DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DORMER BUNGALOW

AT POPLAR AVENUE, THONGSBRIDGE

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ARCHITECTURE

1 - INTRODUCTION

This Design and Access Statement is prepared in support of a Planning Application for a dormer bungalow on land to the rear of 2 Poplar Avenue. The proposal seeks to replace the existing garage and hardstanding with a modern, sustainable dwelling. The proposal has been designed in line with local planning policy, particularly the Kirklees Housebuilder Design Guide.

2 – SITE CONTEXT AND LOCATION

The site is situated to the rear of 2 Poplar Avenue, Thongsbridge, within a residential area, and is unallocated with the Kirklees Local Plan.

Thongsbridge is a historic village with an architectural character that reflects its rural-industrial past and traditional village setting. The area features:

- Stone-built houses: Many homes are built using natural stone, particularly Yorkshire stone, which is characteristic of the region.

- Sloped roofs and chimneys: Traditional houses in Thongsbridge commonly feature pitched roofs with stone or slate tiles, complemented by chimneys, which contribute to the village's historic character.

- Modest scale and massing: Buildings in the area tend to be of a relatively modest height and scale, often no more than two storeys.

- Terraced and semi-detached houses: There is a prevalence of terraced and semi-detached houses from the late 19th and early 20th centuries, often with symmetrical facades and regular fenestration.

In recent years, there has been some modern infill development, with some designed to blend into the existing architecture, and others that step outside of the normal characteristics, utilizing a range of different materials, inclusive of brick, timber, artificial stone, render and cladding.

3 – DESIGN PROPOSAL

The proposed dormer bungalow has been designed to be sensitive to the existing character of Thongsbridge, ensuring it integrates well with its surroundings while also offering a modern interpretation of local architectural traditions.

While the bungalow integrates traditional materials and forms, it also introduces modern architectural features, such as the composite cladding on the dormer and the modern entrance canopy. These elements ensure that the design is not purely a pastiche of historical architecture but offers a contemporary interpretation that meets modern living standards. This blend of old and new helps to keep the architectural character of the area evolving, in line with recent developments in the village that have introduced more modern housing types while maintaining respect for the traditional aesthetic.

East Elevation

Bungalows are relatively limited in the local area around Thongsbridge. The housing stock in this part of Holmfirth generally comprises a mix of two-storey semi-detached houses, detached homes, and terraced properties, many of which are more traditional in style. Bungalows, which offer the advantage of single-storey living, are less common, particularly in newer developments

where there has been a preference for building taller, higher-density housing types to maximise land use.

The limited availability of bungalows in the area contributes to a demand gap, particularly among certain demographics such as:

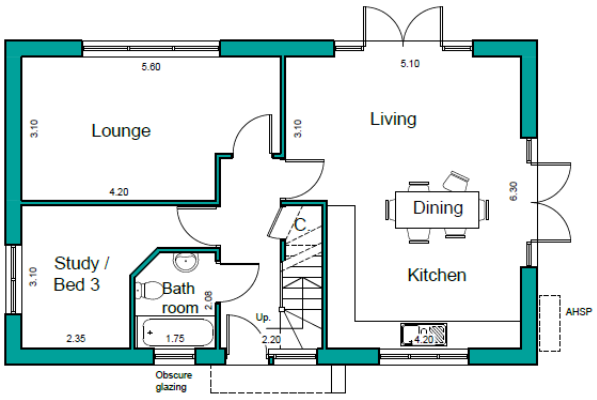
- Elderly residents: who prefer single-level living for ease of mobility and maintenance.
- People with disabilities: who require homes without stairs.
- Downsizers: homeowners seeking a more manageable space after living in larger properties.

The proposal for a dormer bungalow directly addresses this demand. By introducing a bungalow in an area where such house types are scarce, the development helps to diversify the local housing stock, offering greater choice for current and future residents. It also promotes a more inclusive community by catering to the needs of older people or those with mobility issues, in line with local and national housing strategies that emphasise the importance of lifetime homes.

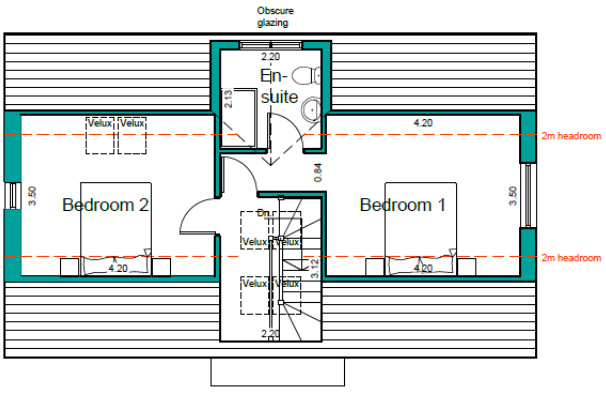
3.1 Use and Amount

The proposed development involves replacing the existing garage and concrete hardstanding with a dormer bungalow. The proposed bungalow will feature two bedrooms within the roof space, an open-plan kitchen-dining area, and a landscaped garden to the rear.

The single dwelling will utilize the available 273m² plot, providing ample space for a new residential unit with a footprint of 80m2 while ensuring that the scale of development is proportionate to surrounding properties.



Ground Floor Plan



Roof Space Plan

3.2 Layout & Landscaping

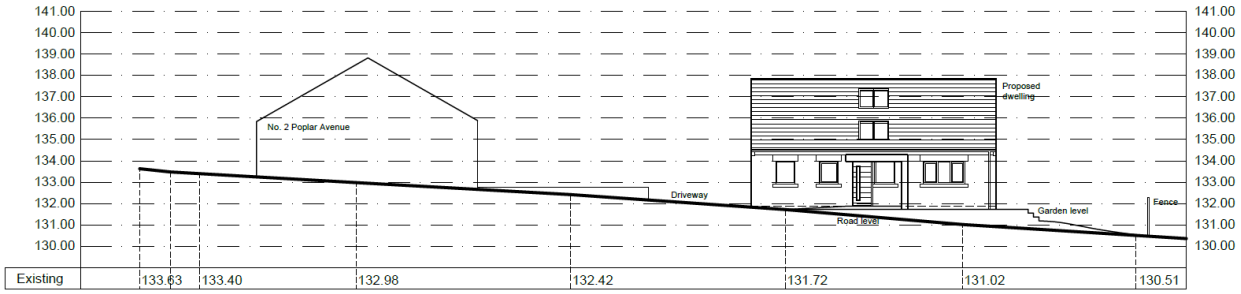
The bungalow is designed to respect the privacy and amenity of adjacent properties. The design ensures minimal overlooking, with obscured glazing in relevant areas, only secondary windows face east onto the adjacent properties, with all habitable windows looking onto amenity space that do not invoke potential overlooking concerns. Vehicle access will remain as is, utilizing the existing access to Poplar Avenue, thus minimizing highway disruption.

The proposal includes a landscaped garden to the rear of the property, The introduction of soft landscaping will ensure that the development contributes to the village's green character, softening the built form and enhancing the local vernacular from what exists today.

3.3 Scale

The bungalow is designed with a low profile, ensuring that it does not overpower nearby properties. The modest height and scale of the dormer bungalow are in keeping with the local character of two-storey and single-storey properties that dominate the area. This ensures that the development will not dominate the streetscape and will instead blend seamlessly with the existing built environment.

By placing the bungalow towards the rear of the plot, the design also ensures that it does not disrupt the established building lines or visual flow of the street. This helps maintain the overall coherence of the village's built form, aligning with the Kirklees Housebuilder Design Guide's recommendations on respecting local patterns of development.



3.4 Appearance

The bungalow will be constructed using walling stone, which aligns with the predominant material used in the village's housing stock. This ensures that the proposal respects the local vernacular and maintains the character of the area. The stone heads and cills to the windows will add architectural detailing that is commonly found in older properties in Thongsbridge, further reinforcing its relationship to the local built environment.

The proposal includes a pitched roof with concrete interlocking tiles, which mimic the appearance of slate or stone roofs found on older homes in the area. The use of these tiles ensures that the roofscape of the new dwelling will complement that of neighboring properties.

The dormer element of the bungalow is designed with composite cladding, a modern material that introduces a contemporary element while ensuring the structure remains compatible with the surrounding architecture. Dormer windows are not uncommon in the village, particularly where loft conversions or dormer extensions have been added to traditional homes. The inclusion of a dormer also helps to reduce the visual bulk of the bungalow, allowing it to fit comfortably into its setting.

4 - ACCESS

4.1. Access and Safety

The proposal makes use of the existing vehicle access from Poplar Avenue. By retaining the current access point, the development minimises the impact on the local road network and avoids the need for new or additional access points. This ensures the proposal adheres to the Kirklees Highways Design Guide by:

- **Minimising disruption to traffic flow**: By utilising the established access, the development ensures safe entry and exit for vehicles without the need for new road infrastructure, which could disrupt local traffic patterns. This is particularly important in residential areas, where new access points can introduce additional risks.
- **Maintaining existing sightlines**: The proposal ensures that there are clear sightlines for vehicles exiting the property, as per highway safety standards. This is crucial for ensuring that vehicles can safely join Poplar Avenue without obstructing views of oncoming traffic, thus minimizing the risk of accidents.

4.2. Impact on Traffic

Given that the proposal is for a single dwelling, the development will have a minimal impact on traffic levels in the area. A single additional dwelling will generate only a small increase in vehicle movements, which will be easily absorbed by the existing road network. Kirklees Highways typically assess developments for their impact on traffic volumes, and this modest addition is not anticipated to cause any significant increase in congestion or pressure on nearby roads.

4.3. Parking Provision

The proposal provides off-street parking for the new dormer bungalow, ensuring that there will be no increased demand for on-street parking in the surrounding area. In accordance with Kirklees Council's parking standards, the dwelling will have:

- **Adequate parking spaces** for residents within the curtilage of the property, ensuring there is no need for on-street parking that could obstruct local traffic or cause safety issues for pedestrians. The driveway layout, as shown in the site plan, provides sufficient space for parking one or more vehicles, which complies with Kirklees' minimum parking space requirements for new developments.

4.4. Highway Safety Compliance

In accordance with Paragraph 110 of the National Planning Policy Framework (NPPF) and Kirklees' own safety guidelines, the development:

- **Prevents unacceptable highway safety impacts**: By using the existing access point and ensuring sufficient parking, the development avoids placing any additional strain on the surrounding highway network. The retention of existing sightlines and the provision of adequate parking spaces help mitigate any potential safety risks.
- **Provides safe and suitable access**: The bungalow's layout ensures that both pedestrians and vehicles have safe and suitable access to the site. This includes safe turning spaces within the plot for vehicles, minimizing the risk of dangerous manoeuvres on the road.

4.5. Sustainable Drainage and Surface Water Runoff

By removing the existing concrete hardstanding and replacing it with permeable landscaping and garden space, the proposal reduces surface water runoff, which is a common concern for highways in residential areas. The use of permeable materials contributes to local sustainable drainage systems (SuDS), reducing the risk of flooding or water accumulation on nearby roads, which can compromise highway safety and durability. This aspect of the proposal aligns with Kirklees Highways' policies on managing water runoff and ensuring road safety during heavy rainfall.

4.6. Construction Management

The development will also comply with construction-phase highway requirements by:

- Ensuring minimal disruption to the local road network during the construction phase, with plans to manage construction traffic and deliveries in a manner that does not impede local traffic or pose safety risks to pedestrians or other road users. Temporary measures, such as signage and traffic management systems, will be put in place if required.
- Ensuring that all construction vehicles are parked on-site rather than on nearby streets, avoiding any obstruction to the highway and maintaining safety for local residents.

4.7. Emergency and Service Vehicle Access

The layout ensures that emergency vehicles, such as fire engines, and service vehicles, including waste collection trucks, can easily serve the site. The access driveway is wide enough to accommodate these vehicles, ensuring that emergency services can reach the property swiftly in the event of an incident, in line with Kirklees Council's Emergency Access Standards.

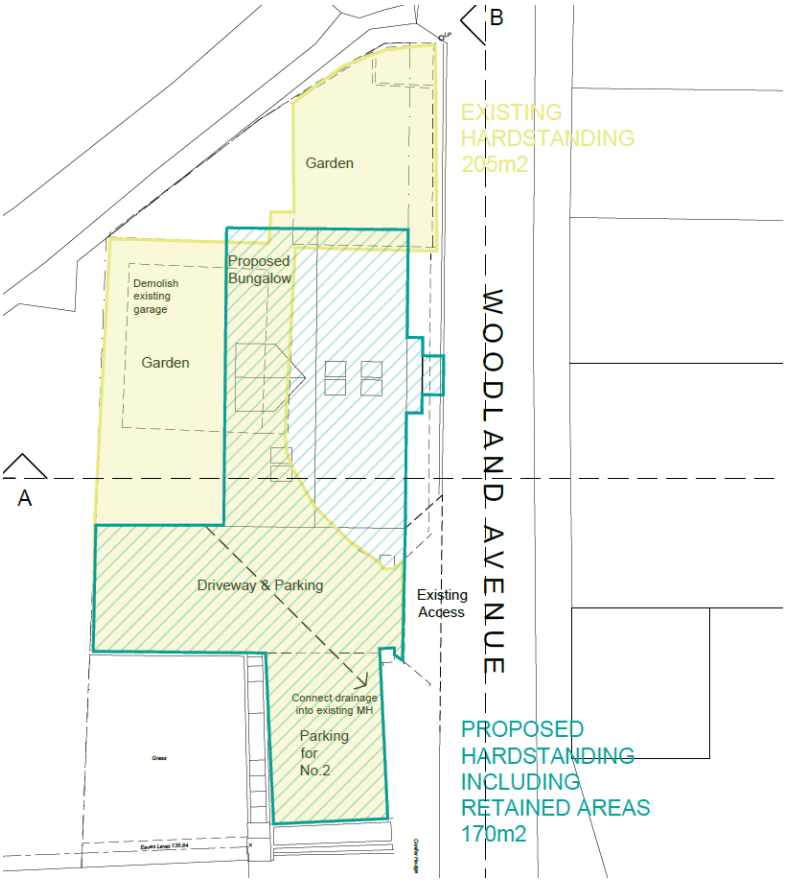
5 – PROTECTED TREES AND BIODIVERSITY

5.1 Impact on Protected Trees

The nearby protected trees, as indicated in the Tree Preservation Order (TPO) mapping system, will not be affected by the development. The proposal has been designed to respect the proximity of these trees, ensuring that their root systems and canopy are preserved. This approach ensures compliance with local environmental protection policies.

5.2 Biodiversity Net Gain

The proposed development aligns with the Biodiversity Net Gain (BNG) policy. By removing the existing hardstanding and garage and replacing them with a landscaped garden, the proposal contributes to the enhancement of local biodiversity. The introduction of green space and native planting will provide habitat for local wildlife, offering a clear environmental betterment compared to the current condition of the site. Additionally, the reduction of impermeable surfaces will help improve surface water drainage, contributing to sustainable development goals.



6 – CLIMATE CHANGE STATMENT

Air Source Heat Pump

The proposal includes the installation of an Air Source Heat Pump (ASHP) as the primary heating system for the dormer bungalow, aligning with modern sustainable building practices and energy efficiency goals. Here's how the use of an ASHP benefits the proposal and complies with both national energy policies and Kirklees Council's sustainability objectives:

- Reduced carbon footprint: ASHPs produce significantly less carbon than gas or oil heating systems, supporting the UK's goals to reach net-zero emissions by 2050. The use of an ASHP helps the proposed bungalow contribute to lower greenhouse gas emissions, aligning with Paragraph 152 of the NPPF, which encourages development that minimizes energy consumption and improves efficiency.
- Renewable energy integration: The ASHP is considered a renewable energy source since it draws heat from the ambient air. This is in line with Kirklees Council's sustainability policies, which encourage the use of renewable energy technologies in new developments.
- Lower energy bills: ASHPs provide lower running costs than conventional heating systems, benefiting future homeowners by reducing their energy bills. This makes the home not only more sustainable but also economically attractive for potential buyers, increasing its value in the housing market.

Installing an ASHP also ensures that the bungalow will meet the energy performance requirements set out in Part L of the UK Building Regulations, which focus on the conservation of fuel and power. By using renewable energy technology, the proposed dwelling will exceed the minimum standards for energy efficiency, contributing to a high Energy Performance Certificate (EPC) rating, which is increasingly important for new homes.

By incorporating an ASHP, the proposed bungalow will help future-proof the development against the increasing impacts of climate change. As the UK government phases out gas boilers by 2025 in new builds, using ASHP technology ensures compliance with upcoming carbon reduction targets and demonstrates a forward-thinking approach to sustainable homebuilding.

Timber Frame Construction

The proposed bungalow will be constructed using a timber frame, which offers numerous advantages in terms of sustainability, energy efficiency, and build quality. Timber frame construction is gaining popularity due to its environmentally friendly credentials.

Timber is a renewable material, making it one of the most sustainable construction methods available today. The use of timber frame construction aligns with both the NPPF and Kirklees Council's environmental policies, which advocate for the use of sustainable building materials.

The benefits of using a timber frame include:

- Low embodied carbon: Timber acts as a carbon sink, storing CO2 that has been absorbed during the tree's lifetime. This contrasts with more energy-intensive building materials like concrete or steel, which have a much higher carbon footprint.
- Renewable resource: As long as timber is sourced from sustainably managed forests, the use of wood in construction can be a highly renewable resource. This approach ensures the bungalow aligns with Paragraph 149 of the NPPF, which encourages local planning authorities to take a proactive stance in minimizing carbon emissions.

Timber frames have excellent thermal performance, which makes them ideal for meeting modern energy standards. The natural insulation properties of timber, combined with the ability to easily incorporate high-performance insulation materials within the structure, help achieve an exceptionally energy-efficient building envelope. Benefits include:

- Lower U-values: Timber frame construction allows for lower U-values (a measure of heat loss), meaning the bungalow will lose less heat through its walls and roof, contributing to lower energy consumption and helping to meet Building Regulations Part L.
- Reduced heating demand: The well-insulated timber frame ensures that less energy is required to heat the home, particularly when combined with the Air Source Heat Pump, making the dwelling more energy-efficient overall. This is particularly important in meeting Kirklees' objectives to promote energy-efficient buildings that reduce both carbon emissions and heating costs.

One of the key advantages of timber frame construction is the speed at which it can be assembled. Timber frame homes are often prefabricated off-site, allowing for a quicker, more precise construction process compared to traditional brick or block builds.

7 – PLANNING POLICY AND CONSIDERATIONS

KIRKLEES LOCAL PLAN POLICIES

Policy 2: Local Character

The proposal follows Policy 2 by ensuring that the design respects the established character of Thongsbridge. The use of stone for the bungalow's exterior walls is consistent with local building materials, ensuring the new development integrates well with the surrounding context. The scale and massing of the dormer bungalow are in line with adjacent properties, respecting the scale of nearby dwellings. This approach reflects the principle of maintaining local character through sensitive design choices.

Policy 4: Materials

According to Policy 4, new developments should use materials that are in keeping with the local area to help preserve the character and appearance of the surroundings. The proposal uses concrete interlocking tiles for the roof and uPVC windows, which are both common in the local area, ensuring visual continuity. Additionally, the composite cladding for the dormer adds a contemporary design element while being compatible with the more traditional artstone heads and cills, aligning with the policy's emphasis on high-quality materials and detailing.

Policy 6: Layout and Form

The layout of the development aligns with Policy 6, as the bungalow's positioning at the rear of the plot ensures it respects the surrounding properties and preserves the character of the area. The building's orientation and layout also maintain privacy for nearby residences by including obscured glazing where necessary, ensuring there is no overlooking. This is consistent with the guidance to ensure a sensitive relationship between new and existing properties.

Policy 8: Landscape and Boundary Treatment

The landscaping plan supports **Policy 8** by enhancing the local green infrastructure. The removal of hardstanding and the introduction of a garden will contribute positively to the biodiversity and aesthetics of the area. The proposed boundary treatments, including soft landscaping and hedging, align with the policy's requirement to enhance the street scene while maintaining a sense of enclosure.

Policy 11: Protecting Existing Trees

The proposal ensures compliance with Policy 11, which requires developments to protect existing trees that contribute to local character. The design has taken into account the nearby protected trees (as identified in the TPO mapping system), ensuring that the development will not disturb their root systems or canopies. No construction will take place within the root protection zones, and the existing trees will remain unaffected, preserving their contribution to the local environment.

Policy 15: Sustainable Drainage

In line with Policy 15, the removal of the existing hardstanding will reduce surface water runoff, which contributes to flood risk management. The proposal introduces permeable landscaping and a garden, which will help manage surface water more sustainably. This complies with the policy's emphasis on sustainable drainage systems (SuDS) and the need to prevent water run-off from paved areas.

By aligning with these key policies from the Kirklees Housebuilder Design Guide, the proposal not only respects the existing character of the area but also promotes sustainable and sensitive development that enhances both the local environment and community.

NPPF POLICIES

Sustainable Development (Paragraphs 7-14)

The NPPF defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The proposal contributes to sustainable development by:

- **Environmental Sustainability**: The proposal replaces impermeable hardstanding with landscaped garden space, supporting biodiversity, and reducing surface water runoff, thus improving local drainage systems. This aligns with the NPPF's commitment to protecting and enhancing the natural environment.
- **Social Sustainability**: The development provides a new, high-quality home in an area with a mix of housing types, contributing to housing supply in Thongsbridge without overburdening local infrastructure.
- **Economic Sustainability**: By providing construction jobs and supporting local suppliers, the development contributes to the local economy, aligning with the NPPF's focus on economic development.

Delivering a Sufficient Supply of Homes (Section 5)

The NPPF emphasizes the importance of providing a variety of homes to meet the needs of different community members. This proposal delivers a single-family home, adding to the mix of housing types in Thongsbridge. The new bungalow provides an opportunity for housing in a village setting, contributing to local housing targets and supporting the NPPF's aim of delivering a sufficient supply of homes.

Design (Section 12: Achieving Well-Designed Places)

The NPPF sets out that good design is key to achieving sustainable development. The proposal adheres to Paragraph 127, which emphasizes the importance of creating developments that:

- Function well and add to the quality of the area.

- Are visually attractive and respond to local character and history.
- Ensure a high standard of amenity for existing and future users.

The use of traditional materials, such as walling stone and artstone details, ensures the bungalow complements the surrounding properties and enhances the local character. At the same time, the introduction of modern features, such as composite cladding and a contemporary entrance canopy, creates a visually attractive and functional home.

The layout has been designed to ensure that it fits well within the existing pattern of development, aligning with Paragraph 130, which encourages developments to optimize the use of land and make efficient use of previously developed sites.

Promoting Sustainable Transport (Section 9)

The proposal supports the NPPF's goal to promote sustainable transport by:

- Minimizing highway impact: The development will utilize the existing access point from Poplar Avenue, minimizing disruption to traffic flow and the need for new infrastructure. This is in line with Paragraph 108, which emphasizes safe and suitable access to developments.
- Encouraging walking and cycling: With proximity to local services, the proposal encourages walking and cycling, reducing reliance on vehicles for short trips.

Meeting the Challenge of Climate Change, Flooding, and Coastal Change (Section 14)

The NPPF encourages new developments to consider the impact of climate change and integrate resilience measures. In line with Paragraph 155, the proposed removal of the concrete hardstanding and replacement with permeable landscaping will help manage surface water sustainably, reducing the risk of local flooding. This supports the NPPF's objectives of ensuring developments are climate-resilient and reduce flood risks.

Conserving and Enhancing the Natural Environment (Section 15)

The NPPF advocates for the protection and enhancement of the natural environment. The proposal supports Paragraph 170 by:

- Enhancing biodiversity: The landscaping plan introduces a garden and soft landscaping that will promote local biodiversity, providing habitat for native species. This is in line with Paragraph 174, which encourages developments to contribute to and enhance the natural environment by providing biodiversity net gains.
- Protecting trees: The proposal has taken care to avoid any impact on nearby protected trees (Tree Preservation Orders). As per Paragraph 175(c), the design ensures no harm will come to these important environmental assets, contributing to their preservation for future generations.

Conserving and Enhancing the Historic Environment (Section 16)

Although the site itself is not within a conservation area or near listed buildings, the proposal aligns with Paragraph 192 by ensuring that the new dwelling respects the local architectural character of Thongsbridge. The use of local materials and a design that reflects the traditional scale and massing of nearby properties supports the NPPF's aim of preserving local heritage and distinctiveness.

Making Effective Use of Land (Section 11)

The proposal maximizes the use of available land by replacing the existing underused garage and hardstanding with a residential dwelling. This aligns with Paragraph 117, which encourages effective use of previously developed or vacant land, especially in urban areas, to meet the growing need for housing.

8 - CONCLUSION

The proposed development of a dormer bungalow on land to the rear of 2 Poplar Avenue complies with both local and national planning policies. The design respects the existing character of the area while introducing a high-quality, sustainable dwelling. The removal of hardstanding and the introduction of landscaping contribute positively to the local environment, enhancing biodiversity and aligning with the Kirklees Housebuilder Design Guide. With minimal impact on local highways, nearby protected trees, and a commitment to high-quality materials, the proposal represents a well-considered development in Thongsbridge.

The proposal for the dormer bungalow at the rear of 2 Poplar Avenue fully supports the objectives of the NPPF, delivering a high-quality, sustainable development that contributes positively to the local area while respecting environmental and design principles. The development provides an efficient and sensitive use of land, contributes to housing needs, enhances biodiversity, and promotes sustainable living in line with the government's planning framework.