Land at

Dry Hill Farm
Denby Dale
Huddersfield
HD8 8YN

December 2024

Design and Access Statement

Contents

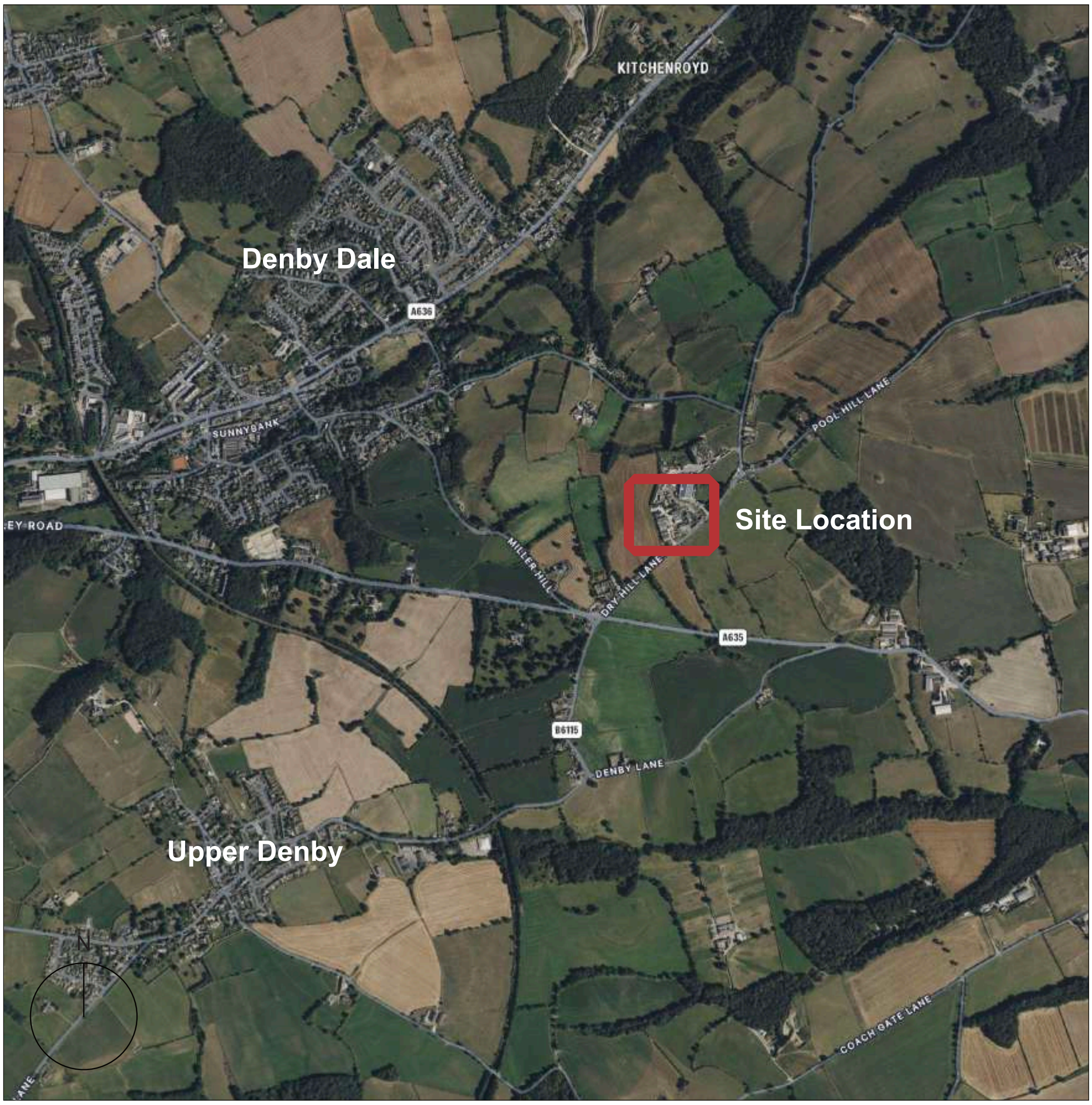
01 The Site

This Design Document has been prepared by AHJ Architects in support of a planning application for a new detached residential dwelling.

The application seeks approval for a self-build, 5 bedroom family home on the land to the South of Dry Hill Farm, Lower Denby, Huddersfield. The site has a total area of 0.1 Ha.

To the East there are existing cottage style terraced dwellings constructed from natural stone. To the North and West are other derelict farm buildings and some of these have already been converted into residential dwellings. The remainder of the site has recently secured planning approval for 5 additional dwellings. Further to the North is a dairy farm.

The proposed application site has access via Dry Hill Lane, which is an establish vehicular crossing point.



Aerial google map showing the site within its wider context

01 The Site

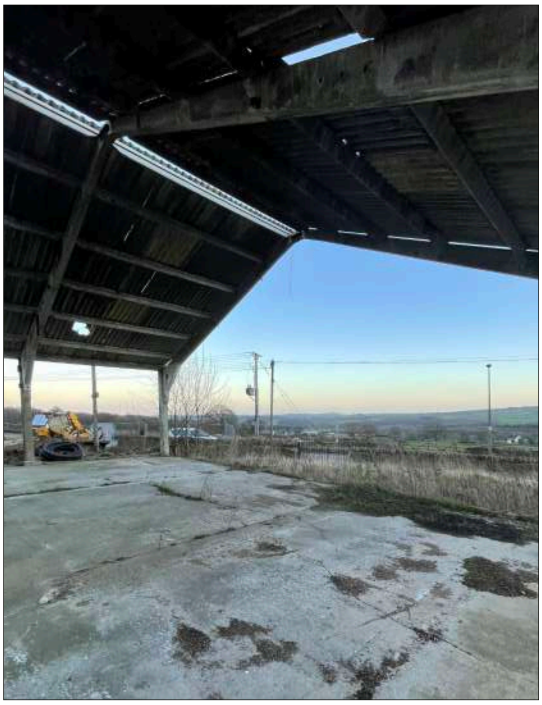
Aerial google map showing the site in context

View towards the existing farm buildings

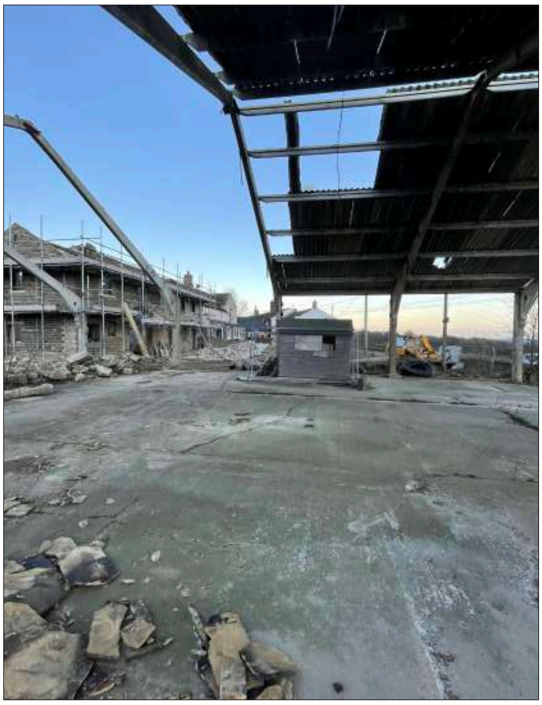
View towards other buildings being converted

01 The Site

View of the site and towards storage shed to be demolished



View towards the existing farm buildings



View towards the existing residential buildings

View of the site and towards storage shed being refurbished

02 Use

This application is for a single detached 5 bedroom dwelling that will reflect the scale and massing of the adjacent buildings. The layout of the dwelling will be arranged as a typical family home with bedrooms on the first and living accommodation on the ground floor. There will be parking to the side and private amenity space located to the North.

03 Scale

The proposed dwelling will vary in scale with the central building having two floors and all other connecting garage building only occupying the ground floor. The garage will appear as a storey and a half with the roof extended to provide a canopy to the adjacent main entrance.

The appearance of the proposed dwelling will replicate the style of a traditional agricultural storage barn associated with a large portal frame building. The materials used to clad the building will also reflect this typology with the use stone as a plinth, timber cladding to the walls and profiled metal sheeting to the roof.

The design of the dwelling seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the more traditional properties within the area. The traditional styled dwelling will be carefully detailed using contextual materials so that it sits comfortable within its context.

04 Standard of Accommodation

The proposed development has been designed to replicate a building style associated with the surrounding agricultural use and this is further emphasised by the use of the proposed materials.

Internally, the building form will follow a traditional layout with a large family kitchen dining room occupying the ground floor and positioned to make best use of the secluded landscaped garden and the outlook to the front of the dwelling. The bedrooms are on the first floor and benefit from a house bathroom and en-suites. The master bedroom has its own balcony to the front, again to make best use of the existing views across the countryside.

The space about the dwelling in relation to the existing dwellings meets the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants. The dwelling has been designed to comply with M4[2] for accessibility and will exceed the space standards outlined within the NDSS technical guidance.

The site is located within an existing neighbourhood where there is already an established network of facilities in close proximity with easy access to Leeds, Manchester and Sheffield.

05 Amenity Space

The design and size of the amenity space should be considered in relation to the individual circumstances and should consider development form, siting of buildings to public open space and dwelling types. Provision has been made within the private outdoor space for activities such as sitting out, children's play, drying clothes and gardening. Each of these spaces have been positioned and designed to take account of orientation, types of uses and aspect. In total the private garden space to the rear is $250m^2$ and considered proportional to the size of dwelling being proposed.

06 Highways

The new dwelling will have vehicular access from Dry Hill Lane and will have several off street parking spaces provided. A new drive to the front and side of the proposed dwelling will provide access to the garage where three cars can be accommodated in addition to any cars parked externally on the drive. The proposed drive will be 10.0m wide and 10.0m in length, meaning that there will be sufficient space for cars to manoeuvre without impacting on other parked vehicles.

Dry Hill Lane is of a suitable width and already provides suitable vehicular access for the existing dwellings. At the junction with Dry Hill Lane a 2.4m x 43m visibility splays can be accommodated meaning there is adequate visibility for vehicles exiting from the site.

On bin collection day, bins will be taken to the bin collection point to the rear of the proposed entrance for collection by the authority.

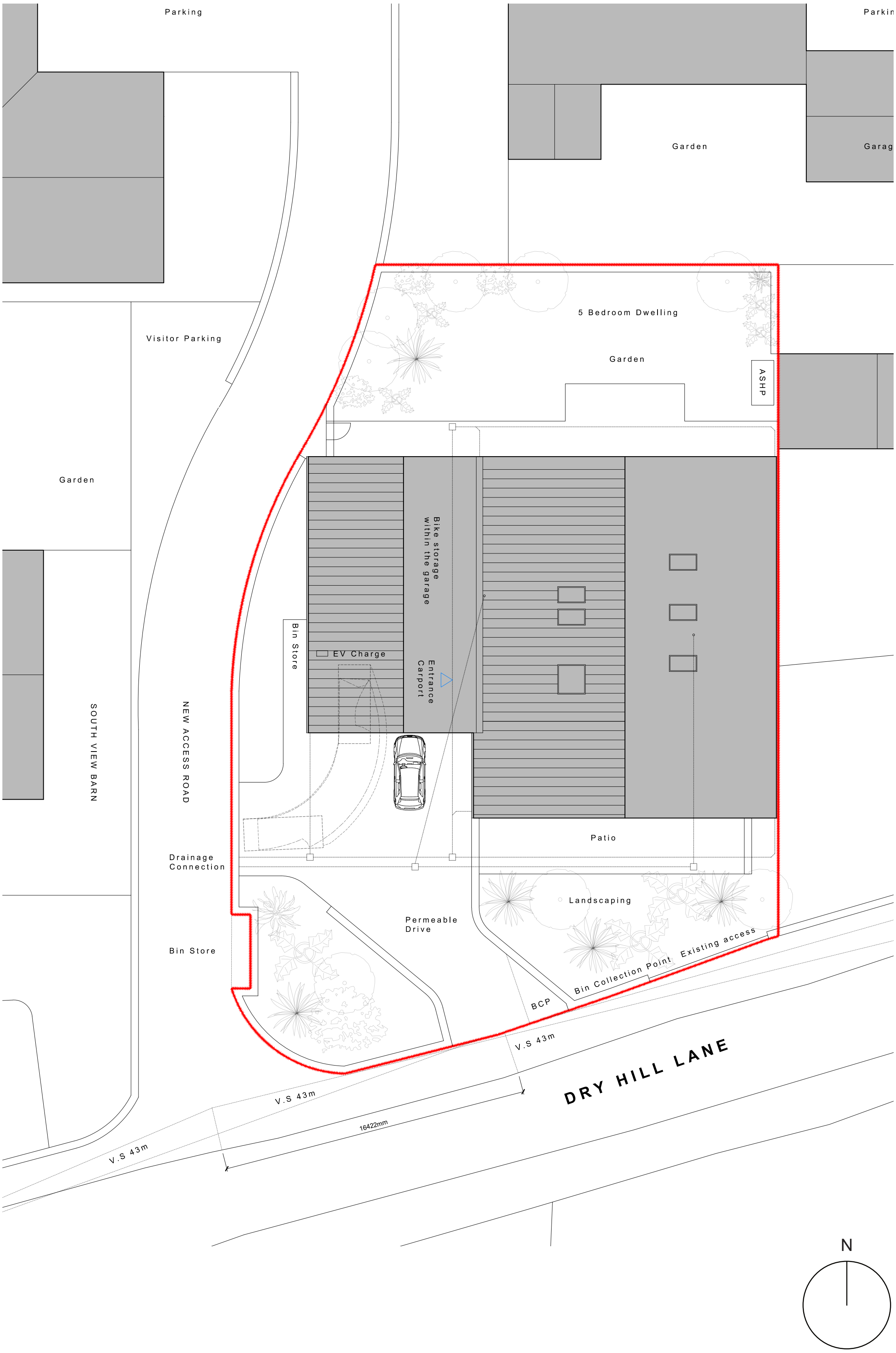
For the Fire Authority, Dry Hill Lane will maintain a width of 3.7m for access, allowing for a pumping appliance to be located no more than 45m of all points inside the dwelling house.

The proposed garage will be capable of providing secure storage for bikes and an EV charge point will be provided adjacent to the parking spaces.

View from Dry Hill Lane towards the site entrance

View from Dry Hill Lane towards the site and neighbouring dwellings

07 Proposed Site Plan



Proposed site plan

08 Climate

The dwelling has been designed to comply with the current SAP 10 building regulations with air source heat pumps and onsite PV electric generation being the primary source of heat and power. The build will adopt a fabric first approach and designed to make best use of the south facing orientation where larger glazed area will be provided for natural heat gains in winter and smaller glazing areas to the north. The dwelling will include for mechanical ventilation and waste water with heat recovery to assist with providing the best EPC rating possible.

One electric vehicle recharging point shall be installed adjacent to the parking bays with the cable and circuitry ratings specified to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

The future homes standards for 2025 is still in consultation and the assessment software is not yet available to show how the new dwelling will perform against these standards, however the plans have made an allowance in the external wall thickness to accommodate additional insulation should these changes become relevant at the time the dwelling is being built.

09 Drainage

The proposed development will be on brownfield land. The surrounding dwellings are connected to the statutory authority network and as such it is anticipated that the proposed dwelling will follow thee rules. Foul and surface water will be connected into the drainage network in the new access road off Dry Hill Lane. If a soakaway can be provided on site this will be the first design solution. Permeable areas will be provided where possible.

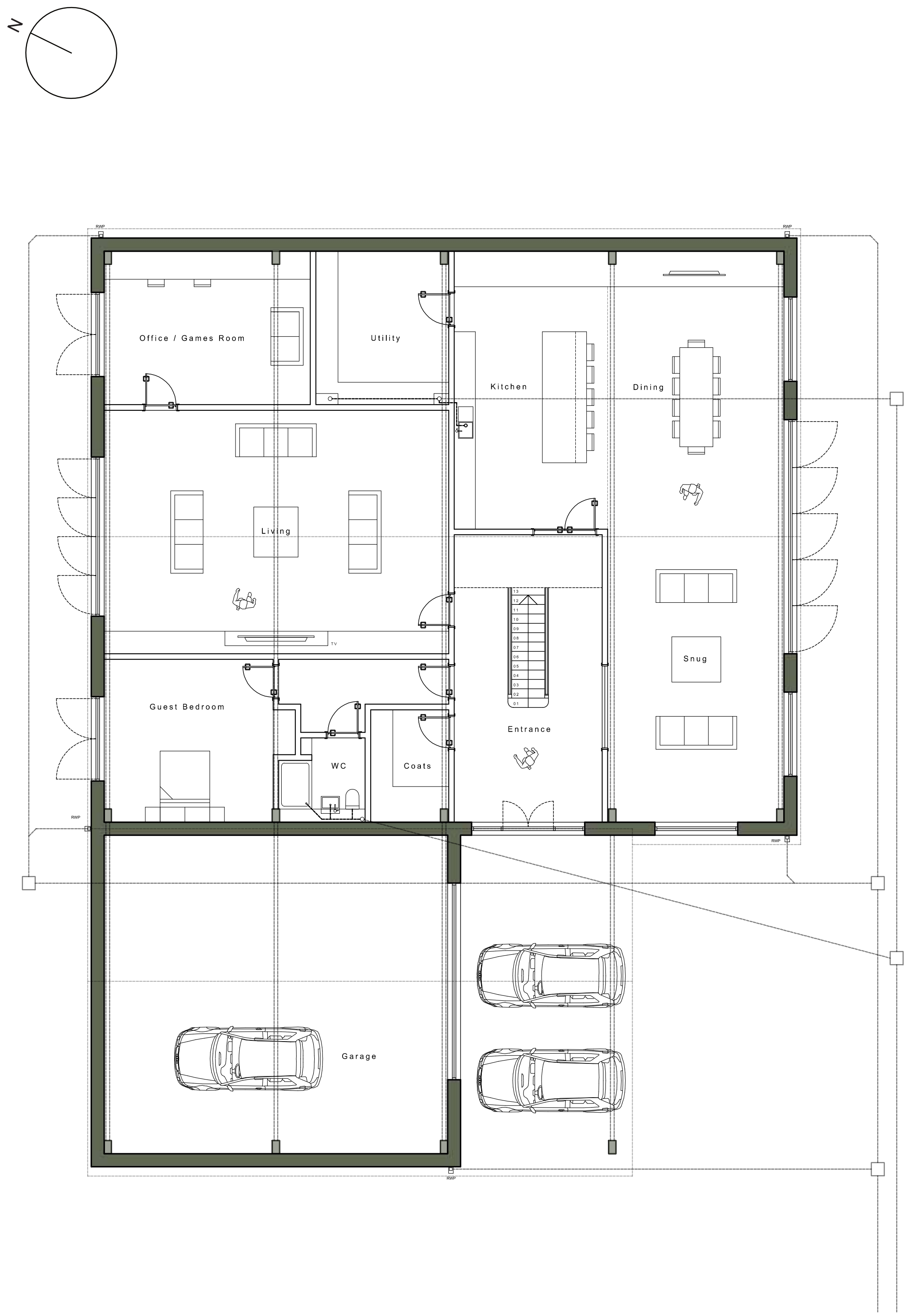
- The site is located within flood zone 1
- Flooding from rivers or sea is, very low risk.
- Surface water flooding is, low risk
- Flooding from reservoirs is unlikely.
- Flooding from ground water is unlikely.

10 Ecology

The proposed development will be a self build dwelling and the total site are less than 0.5Ha. The applicant has undertaken a small sites BNG assessment and this will be subitted as part of the application.

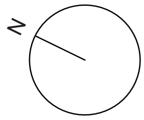
The development will also provide opportunities to increase provisions for protected species in the area, through the inclusion of nesting bird boxes. It was felt that Bat boxes within an exposed location would not be suitable due to the exposed location.

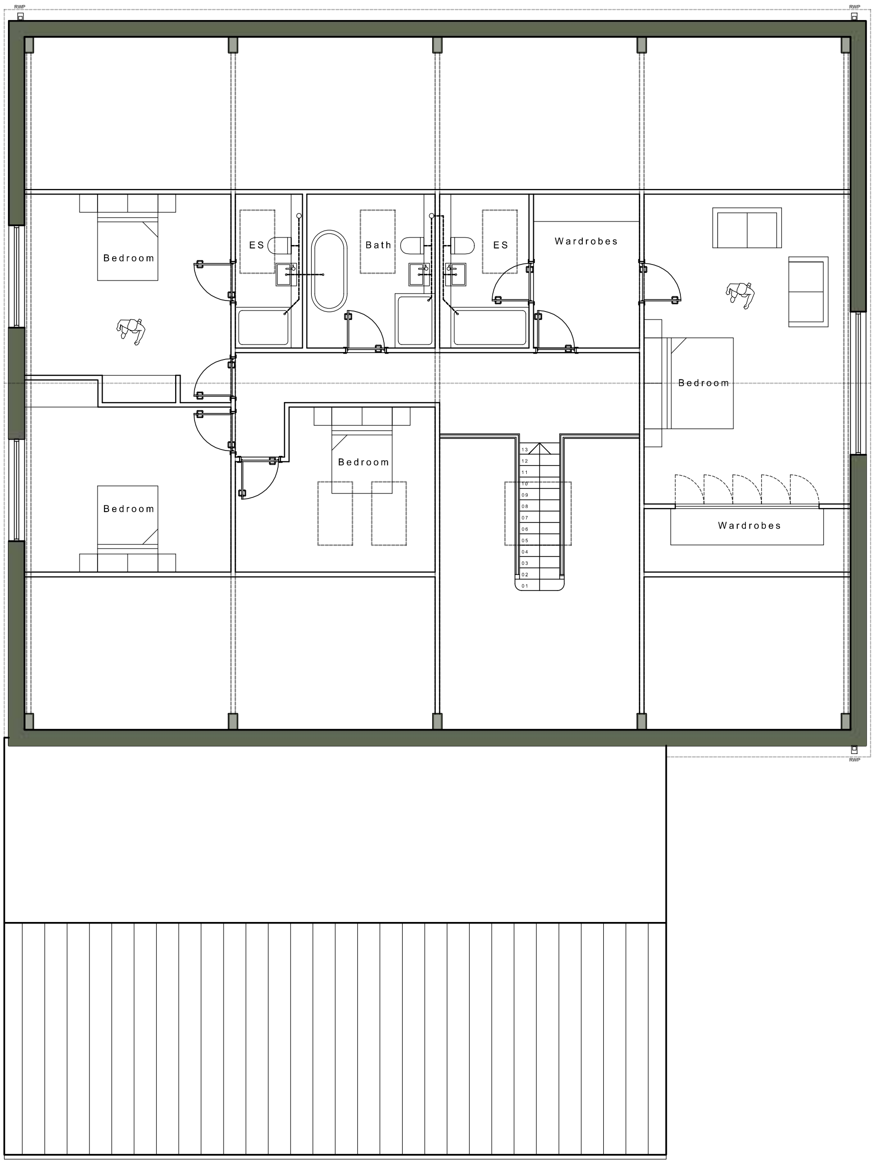
11 GA Plans and Elevations



Proposed ground floor plan

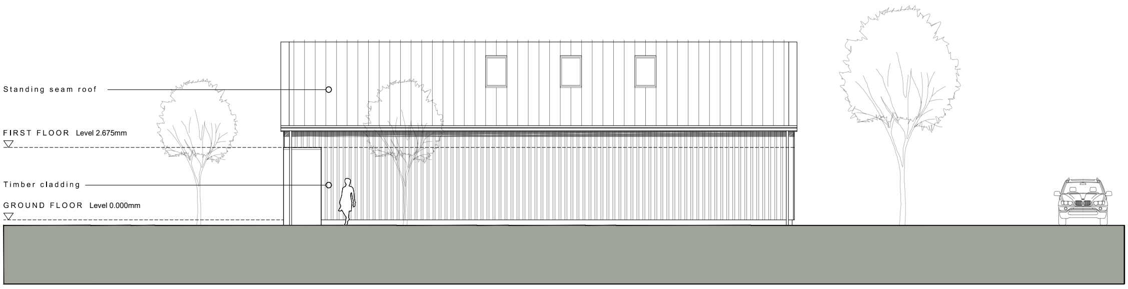
11 GA Plans and Elevations





Proposed first floor plan

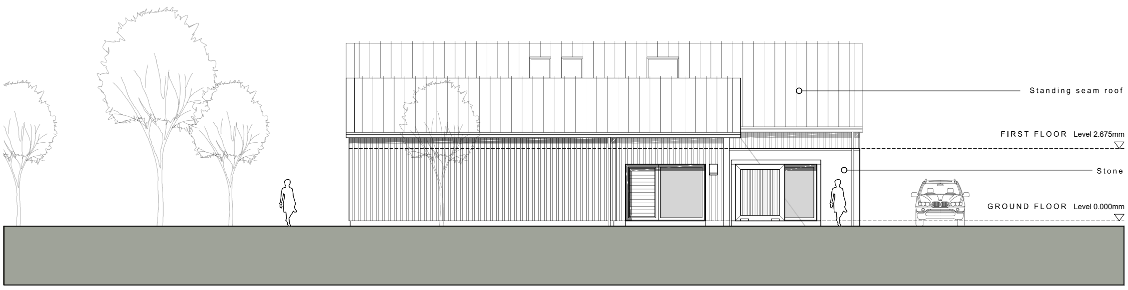
11 GA Plans and Elevations



Elevation E

Elevation F

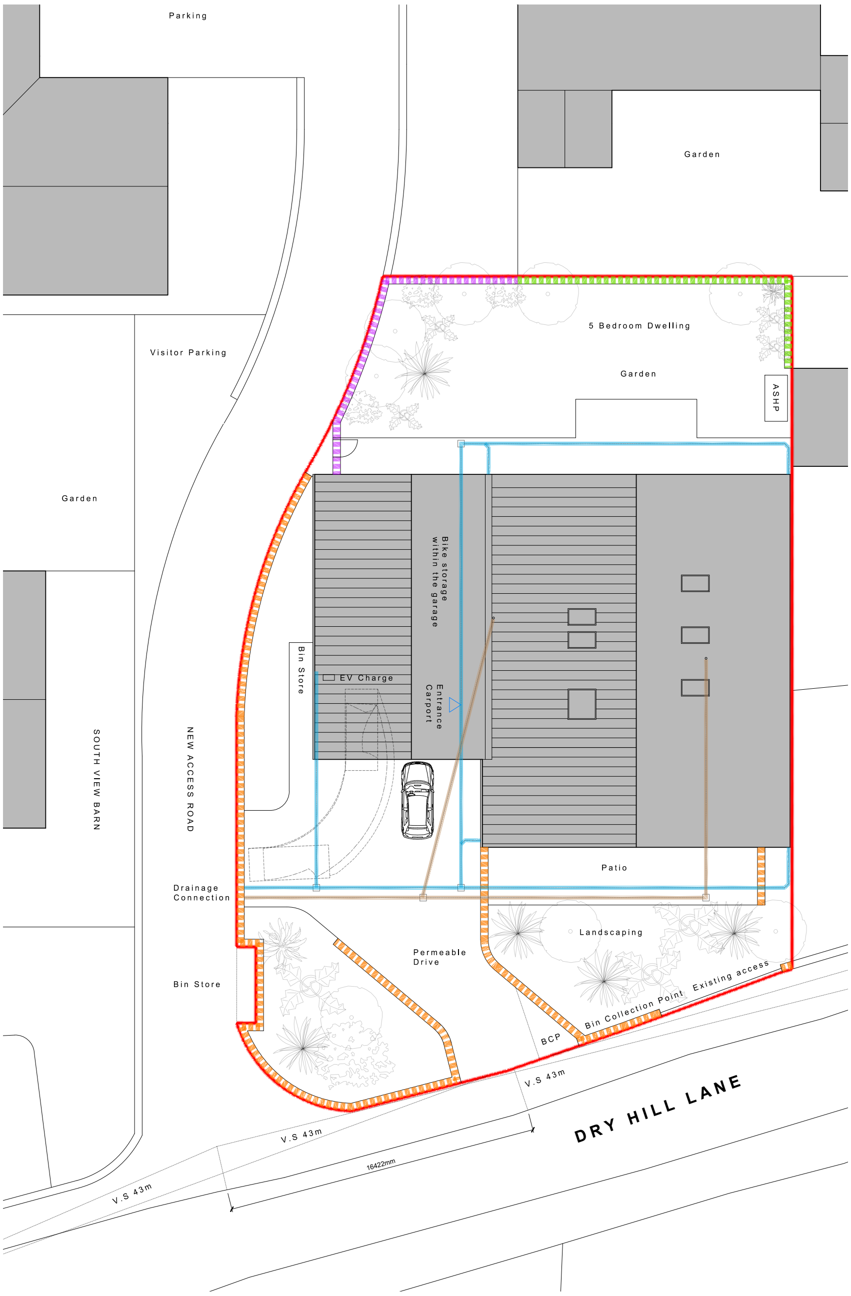
Elevation G



Elevation H

Proposed elevations

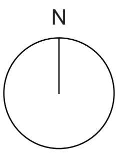
12 Materials



Standing seam roof

Timber cladding

Reclaimed Stone



Proposed site plan with boundary treatments and drainage