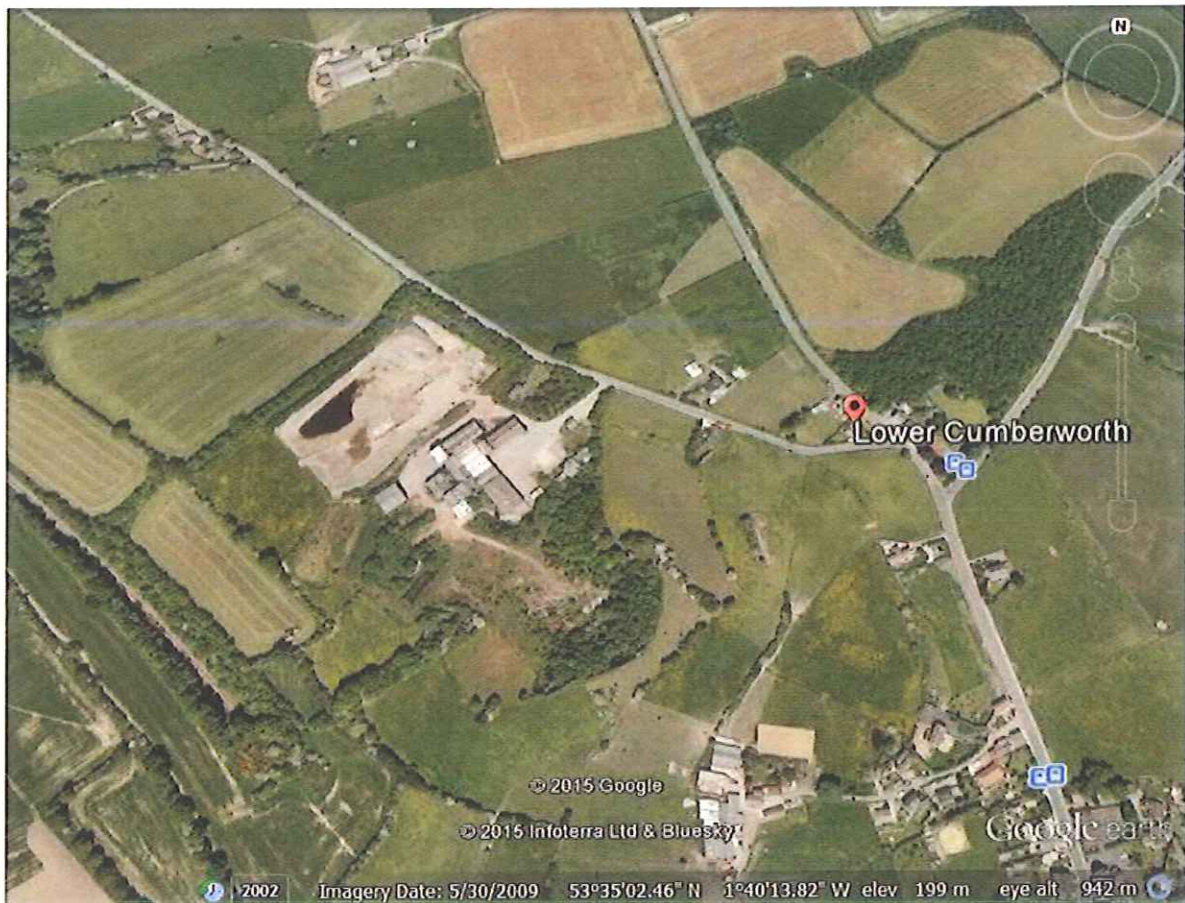


Design and Access Statement

Demolition and rebuilding of dwelling and barn to
create 2 No dwellings.



Aug 2016.

Design & Access Statement

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2. Amount, Scale, Appearance and Layout.
3. Access.

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1.0 Context

- 1.1 This statement has been prepared to accompany a planning application for the demolition of an existing dwelling and barn and building of 2 No dwellings at Coal Pit Lane, Lower Cumberworth.
- 1.2 The application site lies within greenbelt as defined in Kirklees Unitary Development Plan, an extract of which is appended to this statement.
- 1.3 The dwelling is in need of a complete renovation programme to bring it up to current living standards and also has the front elevation wall is bellied and so the applicant considered it more economical and practical to demolish and rebuild.
- 1.4 The barn is not really used at present and due to its size it is not really suitable for conversion so it is logical for the same action as the dwelling.
- 1.5 The 'rule of thumb' within green belt is for buildings to be extended by a third so this has been used within the volume calculation to determine the new volume of the proposed dwellings appended to this statement.
- 1.6 Paragraph 89 of the NPPF states:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

 - *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*
- 1.7 The above paragraph allows for the proposal to be acceptable within green belt (although the barn will not be in the same use, Policy D12 allows for buildings within green belt to be converted and so the principle is acceptable).

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The application is for the demolition of a dwelling and attached barn and erection of 2 No dwellings.
- 2.2 Existing and proposed footprints are shown on drawing 02 which accompanies the application.
- 2.3 Heights to eaves and ridge are 'standard' for a two storey dwelling and generally will remain so.
- 2.4 The roof pitch has been increased to 35 degrees to provide better weathering for the stone slates due to the exposed location of the site.
- 2.5 The existing dwelling is rendered (assumed due to water ingress in the past) and the barn is built in natural coursed stone. Both have stone slate roof covering.
- 2.6 The new dwellings will be built from stone reclaimed from the existing buildings topped up with imported reclaimed stone if necessary.
- 2.7 The dwellings are located on the same footprint as the existing buildings but the floor levels will be raised by approximately 600mm as the site is currently in a hollow, being set down from the surrounding land on all 4 sides.

The reason for raising the levels is to minimise any flood potential from run off from the surrounding land and road and also provide a more elevated aspect from the dwellings and amenity space.
- 2.8 There will be a new vehicular access of Coal Pit Lane as shown on the accompanying drawings with provision for turning and 2 parking spaces for each dwelling within the site. Refer to section 3 for further details on access.
- 2.9 Both properties will have external amenity space to 3 sides of the dwelling.

- 2.10 The site is screened on the north, west and east boundaries with small trees and hedges, all of which will remain in place and will undergo a management programme to ensure longevity of them.
- 2.11 A hedge will be planted along the southern boundary to screen the dwellings from the adjacent storage sheds.
- 2.12 Within the site there will be low level dry stone walls to demark the communal access route from the dwellings and also the boundary between dwellings.

3.0 Access.

- 3.1 A new vehicular access is proposed off Coal Pit Lane with radiused dry stone walls swept into the existing boundary treatment.
- 3.2 Adequate visibility splays are illustrated on drawing 02.
- 3.3 A designated bin collection point has also been identified on the same drawing.
- 3.4 A pair of electric gates will be installed for security purposes which will be set back from the road. This will also allow for safe/controlled passing of vehicles without cars having to wait on the highway before entering.
- 3.5 Pedestrians will use the same access as the vehicles.
- 3.6 The existing floor levels are around 1.0m below the level of the road but due to floor levels being raised by 600mm this will provide a better level approach for disabled should the need arise.

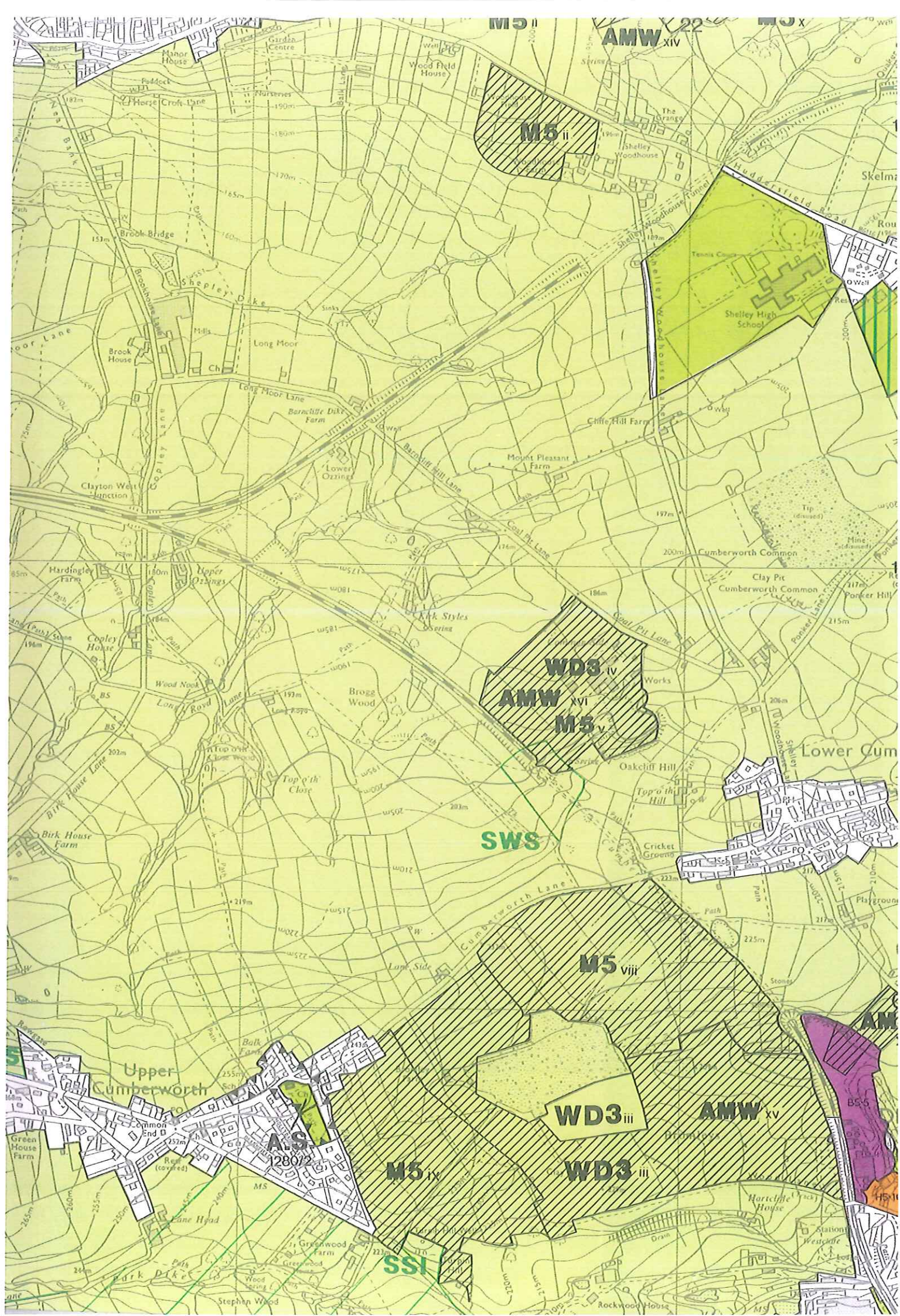
4.0 Conclusion.

- 4.1 Paragraph 89 within the NPPF allows the rebuilding of existing buildings within green belt which is the basis of the proposal with this planning application.
- 4.2 Traditional materials will be used within the building envelope.

- 4.3 The proposed dwellings are not materially larger than the existing buildings.
- 4.4 The above demonstrates that permission should be granted for this planning application.

Appendix A

Extract from KMC Unitary Development Plan.



Appendix B

Photos.















Appendix C

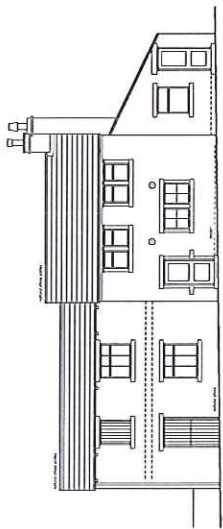
Drawings.

Notes:
 1. All drawings are to be submitted to the Local Planning Authority for approval.
 2. All drawings are to be submitted to the Local Planning Authority for approval.
 3. All drawings are to be submitted to the Local Planning Authority for approval.

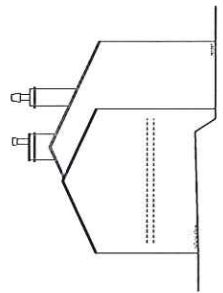
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 Scale 1:200
 Scale 1:500
 Scale 1:1000

Drawn
 Date
 Date
 Date
 Date

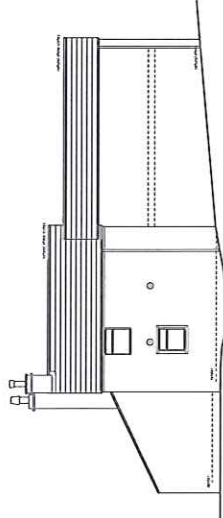
(When to scale of original plan 1:500)



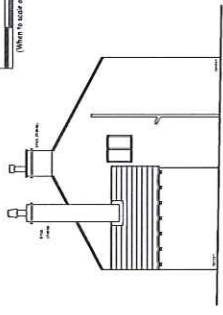
Existing front elevation (1:100)



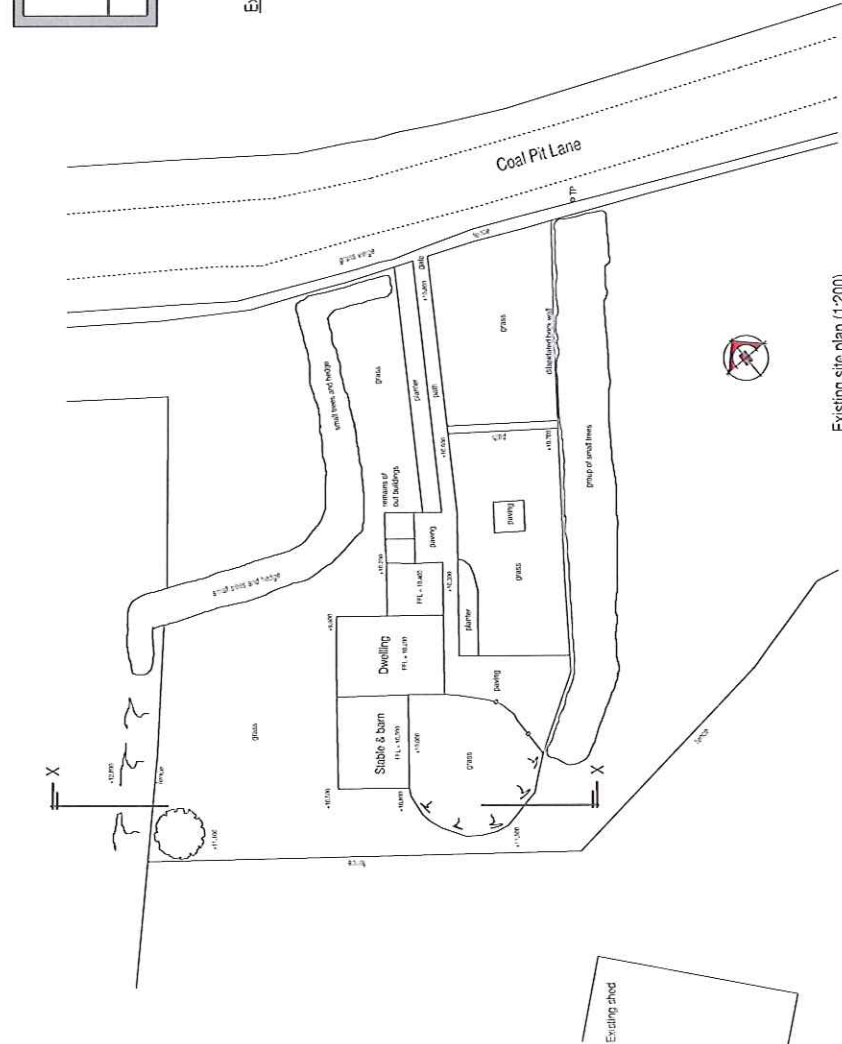
Existing side elevation (1:100)



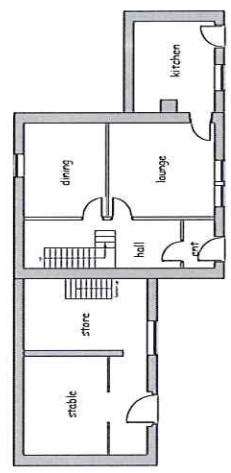
Existing rear elevation (1:100)



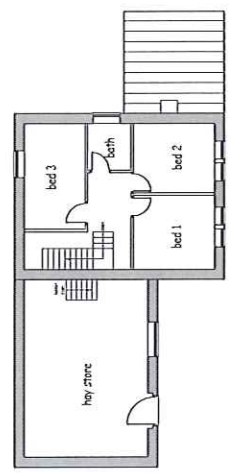
Existing side elevation (1:100)



Existing site plan (1:200)



Existing ground floor layout (1:100)



Existing first floor layout (1:100)

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 11 Meadow Lane
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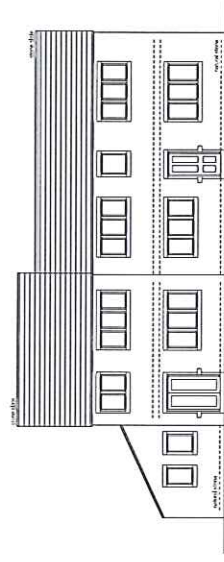
Project: 15 J 45

Project	Proposed dwellings.
For	X
Address	Coal Pit Lane Lower Cumberworth.
Title	Existing layouts and elevations.
Job No.	15 J 45.
Drawing number	01.
Date	Nov 2015.

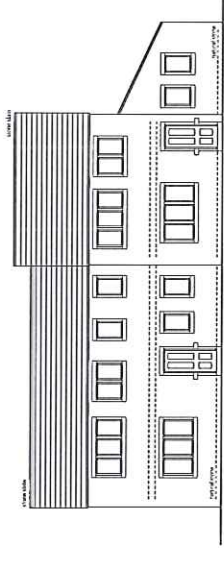
Scale 1:100	Arch
Scale 1:100	Site
Scale 1:100	Plan
Scale 1:100	Section
Scale 1:100	Detail
Scale 1:100	Detail

- Notes:
1. See Project for the responsibility of each set.
 2. Confirm for this particular drawing to be used for construction of works.
 3. All measurements to be reported to the nearest 100mm.

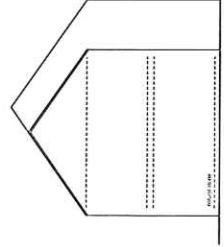
(When a number of drawings are shown)



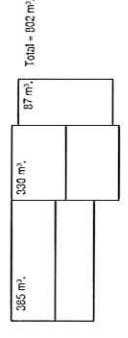
Proposed side elevation (1:100)



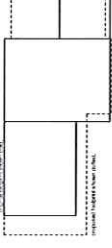
Proposed front elevation (1:100)



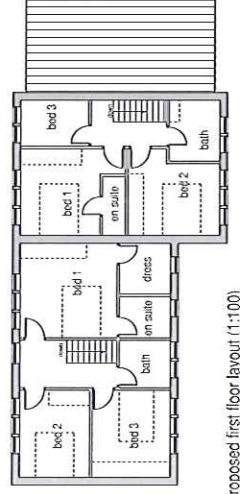
Proposed rear elevation (1:100)



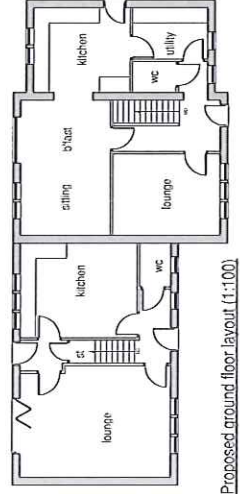
Proposed roof plan showing volumes (1:100)



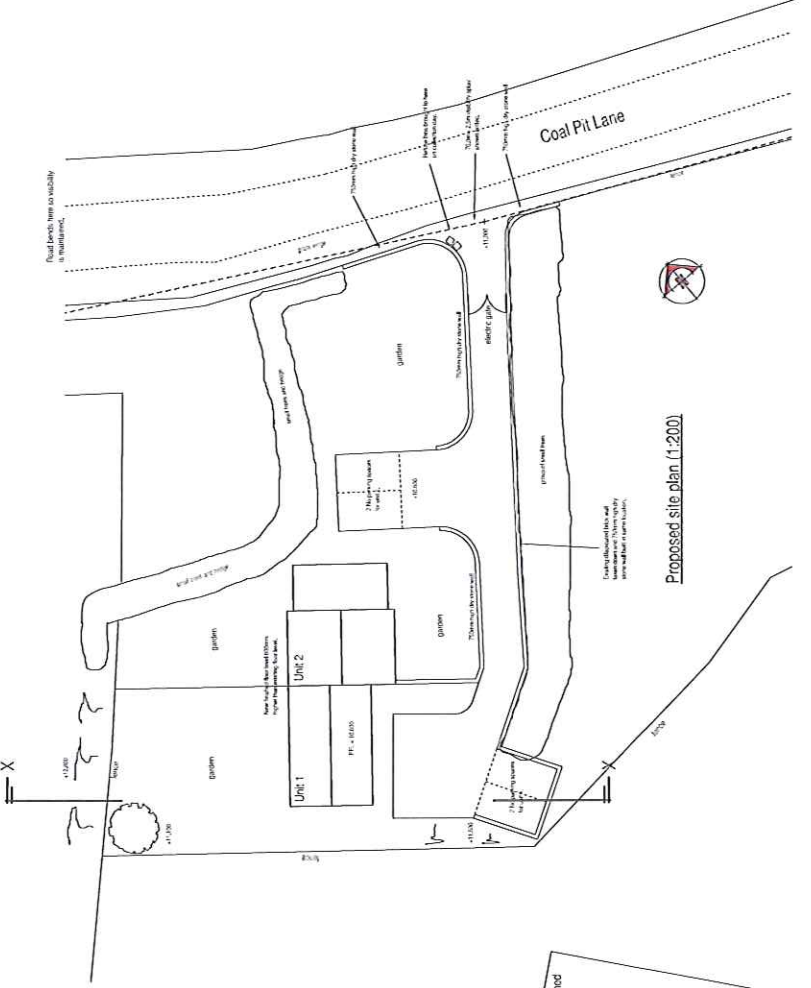
Footprint plan (1:100)



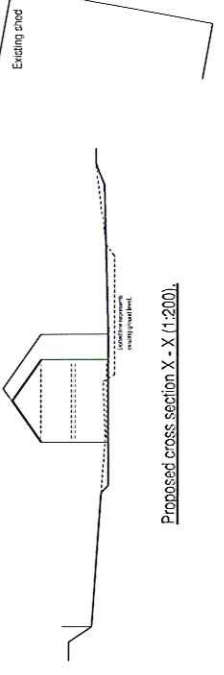
Proposed first floor layout (1:100)



Proposed ground floor layout (1:100)



Proposed site plan (1:200)

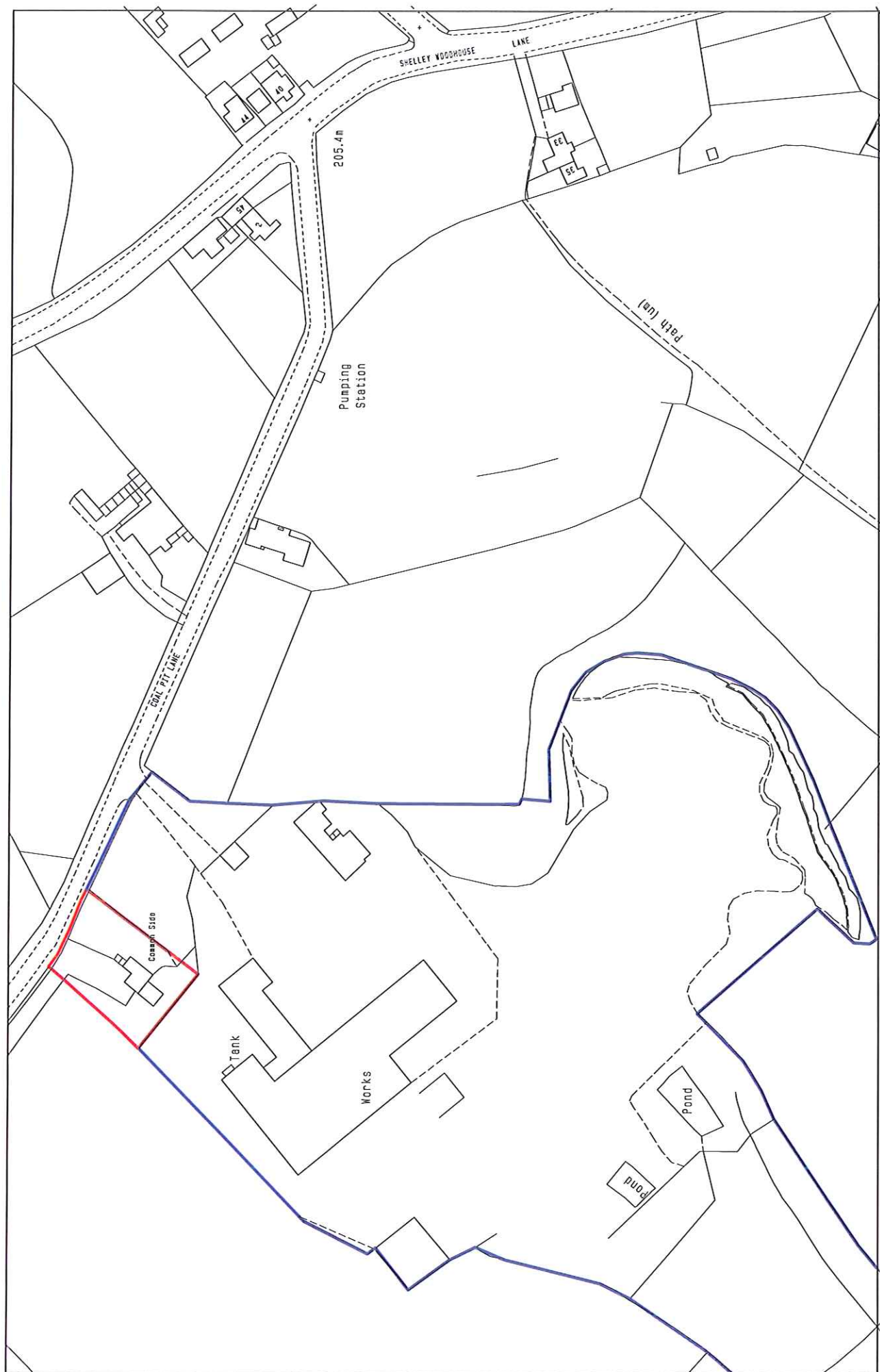


Proposed cross section X-X (1:200)

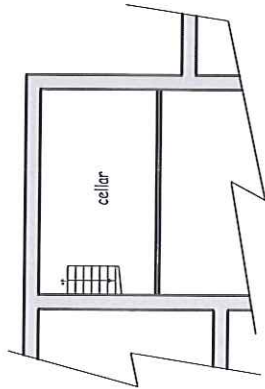


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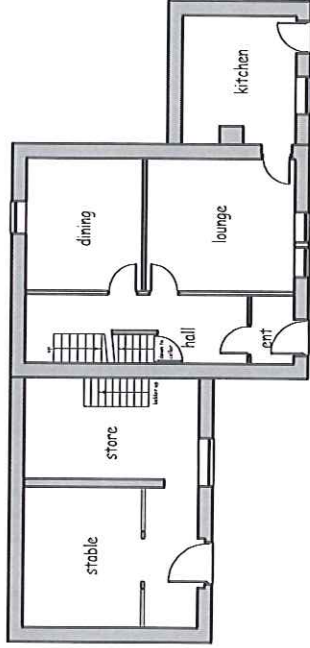
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Plot	X
Address	Coal Pit Lane Lower Cumberworth.
Title	Proposed layouts and elevations.
Job No.	15 J 45.
Drawing number	02.
Date	Nov 2015.



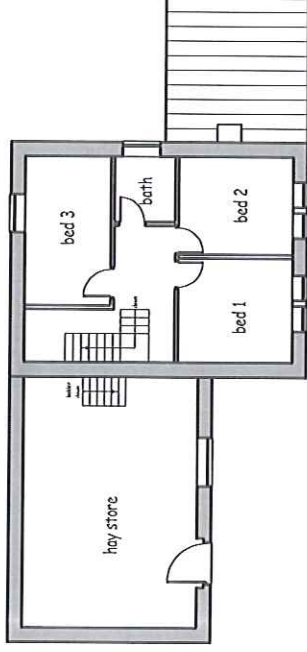
Location plan (1:1250 @ A3)



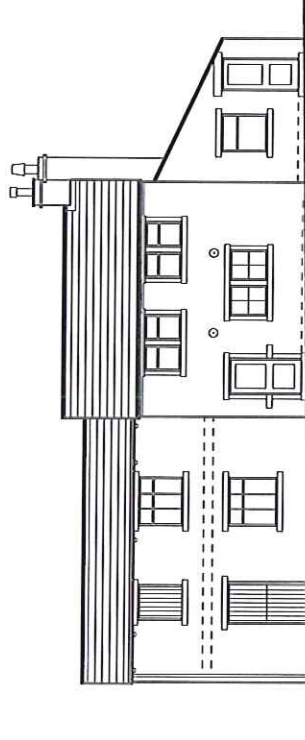
Part existing cellar layout (1:200)



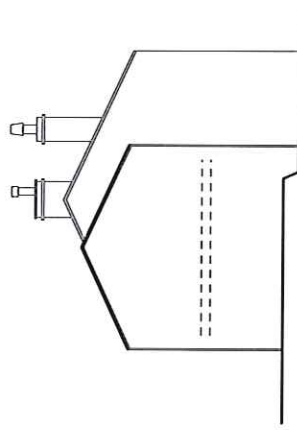
Existing ground floor layout (1:200)



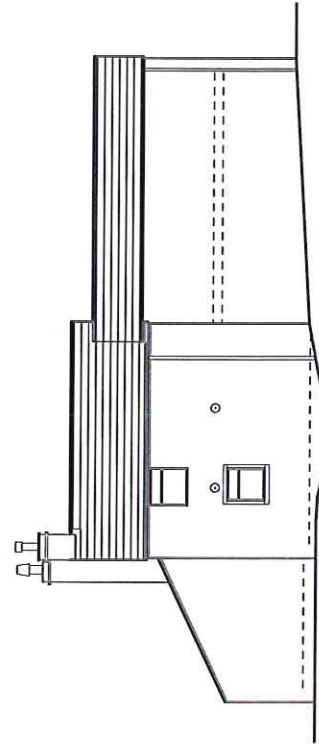
Existing first floor layout (1:200)



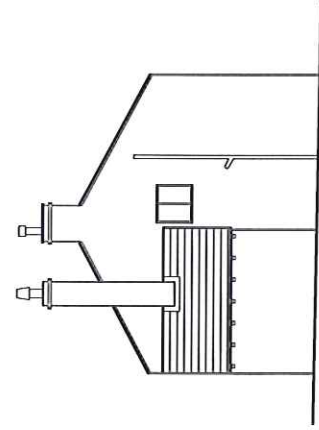
Existing front elevation (1:200)



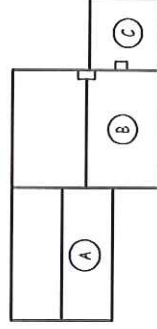
Existing side elevation (1:200)



Existing rear elevation (1:200)



Existing side elevation (1:200)



Existing roof plan (NTS)

Area A.

29 m² (cross sectional area) x 7.3m long = 211.7m³.

Area B.

47 m² (cross sectional area) x 6.4m long = 300m³.

Area C.

13 m² (cross sectional area) x 3.9m long = 50.7m³.

Cellar.

36m³.

Total Volume = 598.4 m³.

Volume Calculation.

Coal Pit Lane, Cumberworth.

Dec 2015.