.

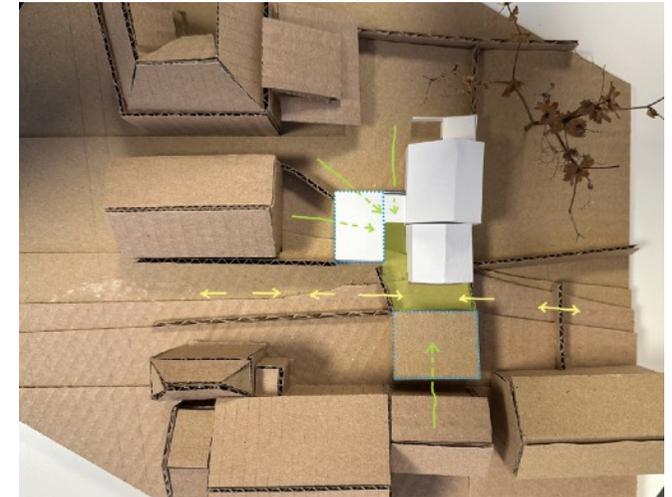
6.1.2. Private Amenity

6.13. The proposed design provides an L-shaped private garden to the south-west.

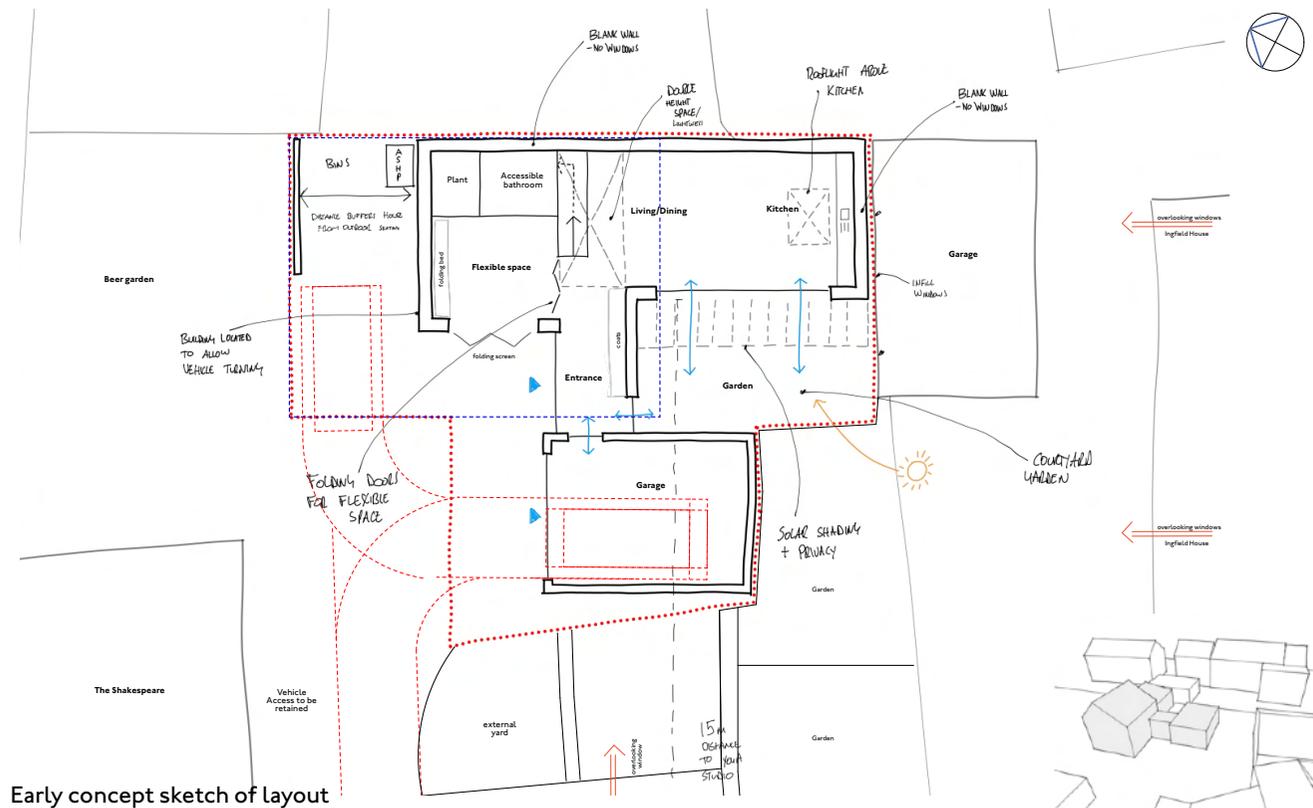
6.14. The new single storey garage, along with the covered entrance, screens this private space from views from the shared access road and the beer garden of The Shakespeare.

6.15. The location of the garage also provides an acoustic barrier that exceeds the recommendations from the Noise Assessment carried out, which was for a 1.5m fence to be erected on the boundary. This means this private garden will be comfortable to enjoy.

6.16. The main kitchen/living space opens out into this private space providing great links to outside.



7. Layout



- 7.1. The main living space and garden are located to the south of the plot, in the most private area of the site.
- 7.2. The garage is placed to the west, to provide screening to these private spaces from the neighbouring uses.
- 7.3. A side yard area to the north of the dwelling provides outdoor storage and space for the air source heat pump. This creates a buffer between the beer garden and the house, and keeps the private garden clear.
- 7.4. A ground floor bathroom creates a lifetime home that can be converted to be wheelchair accessible.
- 7.5. The flexible space/home office will primarily be in use during the day, so has been located in the most public facing part of the the dwelling.
- 7.6. The bedroom is located on the mezzanine floor which has the best views of the surrounding hills, and the most privacy.



7.7. Layout Options Appraisal

7.8. The proposed option has been chosen because it provides:

7.8.1. A view from Peel Street and proposed building footprint that references the existing building.

7.8.2. A private garden to the south-west, screened by the garage and making the most of the best daylight. This garden is distinct from the hard landscaped area used for vehicle access.

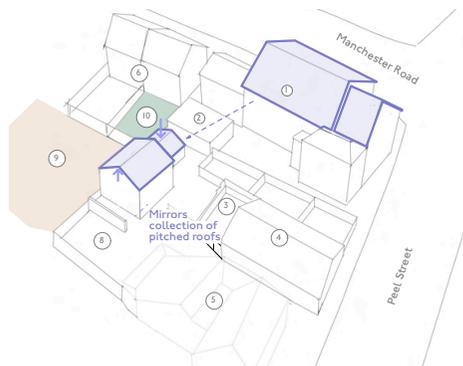
7.8.3. More visible outdoor space is utilised as a turning circle and for storage.

7.8.4. This external yard provides a buffer between the dwelling and the outdoor area of The Shakespeare.



8. Neighbouring Amenity

- 8.1. The building has been designed to prevent any overlooking of the neighbouring properties and gardens.
- 8.2. Care has been taken to ensure that the proposed development does not unduly overbear the private garden of 1 Parkfield, or detrimentally over look this garden. The height of the proposed dwelling has been reduced to single storey, with the eaves pitching down towards the neighbouring rear garden of No. 1 Parkway to prevent any overbearing impact on this garden. Building overlaps the boundary fence of the garden by 2m. There are no proposed windows looking onto the garden of 1 Parkfield so no overlooking.



Reduction of height close to gardens

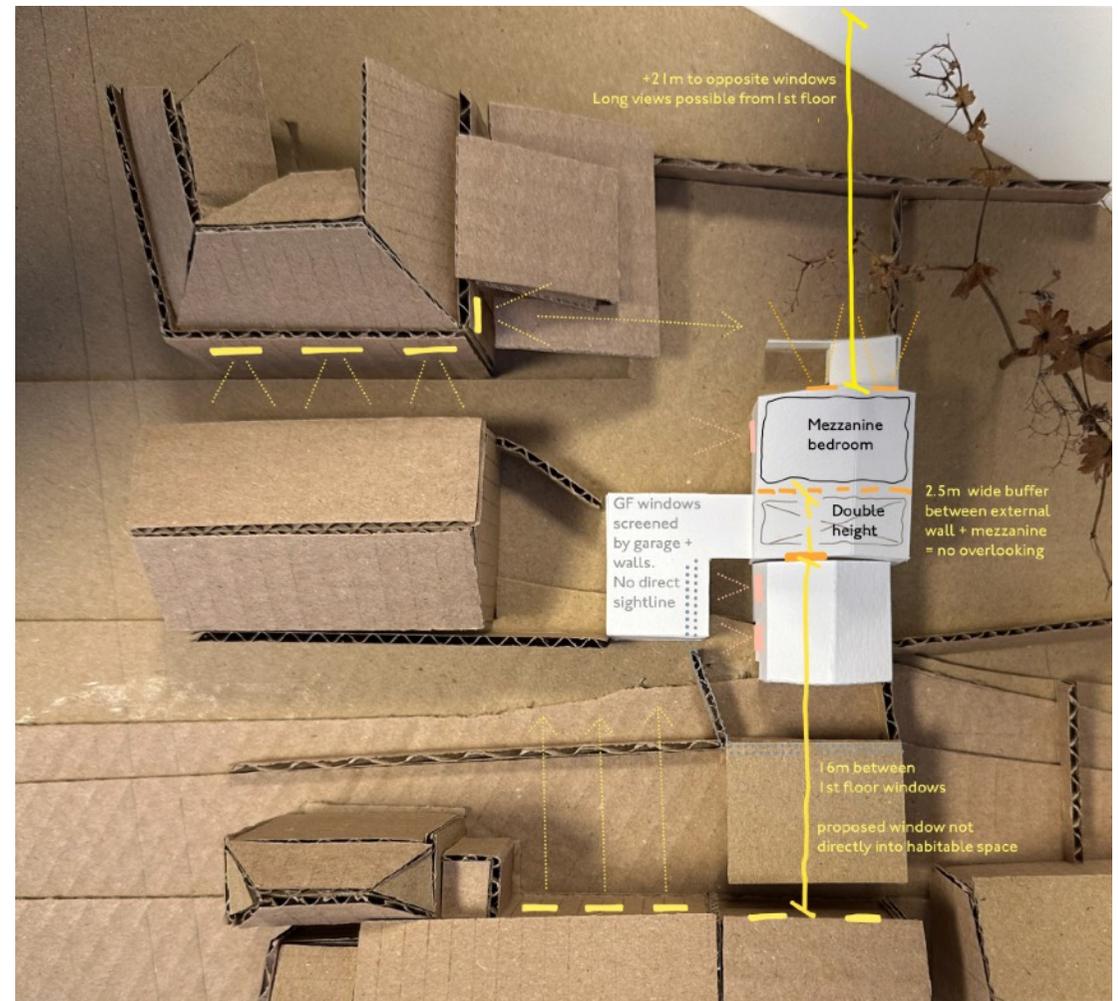
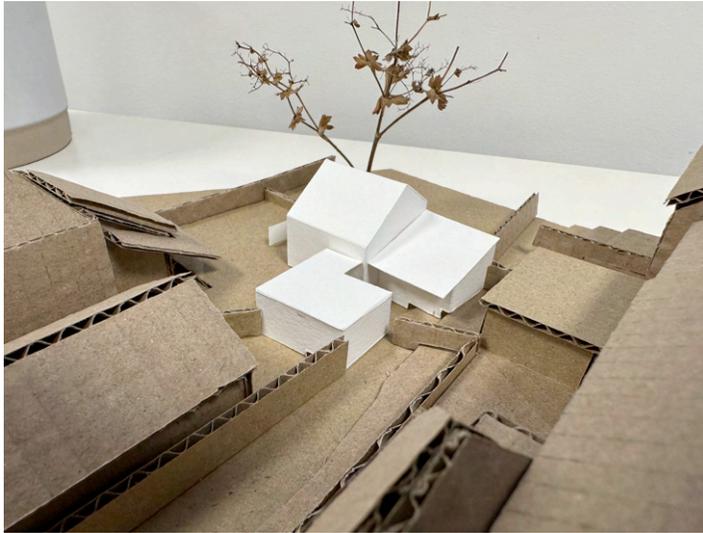


Diagram showing neighbouring and proposed outlooks



Asymmetrical roof with mono-pitch roof over kitchen



Asymmetrical roof with symmetrical roof over kitchen



Symmetrical roof form with front elevation set back



Asymmetrical roof with mono-pitch roof over kitchen



Symmetrical roof form with front elevation set back viewed from Peel Street

- ✓ Dual pitched roof over kitchen chosen to replicate collection of gable end roofs in context
- ✓ Pitched roof option over kitchen/dining reduces height on boundary with the garden of 1 Parkfield House
- ✓ Asymmetric roof option chosen for two storey volume to bring eaves height down towards Peel Street

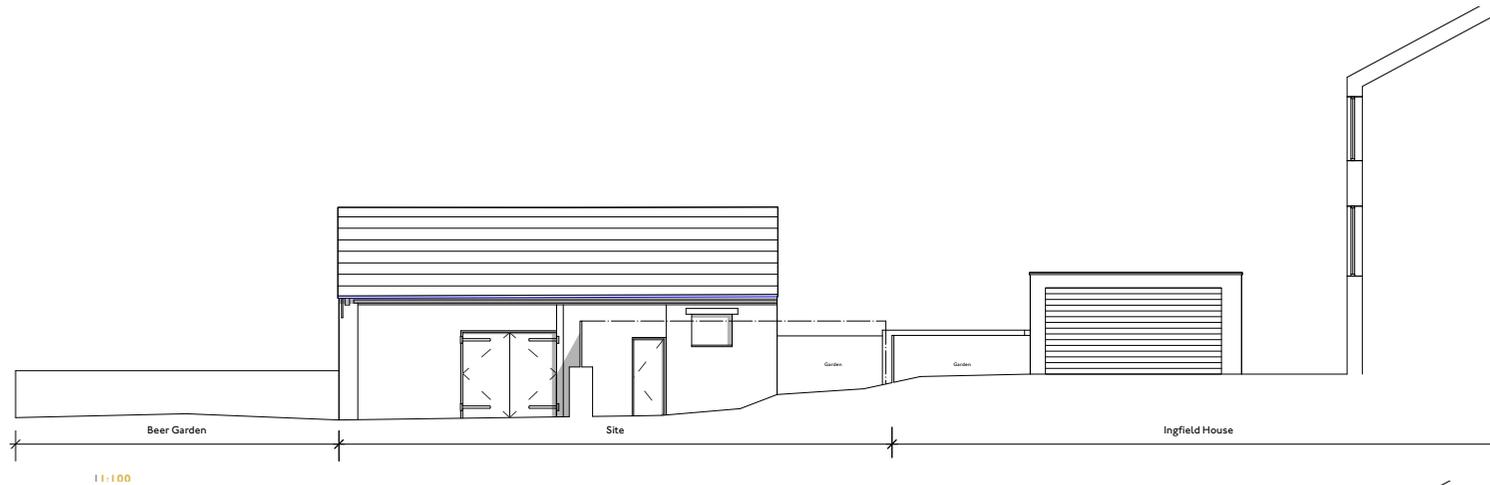
Testing Options

Exploring various roof forms in context

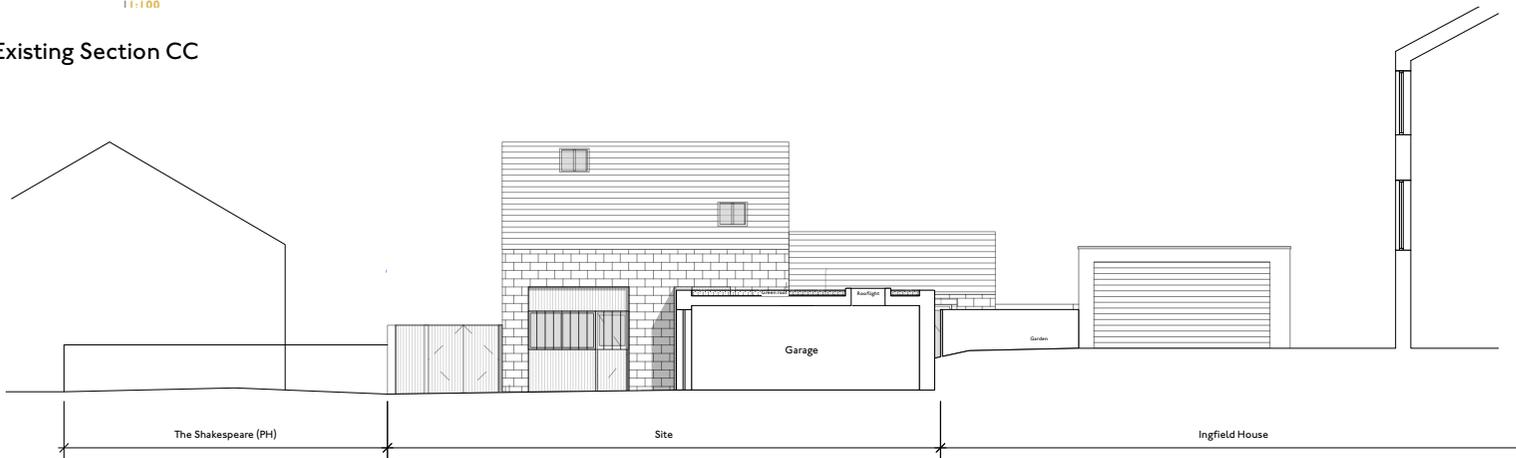


8.3. Proposed garage and neighbouring gardens

8.4. The site topography and height of existing stone walls and boundary fences between the site and neighbouring gardens presents an opportunity to insert the garage required for off-street parking, without having an overbearing impact on the neighbouring gardens of Ingfield House. The increase in height of this boundary is kept to a minimum.



Existing Section CC

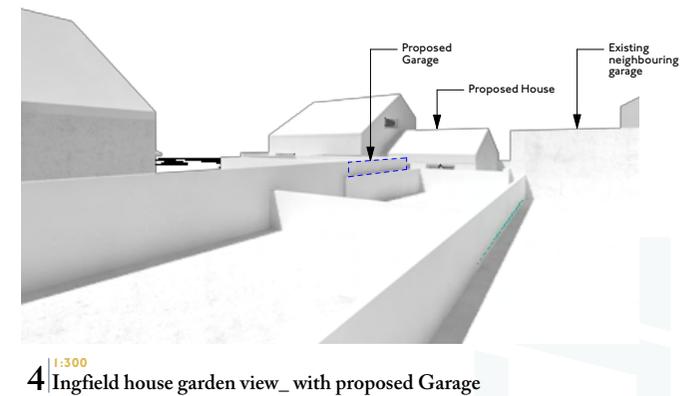
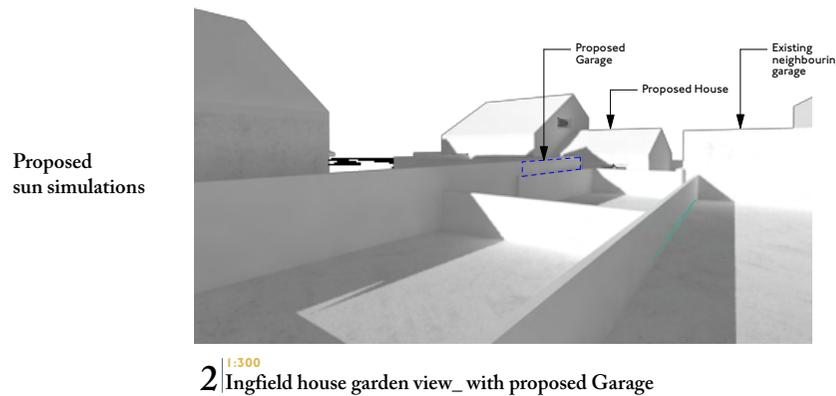
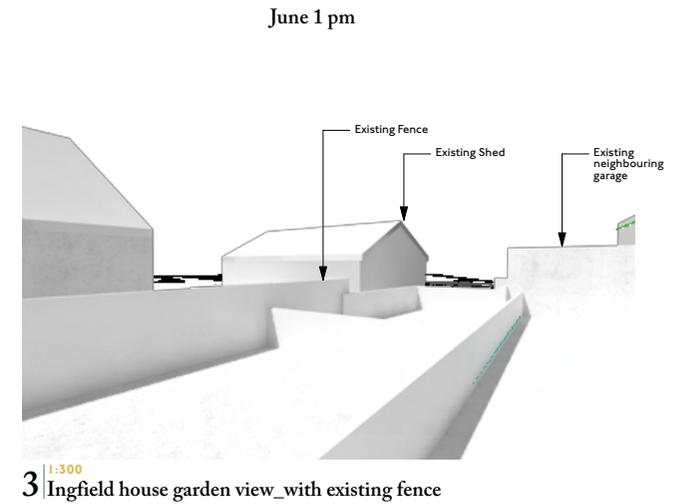
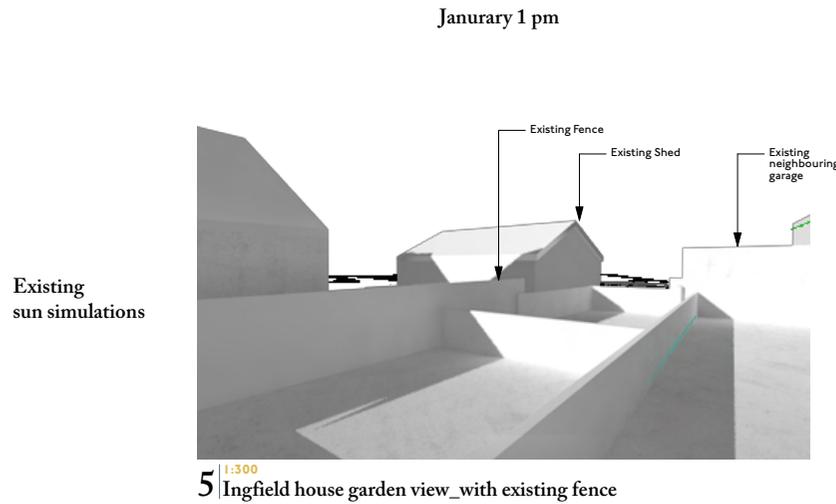


Proposed Section CC



8.5. A 3D study has been carried out to ensure the insertion of the garage will not have an overbearing or overshadowing impact on the private gardens of dwellings within Ingfield House.

8.6. The garage is to be located directly north to north east of these gardens so there is no overshadowing impact as a result of the increase in height.



9. Amenity of the Proposed Dwelling

9.1. Prevention of Overlooking

- 9.1.1. Overlooking of the site from the windows on the north elevation of Ingfield House was identified as a key constraint.
- 9.1.2. No windows are proposed on the south elevation on the ground floor.
- 9.1.3. Glazing is located on the south elevation at the mezzanine floor to bring in daylight, but this window does not face directly into a habitable room. There is a 2.5m buffer created by the double height space over the stair, preventing any overlooking issues.
- 9.1.4. The oblique angle and location of the first floor windows of the flat above The Shakespeare means there's no risk over looking into the garden or habitable spaces of the proposed dwelling.

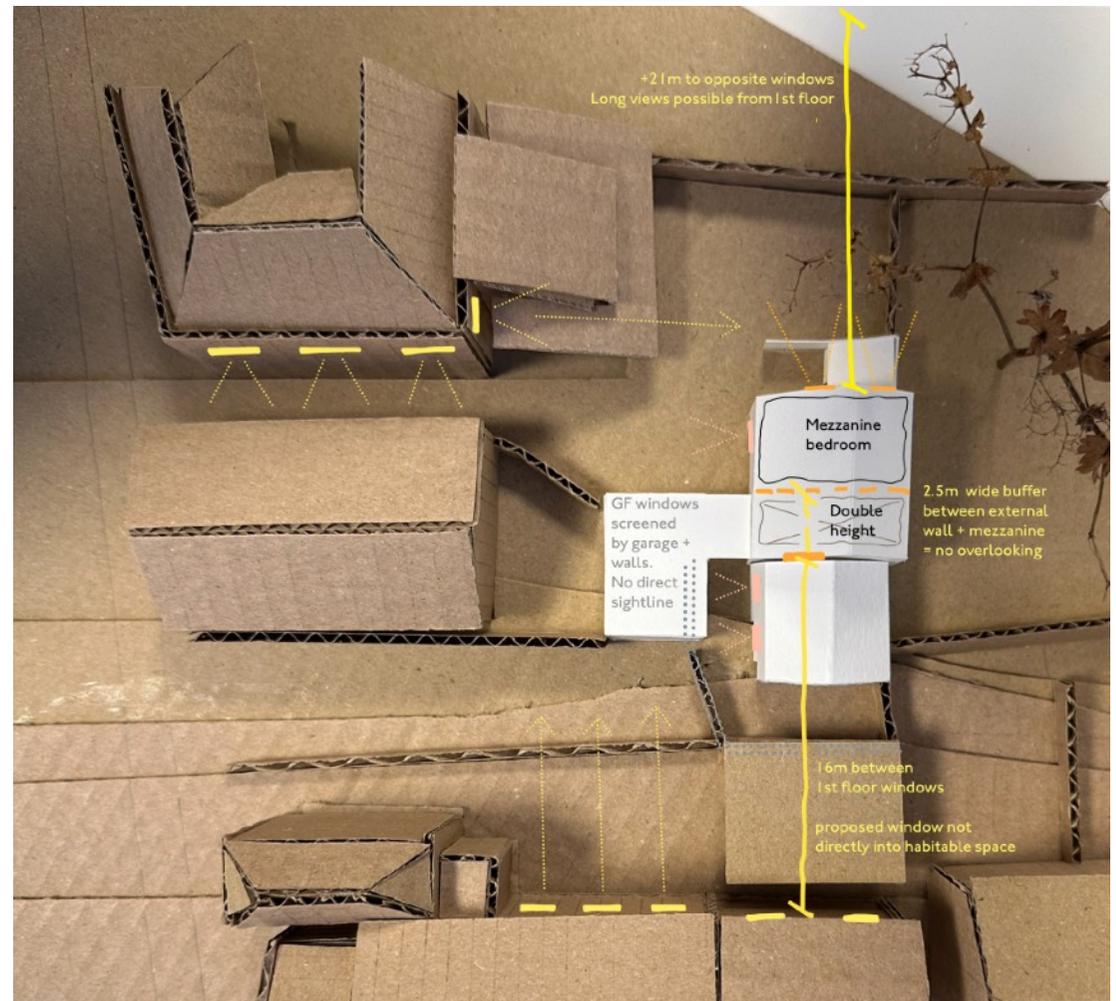


Diagram showing neighbouring and proposed outlooks

9.2. Noise & Amenity

9.2.1. The Noise Impact Assessment by Paul Horsley Acoustics Ltd made recommendations on the design of the proposed dwelling and the outdoor amenity space.

- All windows and doors are to be triple glazed.
- Ventilation to the dwelling is to be provided by mechanical ventilation with heat recovery [MVHR] to maintain internal comfort when windows are closed.
- 1.8m high acoustic fence to the garden.

9.2.2. Triple glazed windows and doors, and MVHR formed part of the applicant's brief for the project due to the sustainability aims of the project. Refer to Climate Change Statement for more details.

9.2.3. The height and width of the proposed garage will provide more acoustic buffering to the garden than the 1.8m fence that was recommended. As the primary noise source is traffic noise from Peel Street, the location of the proposed garage between the garden and the road will provide an excellent acoustic buffer.

9.2.4. The proposed design therefore exceeds the recommendations made in the Noise Impact Assessment by Paul Horsley Acoustics Ltd.

9.3. Odour & Amenity

9.3.1. The proposed private garden has been located in the furthest area of the site from the Public House, adjacent to existing private gardens. These gardens are in use, and any effect from odour in the proposed garden will be equivalent to that currently experienced in these existing spaces.

9.3.2. An Odour Assessment has been carried out by Redmore Environmental Ltd, including three Field Odour Surveys with no impact detected on the development site regarding odour [for more detail refer to Redmore Environmental Ltd report submitted]. This means windows could be opened freely for ventilation to the proposed dwelling and outdoor amenity enjoyed. The adjacent commercial units can also continue with their current operations without impact.

9.3.3. To further prevent any future impact, the MVHR system included in the proposed dwelling would filter any odours and prevent them from being experienced inside the building.

9.4. Residential in Town Centres

9.4.1. The benefits of residential development in town centres are recognised in the Kirklees Local Plan Section 9. The potential impact of odours or noise from neighbouring uses on residential occupiers must therefore be balanced with the economic benefit and creation of vibrant activity within town or village centres.

9.4.2. Residential development in town centres is encouraged as it can "provide a range of accommodation which is desirable to those who are seeking to live in town centres, where there is good access to public transport and services" 9.23 Kirklees Local Plan. The choice to live in a town centre implies an enthusiasm for the proximity of commercial uses and services.



9.5.Character of Private Amenity

9.6. In designing the private garden and amenity space for the proposed dwelling it was identified that creating privacy would need to be balanced with good levels of sun and daylight and creating a generous sense of space within this constrained plot. These aims have led to the following proposals:

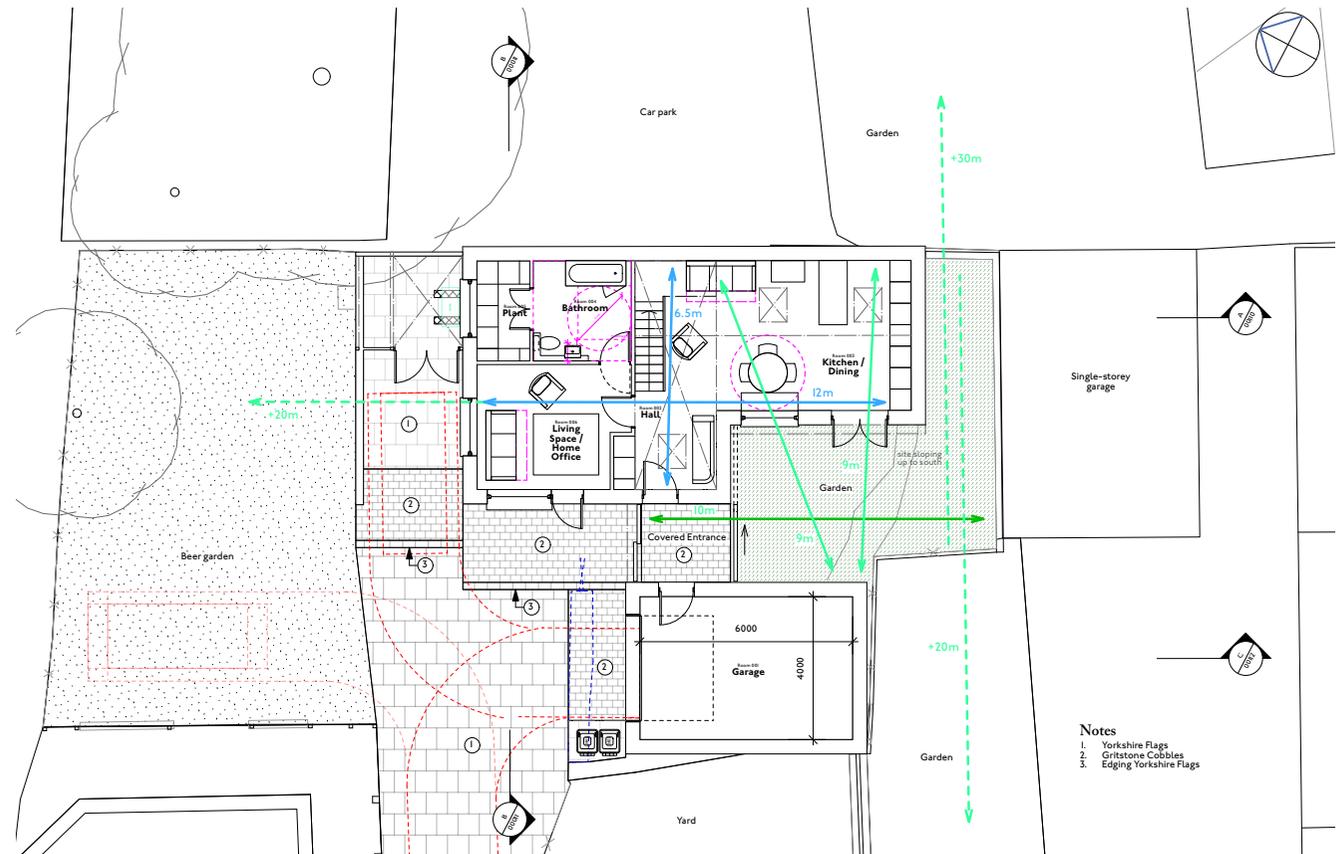
9.6.1. The garden has been located in the south west of the plot. The orientation maximises the daylight and sunlight into this outdoor space.

9.6.2. The front door has been located in the centre of the building, behind a pair of screens. This prevents any direct views into the house from the beer garden.

9.6.3. The covered entrance means the garage can be accessed without exposure to the weather.

9.6.4. When entering the building, once behind the first set of screens the second screen can be opened up to create a long view the full length of the garden.

9.6.5. The internal layout has been designed to create long views through the building and out to the garden.



Ground floor plans annotated with long views created across the site



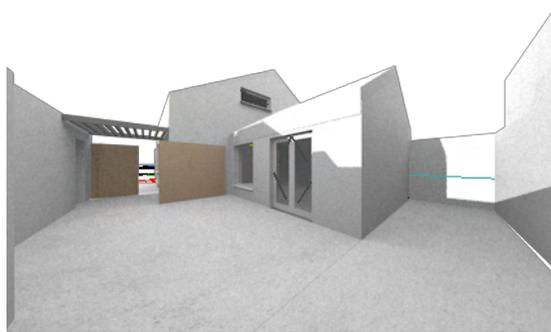


Sketch visualisation of the private garden

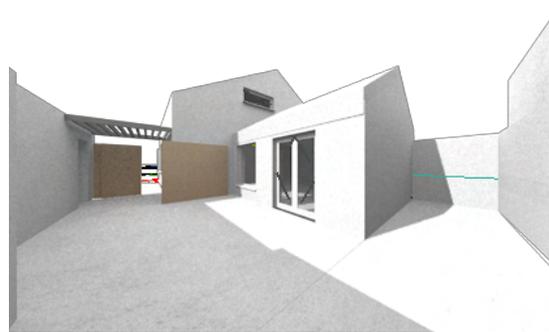


9.7. "9.4 The provision of outdoor space should take account of the access to sunlight, with at least part of open spaces within the site able to receive direct sunlight for part of the day all times of the year." Housebuilders Design Guide SPD. A 3D model has been used to assess the sun path around the proposed dwelling and garden.

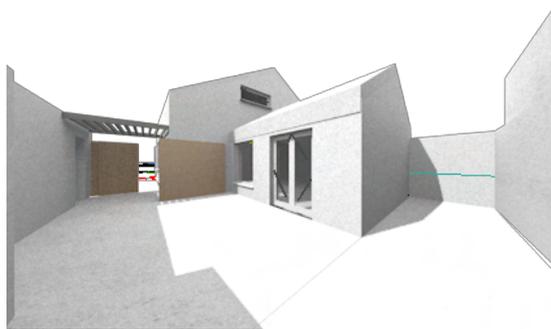
9.8. The south west orientation of garden means that it receives good sunlight in the morning and midday throughout the year, and into the afternoon in the summer months. It will receive appropriate daylight all year.



1 | 1:300
January 1pm _ Garden



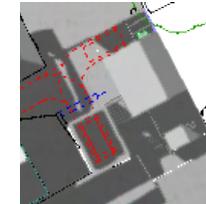
2 | 1:300
April 1pm _ Garden



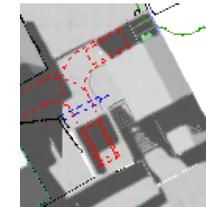
3 | 1:300
August 1pm _ Garden



4 | 1:300
November 1pm _ Garden



3 | 1:500
April 4pm



3 | 1:500
August 4pm

Excerpt from sun path analysis



10. Materials

I0.1. The materials have been chosen in reference to the material character of the Marsden Conservation Area which is characterised by local gritstone and slate roofs.

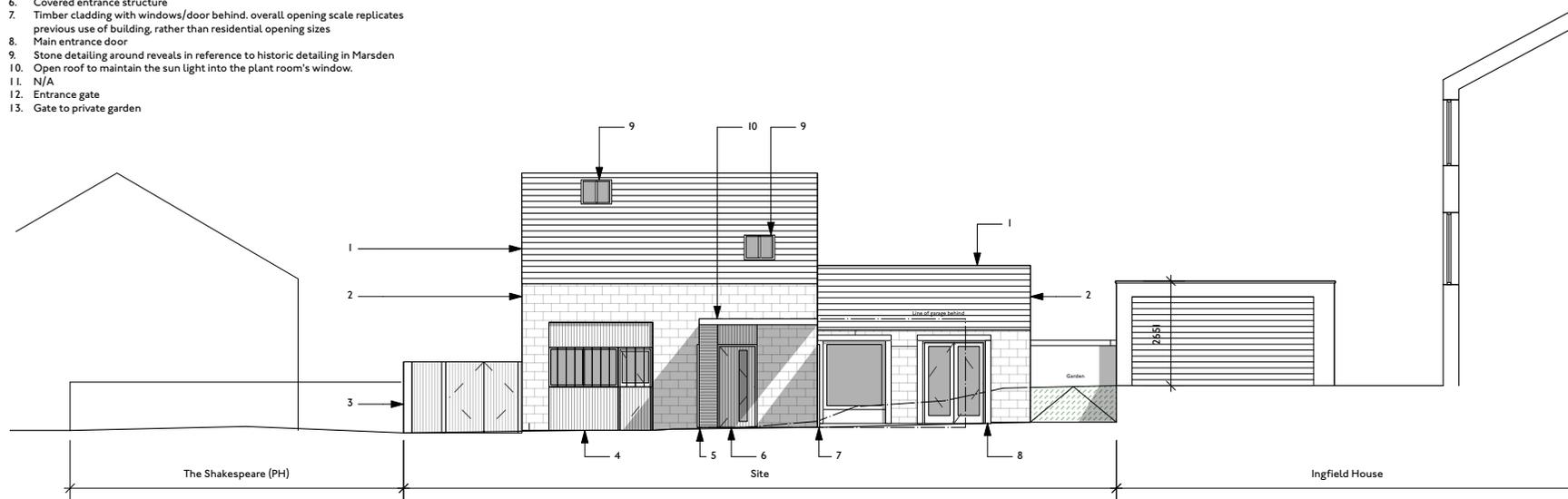
I0.2. A slate finish is proposed for the pitched roofs with conservation style roof lights.

I0.3. The walls of the proposed dwelling will be gritstone characteristic of the local area, with simple coursing and reveal detailing around some of the openings.

I0.4. A render finish will be used for the walls of the single storey garage to identify it as an ancillary building subservient to the proposed dwelling. The garage is not visible from Peel Street.

Materials Legend

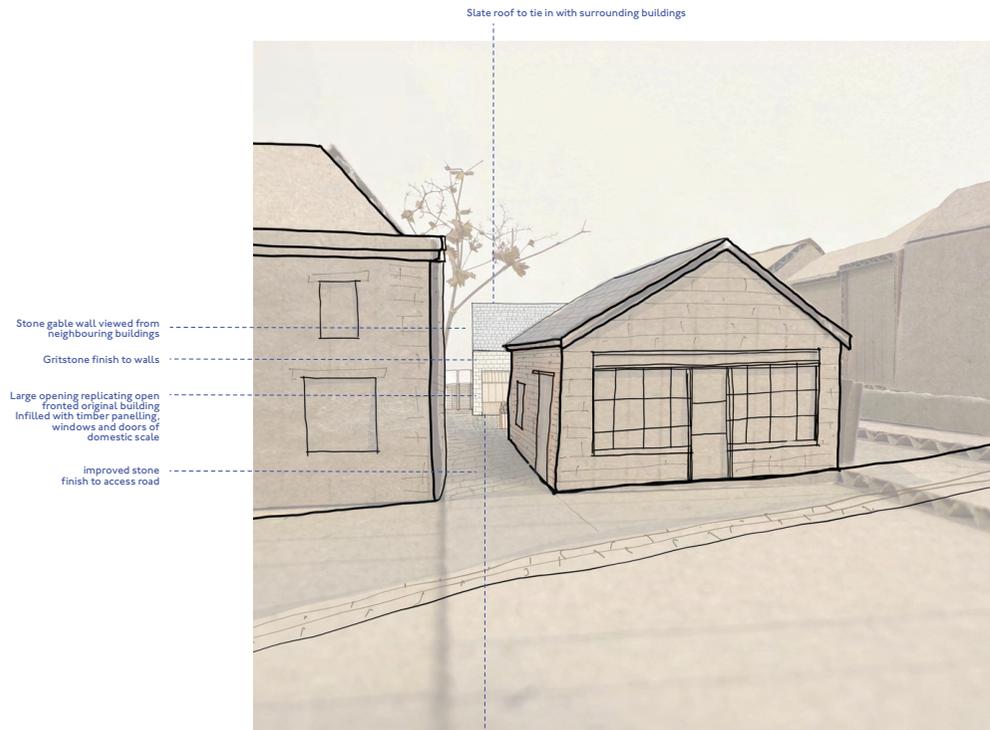
1. slate roof finish or similar approved
2. stone wall finish
3. Lightweight timber structure providing bin store
4. Timber gates screening bin store / ASHP
5. Conservation rooflight
6. Covered entrance structure
7. Timber cladding with windows/door behind, overall opening scale replicates previous use of building, rather than residential opening sizes
8. Main entrance door
9. Stone detailing around reveals in reference to historic detailing in Marsden
10. Open roof to maintain the sun light into the plant room's window.
11. N/A
12. Entrance gate
13. Gate to private garden



11. Fenestration

I 1.1. The primary view of the proposed dwelling within the conservation area is from Peel Street.

I 1.2. The openings that will be visible from this view have therefore been detailed in a way that will reference the historic industrial/commercial use of the building, rather than indicate residential development. This will also relate to the larger openings on the Peel Street elevation of no. 35 Peel Street.



Key view from Peel Street
Initial proposal for massing, materials and openings strategy

cladding / window slats to be arranged to replicate larger door opening
door opening positioned close to this wall to be visible from Peel Street

Materials chosen with Low Embodied-Carbon



Existing view from Peel Street

“8.6 It is recommended that: The proportion and form of windows and doors should have regard to the size, form and orientation of windows, as well as the number of openings and the hierarchy of windows and doors in nearby properties;

*Openings should have a coherent pattern and their design should have regard to the local character and with the design of windows through a site being an important part in generating a sense of identity;”
Housebuilders’ Design Guide SPD*



I 1.3. The pre-application advice noted that residential development would be 'incongruous' in this location. In agreement with this the design has been developed to reflect a more industrial materiality and opening size and arrangement. There are a number of high quality precedents for this approach to dwelling design in other contexts.

I 1.4. "Front doors should be prominent and there should be regular front doors along a streetscape to promote active frontages and interaction with the street" Housebuilders' Design Guide SPD

I 1.5. This advice has not been following in this case, to better reflect the current site arrangement as the proposed dwelling is not part of a main street frontage. The front door has been concealed to give privacy to the entrance and the dwelling.



St John Ambulance Station Conversion

Marta Nowicka & Co

Conversion to a dwelling retaining the large openings from its previous use.



Mews House Conversion

William Smalley Architect

Smaller door and window within original barn doors



Mews House Conversion

Jonathan Tuckey Design

Smaller door and window within original barn doors



Winsor Road House

Russell Jones

Dwelling finished with materials more often used for industrial buildings



12. Landscaping

12.1. The applicants propose upgrading the surface materials of the full length of the access road. Landowner permission has been granted for the improvements to the land outside the applicants ownership.

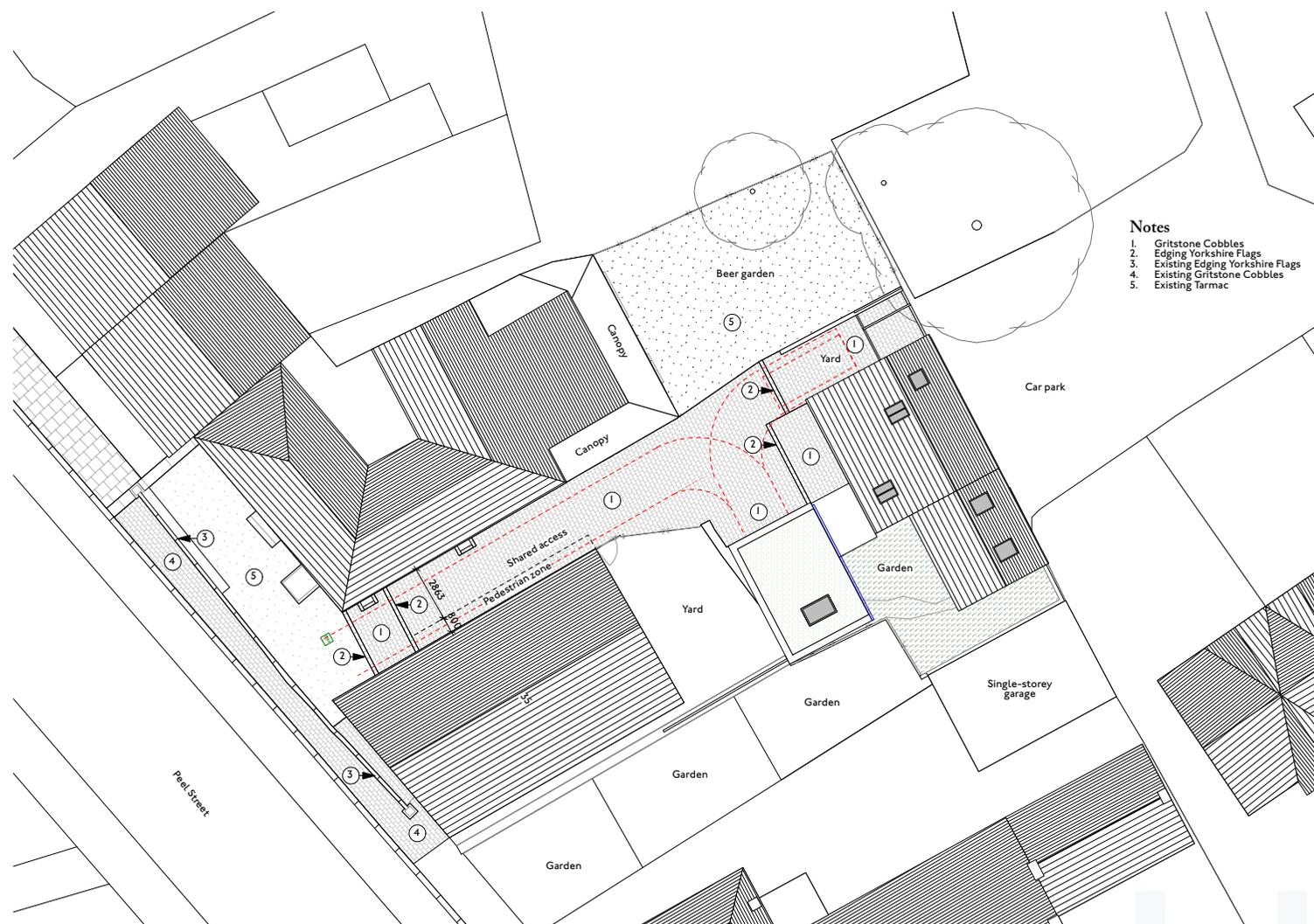
12.2. Gritstone cobbles will be installed to the full length of the access road. This finish is characteristic of the area, practical and durable.

12.3. Key areas will be finished with raised Gritstone cobbles to:

12.3.1. Identify a threshold between Peel Street and the access road. This threshold detail is seen across similar passageways in Marsden.

12.3.2. Alert vehicle drivers to drive slowly as entering a shared space.

12.3.3. To identify a threshold to the garage, turning area and more private amenity space for the dwelling.



Notes

1. Gritstone Cobbles
2. Edging Yorkshire Flags
3. Existing Edging Yorkshire Flags
4. Existing Gritstone Cobbles
5. Existing Tarmac

I 2.4. No fences or walls have been located in these areas to the west of the proposed dwelling to accommodate the movement and turning of vehicles.

I 2.5. The storage yard hidden from view by timber fencing keeps the private garden clear.

I 2.6. Private amenity space with a mixture of soft and hard landscaping is located to the south west to make the most of the light in this orientation and to align with the neighbouring gardens.



6. Access

6.1. Vehicle Access and Parking

- 6.2. Vehicle access to the dwelling is as existing via an unadopted access road off Peel Street. This access is shared between Shakespeare Inn (Public House) and SASS Wellbeing Studio.
- 6.3. The Kirklees Highway Design Guide SPD requires a 1 bedroom dwelling to have 1 off street parking space. The first pre-application advice letter also identified parking pressure on the area.
- 6.4. The proposals accommodate one off-street parking space that is provided in a garage.
- 6.5. Turning space has been incorporated into the site layout so that vehicles can enter and exit in forward gear. This turning circle has no impact on, or encroachment on the car park/external area of The Shakespeare.
- 6.6. The garage is located behind SASS Wellbeing Studio, and any car parked on site will be inside this garage and therefore concealed from view. This will prevent any visual impact that would have been created by more parking on the street.
- 6.7. The garage has the internal dimensions of 6m x 4m to allow secure storage for 2 bicycles in addition to the car parking space.
- 6.8. Refer to Document ref: 31249/001, Kirklees Council Highway Development Management prepared by Mark Berry, Hydrock Fore which explains that the proposed development is likely to result in a net reduction in vehicle movements along the access road in comparison to the existing situation and will therefore likely provide a net benefit in terms of traffic impact and highways safety.
- 6.9. In addition the proposed cobble surface potentially slow vehicle access down to improve pedestrian safety.



6.10.Transport

6.1 1. The site is a sustainable location for a dwelling with many trips being possible on foot or by public transport. Bus routes stop along Peel Street and Marsden train station is a short walk away (0.3 miles).

6.12. Inclusive Access

6.1 3. Level access is provided from the street to the ground floor of the dwelling, and it's outdoor amenity space.

6.1 4.The internal layout has been designed so that it would be possible, without modification, to live comfortably wholly on the ground floor.

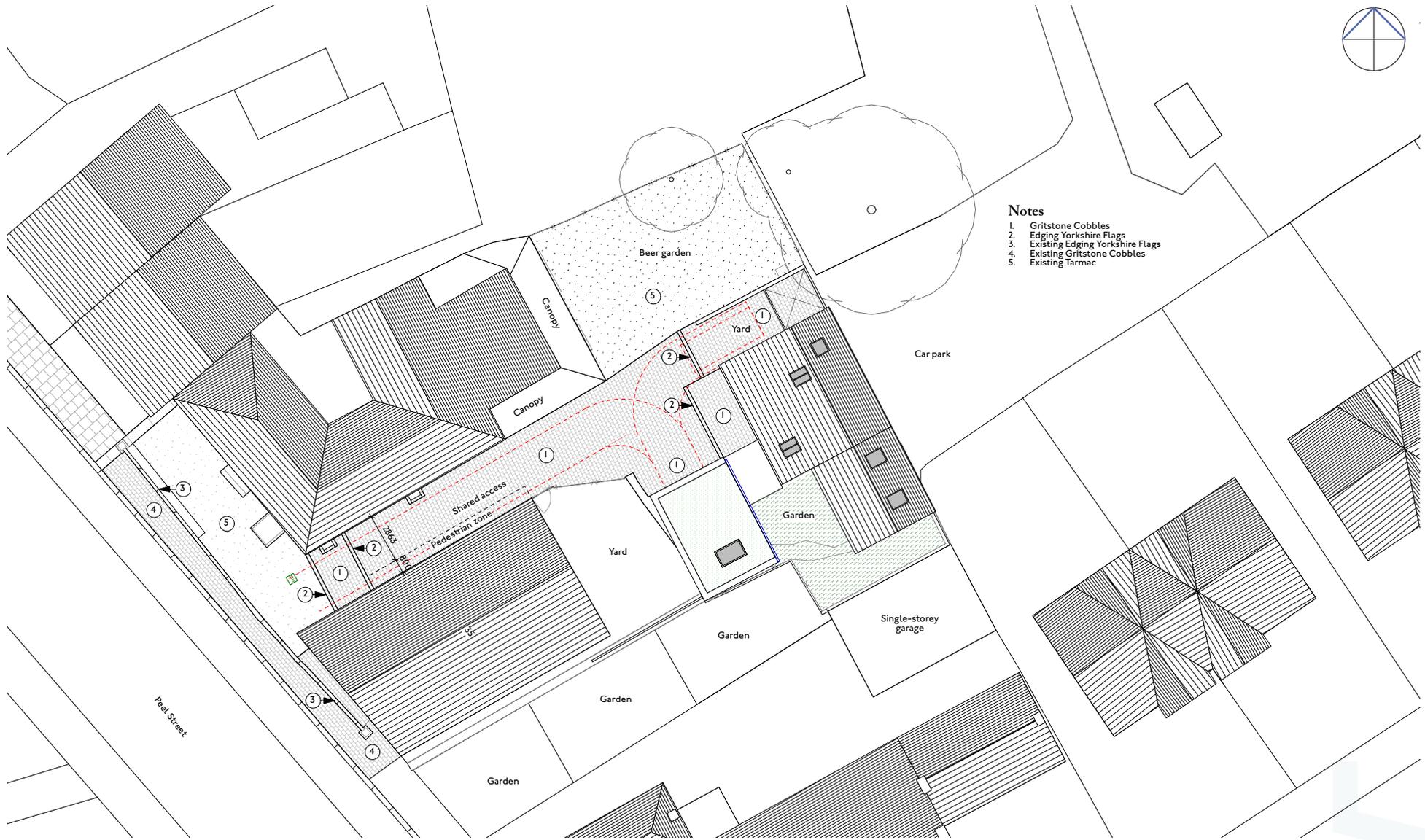
6.1 5. These measures will ensure that the house will remain an accessible and enjoyable place to live for the life of the applicants and be suitable for a range of future occupiers.



7. Highways Comments Pre-Application

7.1. Summary of highways comments on initial pre-app:

HIGHWAYS COMMENTS	RESPONSE
PRE-APPLICATION ADVICE I	
<p>“Access is private and possibly not in the ownership of the applicant, we would recommend that the applicant checks with his solicitor that there would be residential vehicular right of way available along the access. visibility splay to the access to Peel Street - due to the location of 35 Peel Street.”</p>	<ul style="list-style-type: none"> ✓ The applicants have confirmed that they have rights of shared access over the private driveway and share maintenance costs with The Shakespeare and 35 Peel Street.
<p>“There would also be a highway safety concern for pedestrians using both the front and rear beer gardens of the adjacent The Shakespeare public house, especially if the drinkers use the access to get between the two beer gardens. Again, this highway safety concern would need to be suitably addressed within the application.”</p>	<ul style="list-style-type: none"> ✓ There is no evidence of access being used by The Shakespeare customers in this way with access to the beer garden through the internal spaces of the pub.
<p>“Also, given the narrow, shared access with limited pedestrian intervisibility on Peel Street and the pub use at each end of the driveway, we would like to see turning space included to allow a vehicle to enter and exit the site in forward gear for highway safety reasons. It would not be considered safe to reverse out of the site on to the adopted highway, and without adequate and safe turning being indicated by a swept path analysis, we may have highway safety concerns about the proposals.”</p>	<ul style="list-style-type: none"> ✓ Off-street concealed parking space provided within proposed garage. ✓ Turning space integrated to allow vehicles to enter and leave the private driveway in forward gear, with the turning space within the land in the ownership of the applicant.
<p>Visibility splay to the access to Peel Street - due to the location of 35 Peel Street.</p>	<ul style="list-style-type: none"> ✓ Access road currently in use to access ‘The Barn’ for deliveries, parking for SASS yoga studio, and car park for The Shakespeare. ✓ Vehicle access for new dwelling designed so that cars can enter and exit in forward gear. ✓ New hard landscaping to identify a pedestrian area along the access road. Route located in area with the best inter visibility. Inclusion of route to improve awareness of vehicle users to be aware of pedestrians.



Site Plan turning circle

HIGHWAYS COMMENTS	RESPONSE
PRE-APPLICATION ADVICE 2	
<p>Given that the above [HEM insert: i.e. notes and updates submitted in response to Pre-Application 1] and that the proposals are revised to provide a one bedroomed dwelling with off- street parking and internal vehicle turning H D M are unlikely to object to these proposals.</p> <p>Note to be considered a suitable parking space the proposed garage should be a minimum size of 6m x 3m.</p>	<ul style="list-style-type: none"> ✓ No alterations were required to the proposed scheme for parking and vehicle access. ✓ The internal dimensions of the garage are 6m x 4m. ✓ Transport Consultant report provided assessing safety of access from existing to proposed use, included in application documents.



8. The Pre-Application Response 1

8.1. Two applications for pre-application advice have been submitted for the site.

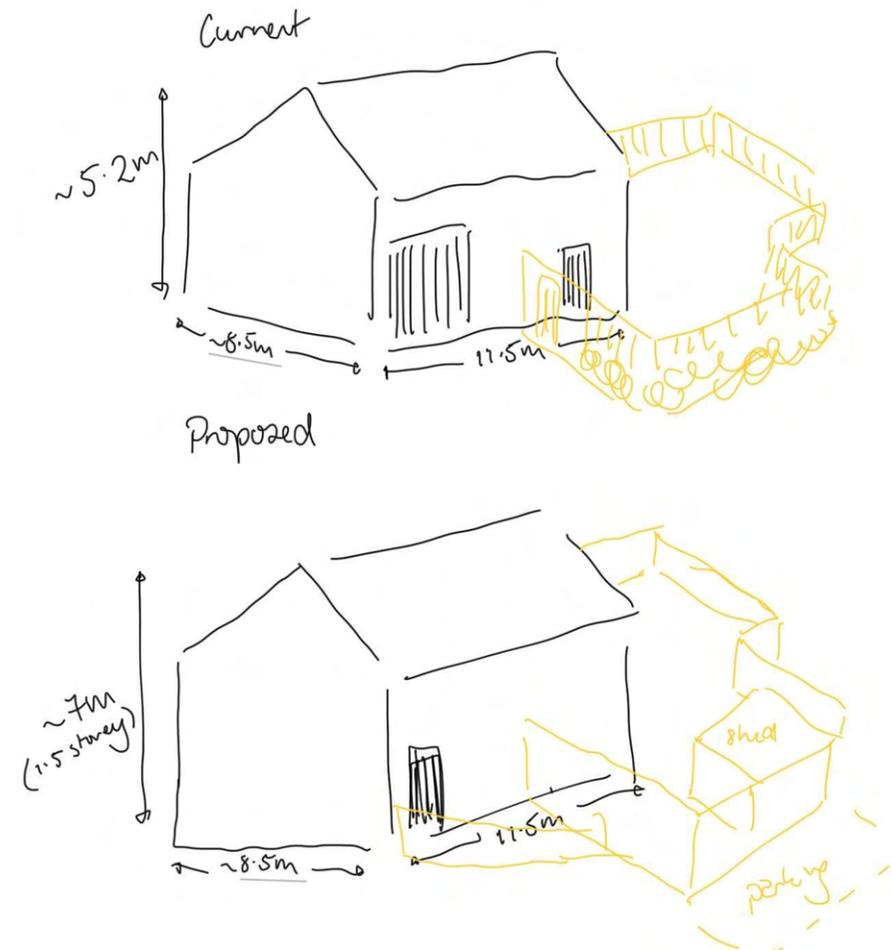
8.2. In 2022 the applicants sought Pre-Application advice for a self-build, 1.5-2 storey dwelling with 2-3 bedrooms to replace the existing building on the site. Pre-Application advice was provided on 14.02.2023 by Mathias Franklin.

8.3. The revised design for a 1-1.5 storey, 1 bedroom dwelling with garage outlined in this document was developed in response to this pre-application feedback.

8.4. Specialist reports were also commissioned and provided in response to technical responses from Local Authority consultees on:

- Ecology
- Noise Impact
- Heritage
- Contaminated Land
- Odour
- Highways

8.5. A second pre-application submission was made in January 2024. Pre-application advice was provided on 01.05.2024 by Lucy Taylor.



Sketches summarising the existing and proposed layout described in the first pre-application advice request

TOPIC	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
<p>Principle of Development</p>	<p>The pre-application advise set out that the development of a single dwelling on the site is acceptable in principle due to:</p> <p><i>“Paragraph 69 of the NPPF that states that: “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.”</i></p> <p>and, Self Build encouragement <i>“Local Planning Authorities need to plan for supporting housing supply and delivery including Self Build and Custom homes under the Self Build and Custom Housebuilding Act 2015 and this is supported by paragraph 62 of the NPPF”</i></p> <p><i>“Thus, the principle of development could be acceptable subject to the proposal not causing adverse impacts (i.e. including upon visual amenity, residential amenity, highways safety etc), and I will go on to discuss this below.”</i></p>	<ul style="list-style-type: none"> ✓ Highways approach detailed in this Design & Access Statement ✓ Design approach to prevent negative impacts on visual or residential amenity outlined in this Design & Access Statement
<p>Design, heritage and visual amenity</p>	<p><i>“Principle 15 of the SPD states that the design of the roofline should relate well to site context. Further to this, Principle 13 states that applicants should consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area, whilst Principle 14 notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.”</i></p>	<ul style="list-style-type: none"> ✓ The form of the dwelling has been developed as a collection of pitched roofs in reference to the surrounding character. ✓ The eaves heights tie in with surrounding buildings, particularly 35 Peel Street , when viewed from the Peel Street. ✓ Locally prevalent materials, slate and stone have been selected, appropriate to the conservation area and the proposed dwelling’s backland setting. ✓ The design of openings has been developed in reference to the existing patten of wide doors. Large openings on the street frontage recall historic ancillary uses rather than residential.

TOPIC	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
<p>Design, heritage and visual amenity</p>	<p><i>"Whilst it may achieve a similar height to the surrounding residential dwellings and the Public House, the indicative plan displays a dwelling set significantly behind both neighbouring dwellings which would result the property appearing as isolated 'backland' residential development potentially forming a contrived, confusing, and scattered building line, that would poorly integrate with existing development. There is no such residential 'backland' development on the north east side of Peel Street."</i></p> <p><i>"It is noted that the Appraisal mentions a chaotic building arrangement which is formed through the historic street pattern. However, the juxtaposition of a new detached, fragmented dwelling immediately adjacent to the Public House beer garden would not typically be considered to fit into the established built pattern of residential development."</i></p>	<ul style="list-style-type: none"> ✓ The height and roof form has been refined to better reflect that of the current building on the site, and to reduce to a single storey for the majority of it's volume. ✓ The character of the proposed dwelling is designed to conceal it's residential use when viewed from Peel Street, with materiality and visible opening sizes more akin to the current storage building, function backland development. Rather than trying to replicate nearby residential backland development that would not be feasible to replicate on this site with its character and size. ✓ Refer to SLR Heritage Statement for support for continuing an existing pattern of 'backland' development.
	<p><i>"In addition to the above, the proposed layout is also considered cramped with the private garden having to be sited to the front of the dwelling and no amenity space being provided to the rear. This would be out of keeping with residential development in the immediate vicinity. The additional boundary treatment to the front of the site, would only serve to increase the cramped and incohesive nature of the development"</i></p>	<ul style="list-style-type: none"> ✓ The main garden has been moved to the side and rear (south/west) of the dwelling to make the most of the best light. ✓ The proposed building and garage wrap around this garden providing privacy. ✓ The private garden will be in line with the existing collection of private gardens belonging to the dwellings within Ingfield House and on Manchester Road.



TOPIC	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
	<p><i>“Currently, its single-storey design and set back position to Peel Street is viewed as subordinate to the two-storey Public House and the 1 1/2 single-storey gable fronted mixed- use studio at No. 35. A greater height has the potential to result in a dominant feature and such a building should remain subordinate in scale to the buildings which front the street, which are mostly two storey buildings, as well as dominate the listed building of Ingfield”</i></p>	<ul style="list-style-type: none"> ✓ At 1.5 storeys the proposed dwelling is clearly subordinate to the two storey buildings on the main road. ✓ The proposed asymmetric pitched roof means the eaves height can be brought to the same level as 35 Peel Street, so is clearly subordinate to the surrounding buildings. ✓ The building is set further to the south than the current building which reduces its mass when viewed from the road. ✓ The topography change across the site, results in the proposed building appearing subordinate to the listed Ing Field House.



TOPIC	PRE-APPLICATION ADVICE 1	REVISED SCHEME RESPONSE	
<p>Impact on residential amenity</p> <p>Existing Dwellings</p>	<p><i>"Habitable room windows in the south side elevation are not advised."</i></p>	<ul style="list-style-type: none"> ✓ No windows are proposed on the south elevation that open directly into habitable rooms. ✓ A view out is provided from the first floor bedroom to the south, and light brought in over the double height space. The double height space provides a buffer preventing overlooking issues between the windows of Ingfield House and the new dwelling. ✓ Care has been taken to ensure that the proposed development does not unduly overbear the private garden of 1 Parkfield, or detrimentally overlook this garden. The single storey pitched roof over the kitchen/ dining diminishes in height on the boundary with 1 Parkfield. There are no windows onto the garden of 1 Parkfield so no overlooking. 	<p>See diagram overleaf.</p>



TOPIC	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
<p>Impact on residential amenity</p> <p>Proposed Dwelling</p>	<p><i>"I am also concerned about the relationship with the beer garden and the potential for poor levels of privacy for occupiers. In addition, with further boundary treatments at the site to improve privacy, this has the potential to result in a poor level of outlook from ground floor level windows and reemphasise a cramped form of development"</i></p>	<ul style="list-style-type: none"> ✓ A Noise Impact Assessment has been carried out. Summary of conclusions; No issues with noise levels in the external areas that would prevent the enjoyment of the private amenity/gardens. ✓ Recommendations for internal areas include triple glazed windows and MVHR to avoid the need to have windows open at peak times. These measures are part of the scheme as part of its sustainability aims. ✓ Privacy of the front entrance has been achieved by siting it away from the pub outdoor area, with a screened and covered entrance. No views into the proposed dwelling from this outdoor area, even when the door is opened. This entrance also screens the garden from view. ✓ Views are provided in several directions from the inside spaces, with large openings out to the garden from the kitchen/dining room due to its direction, these open up to the south-west where they are not overlooked.
		<ul style="list-style-type: none"> ✓ Ground floor windows can be provided in three directions without overlooking risk due to their siting. ✓ Far reaching views towards surrounding hills are possible on the mezzanine storey towards the north. ✓ Rooflights to all spaces also provide additional daylight. <div data-bbox="1429 724 2119 1254" data-label="Image"> </div> <p data-bbox="1429 1294 1854 1318">Privacy of entrance from key site routes</p>

TOPIC	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE	
Overlooking - Fire Escape	<p>Adjacent Application: 35 Peel Street 202 I/92776 Officer Note:</p> <p>An elevated fire escape was given permission which would have potential for overlooking and loss of privacy to The Barn's outdoor space however this was accepted for emergency use with the provision that it not be used as a common use platform.</p>	<p>☑ Overlooking of the garden or house from this door, is therefore not a concern.</p>	



TOPIC	PRE-APPLICATION ADVICE 1	REVISED SCHEME RESPONSE	
Materiality	<p><i>"Materials should respond to local vernacular."</i></p> <p><i>"The images provided to demonstrate desired stone detail fenestration at the top of page 6 of the DAS would be considered too out of keeping with the nature of development and area; the white rendered image with angled stone cills would be too elaborate and the windows with stone surround would appear too out of keeping. Additionally, door details for residential properties tend to be of simple design with stone head and an elaborate appearance such as having a pediment or excessive glazing surrounds would appear out of keeping. Detailing should respond to local vernacular."</i></p>	<ul style="list-style-type: none"> ✓ Stone walls ✓ Simple openings and fenestration ✓ Improvements to the existing tarmac hard landscaping are proposed, to reinstate stone. 	



CONSULTEE	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
Ecology	Recommendation that a suitably qualified ecologist should be engaged to undertake a Preliminary Ecological Appraisal and to advise on ecological issues including achieving a Biodiversity Net Gain.	<ul style="list-style-type: none"> ✓ Preliminary Ecological Appraisal has been prepared and included with this pre-application submission. ✓ Barn was assessed to have low bat roosting potential. A Dusk Emergence Survey has been carried out with no evidence of roosting bats recorded. No further surveys are required. ✓ Recommendations from PEA to be followed with proposed design.
Conservation & Design	<i>“No objections, provided recommendations to achieve sensitive design for heritage amenity.”</i>	<ul style="list-style-type: none"> ✓ More detail from Heritage Appraisal submitted supporting the potential for development on the site.
Odour	<p>Adjacent Application: 35 Peel Street 202 I/92776 Officer Note:</p> <p>“While no odour impacts from the proposed light food preparation were identified, it was noted that planning permission would be required if it was intensified”</p>	<ul style="list-style-type: none"> ✓ Odour from 35 Peel Street who are permitted to prepare light food only, was deemed to have no detrimental impact on the existing gardens that surround the building. Proposed garden space is located on this side close to these existing gardens, further away from the public house where hot food may be prepared. ✓ MVHR is proposed for the dwelling to improve the indoor air quality which will also prevent odours from having a negative impact inside. ✓ An Odour Assessment will be prepared and submitted to support these conclusions.
Contaminated Land	<i>“The use (both currently and historically) of the current structure should be investigated in relation to potential contamination before any groundworks are undertaken. This would be required for the public safety of the occupiers and surrounding development considering the previous history of the site.”</i>	<ul style="list-style-type: none"> ✓ Phase I Report provided with this application with no contaminants found or remedial works required.



CONSULTEE	PRE-APPLICATION ADVICE I	REVISED SCHEME RESPONSE
KC Waste Strategy (Refuse and Recycling)	<p>No objections.</p> <p>“ The distance between the property and Peel Street is approximately 28m ... This is sufficiently close to the 25m drag out guidance limit in BS5906:2005 as not to be a significant issue for bin presentation”.</p> <p>Design details to be finalised to ensure integration of waste collection in future proposals.</p>	<ul style="list-style-type: none"> ✓ Dedicated bin store area provided in suitable proximity from the road for bins to be taken to roadside on collection days. ✓ Landowner permission for temporary presentation of bins on the street to be submitted alongside the application.
KC Trees	<p><i>“There are some trees located on land to the rear of the site of which the closest to the boundary will likely require some minor crown reduction work to give clearance from the existing building and allow room for construction work, this can be dealt with by submission of a tree work application, or a work specification approved as condition of planning consent.”</i></p>	<ul style="list-style-type: none"> ✓ To be submitted separately



9. The Pre-Application Response 2

9.1. A second pre-application submission was made in January 2024. Pre-application advice was provided on 01.05.2024 by Lucy Taylor.

9.2. Following the pre-application note a follow-up meeting was requested by the applicants in line with the pre-application service, which was refused by the Local Planning Authority.

TOPIC	PRE-APPLICATION ADVICE 2	REVISED SCHEME RESPONSE
Increased built form through inclusion of Garage	<i>“The proposed dwelling would be of a slightly smaller footprint to the existing building; however, a detached garage is also proposed to be built to the front of the dwelling, adding to the overall extent of built form proposed.”</i>	<ul style="list-style-type: none">✓ The location of the garage means it’s tucked away, not visible from Peel Street.✓ The garage is required in order to provide a secure, off-street car parking space for use by the occupants.✓ The garage replaces tall stone walls. The topography of the site means the replacement of these walls and fences with the single storey garage will not create an overbearing impact on neighbouring gardens.



<p>Increased Ridge Height</p>	<p><i>“Whilst the submitted plan suggest that the dwellinghouse would be set to the same height at No.35, the building would undergo an increase in its overall height to create a one and a half storeydwelling, which would inevitably increase the dominance of built form in comparison to the existing relationship.”</i></p>	<ul style="list-style-type: none"> ✓ It’s acknowledged that the ridge height of the 1.5 storey half of the proposed dwelling is taller than the existing ridge by 1m. ✓ The decision has been made to increase the height of this area of the roof to provide the areas required, while allowing the ridge height of the other part of the building to be reduced. The single storey section of the proposed building the ridge height is reduced by 1.4m. ✓ The location of the building mass has been chosen to have the lowest impact on neighbouring uses and gardens. ✓ The eaves height on the Peel Street side of the building has been reduced to minimise it’s impact and sense of scale on the approach to the dwelling. This now aligns with the eaves of 35 Peel Street. The ridge has been pushed back away from Peel Street to reduce it’s impact. ✓ Clarification was sought on how much impact the increase height was deemed to have. No clarification was provided in response.
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<p>Building Line / Massing</p>	<p><i>“Whilst it has been acknowledged that the proposed dwelling would be set down in height in comparison to surrounding development, the indicative plans display a dwelling which would be set significantly behind both neighbouring dwellings, which would ultimately result in the property appearing as isolated ‘backland’ residential development, potentially forming a contrived, confusing and scattered building line, that would poorly integrate with existing development. There is no such residential ‘backland’ development on the north east side of Peel Street.”</i></p> <p><i>"However, the juxtaposition of a new detached, fragmented dwelling immediately adjacent to the Public House beer garden would not typically be considered to fit into the established built pattern of residential development. It is also considered not possible to reposition the proposed dwelling within the boundaries of the site, without it appearing as an incompatible and fragmented form of development within the locality. This would serve to cause harm to the conservation area and the setting of the nearby Grade II Listed Building.”</i></p>	<ul style="list-style-type: none"> ✓ The building line and site arrangement replicates the existing pattern of development. ✓ Massing when viewed from Peel Street is reduced by pulling back the building footprint from the north. ✓ Fenestration when viewed from Peel Street has been deliberately detailed so as not to be typically ‘residential’ in appearance. ✓ Heritage Impact Assessment by SLR Consulting concludes that there is no harm to the conservation area or setting of the nearby Grade II Listed Building.
<p>Impact on Neighbouring Amenity</p>	<p><i>“care would need to be taken to ensure that the proposed garage does not unduly overbear or overshadow this private garden associated with Ingfield.”</i></p>	<ul style="list-style-type: none"> ✓ Due to site topography and replacement of existing tall fencing/walls the increase in height of the garage is only 0.5m. ✓ The orientation and location of the garage in relation to the gardens means it will not overshadow or block sunlight to these gardens. ✓ To further reduce it’s impact proposed height of the garage in the planning application has been reduced by 200mm from the height shown in the pre-application submission. ✓ Refer to existing and proposed Section CC.

<p>Proposed Dwelling Amenity</p>	<p><i>“The development raises concerns with regards to privacy, especially in relation to the beer garden to the rear of the neighbouring Public House. A window is shown on the side elevation of the dwelling adjacent to the beer garden to serve the living space / home office, it is recommended that this window be removed upon the submission of any subsequent planning application.”</i></p>	<ul style="list-style-type: none"> ✓ The cill height of this window has been raised to 1.7m above floor level to prevent any loss of privacy or overlooking between the dwelling and the beer garden. ✓ The window has been retained to bring daylight into the internal spaces from more than one direction, and create long views towards the hills visible in the distance.
	<p><i>“The proposed garden area would have a total footprint of approximately 37sqm. Whilst a garden of this area could be viewed as proportionate to a one bedroomed dwelling, there are significant concerns raised about the potential living environment within the proposed garden for future occupiers of the dwelling, especially given the closed in feel which it would have as a result of the fencing to the covered entrance and the presence of a detached single storey garage to the south and given it’s proximity to noisy users, including the mixed use unit of No. 35 and the Public House with a beer garden to the rear.”</i></p>	<ul style="list-style-type: none"> ✓ The orientation of the garden, facing south-west, means it will be well lit. ✓ Long views have been created through the garden and the house. ✓ Noise Impact Assessment submitted confirms the noise levels in the proposed garden will not impact the enjoyment of the occupants.
	<p><i>“Whilst the presence of a timber fenced covered entrance would block views between the beer garden and private amenity space to serve the dwelling, it is considered that the presence of this fencing would further emphasise the cramped form of development and limit further the outlook from habitable room windows on the ground floor.”</i></p>	<ul style="list-style-type: none"> ✓ The layout has considered privacy alongside views and daylight. ✓ The orientation and location of the covered entrance means it will not block light to the kitchen/dining room which is south-west facing. ✓ Rooflights and toplights used where views are limited.



10. Conclusion

- I 0.1. The proposals respond to the Kirklees Local Plan encouragement of residential development in town centres and sustainable locations, to provide vibrant communities and support economies.
- I 0.2. The proposed dwelling is supported by local and national policy in favour of sensitive development of brownfield sites to provide a high quality, highly sustainable dwellings within a central location, allowing the applicants to live in this area where they have family links.
- I 0.3. The proposed dwelling will replace an existing building that is of detriment to the Marsden Conservation Area, on a site that makes no contribution. The materiality, scale of the dwelling will improve and enhance the Marsden Conservation Area.
- I 0.4. The layout has been carefully designed to provide screening and privacy from surrounding commercial uses, while bringing in plenty of daylight and views.
- I 0.5. The design has been carefully considered to prevent overlooking between proposed and existing dwellings and external spaces.
- I 0.6. The potential impacts of noise and odour have been considered and assessed. An odour assessment has concluded that there is no significant impact of odours from the surrounding commercial uses. The recommended measures to ensure there is no negative impact on future occupiers due to noise have been exceeded.
- I 0.7. The proposed improvements to hard landscaping of the entire access road would make a positive improvement to the wider conservation area, and improve vehicle and pedestrian safety.



Sketch view from Peel Street



11. About Us

We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

- ✓ We specialise in creative, sustainable residential architecture that is a delight to live in
- ✓ We're a well established practice, operating for over 10 years with a wealth of successfully completed projects
- ✓ We're experts at making the most difficult sites including new, green belt dwellings using NPPF Paragraph 80 and tricky backland plots.
- ✓ We've achieved a 99% success rate in achieving planning approvals, and are the architects responsible for the first and only house in South Yorkshire to be approved under PPS7/Para 55/Para 79/Para 80
- ✓ Our team sit on the Barnsley, East Midlands & Yorkshire Design Review Panels
- ✓ We work with the Passive House standard to deliver buildings that are warmer, comfier and healthier
- ✓ We design user-friendly, flexible spaces that give value for life
- ✓ We're a RIBA Chartered Practice and members of the Passivhaus Trust.

WHO ARE WE?

**We love architecture.
We live to create.
We are families &
communities.**





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AECB member | Passivhaus Trust member | RIBA
Chartered Practice