

hinchliffe

Client:

Mr S. Pegg

Title:

Design & Access Statement

Project:

Demolition of existing dwelling and erection of detached dwelling.



Date:

18.12.2024

Ref:

273a-24-R1

Location:

**20 Stafford Hill
Kirkheaton
Huddersfield
W. Yorkshire
HD5 0EF**

Company No. 11767012

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Architecture & Design Ltd
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Design

Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd in support of a Full Planning Application for the Demolition of the existing dwelling and the erection of a replacement dwelling at 20 Stafford Hill, Kirkheaton, Huddersfield HD5 0EF.
- A recent planning application was granted at the site for a two storey side extension, single storey side and rear extension and replacement roof structure to provide 3 storey accommodation.

Context

- The site is located along Stafford Hill Lane on the outskirts of Kirkheaton village and is approximately 3.5 miles from Huddersfield Town centre.



- The application site is located not located within Green Belt on the Government planning data map or in a Conservation Area.
- The existing property was developed circa early 1930's and has a pre-fabricated detached garage to the South of the site.
- The site can also be accessed via an existing driveway off Stafford Hill.

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Amount and Appearance

- The existing dwelling on the site has had consent granted for multiple extensions and the raising of the ridge height to form an additional storey via application 2024/62/92971/W. The assessment of the site is made in context to the approved scheme which provides a viable fallback position.
- The proposed dwelling has a reduced ridge height to that of the approved scheme by approximately 700mm and a similar footprint is proposed. The proposed orientation of the dwelling differs slightly to lessen impact on neighboring properties whilst maintaining privacy of the applicant and the neighboring amenity space. The two storey element originates in the same location of that of the existing in the South West corner to ensure no increased overbearing on the adjacent property or their amenity space. Given the orientation of the site relative to the sun path the proposals do not result in any overshadowing and with a reduced ridge height from the approved scheme lessen any impact on neighbouring properties.
- Design materials would remain in character and appearance to other properties in the immediate vicinity and wider context in relation to architectural detailing and similar materials. The existing property retains a bay window and the proposed design replicates this in form with the projecting ashlar stone element.
- The proposal does not result in disproportionate additions over and above the size of the original dwelling and the approved scheme 2024/62/92971/W.
- The use of materials would be aged coursed stone, ashlar quoins and corbels with sawn aslar blocks to the projecting bay. The proposed roof covering is concrete tiles to match adjacent properties.



Proposed South East Elevation

- The proposal has been designed to harmoniously fit into the existing site and topography.

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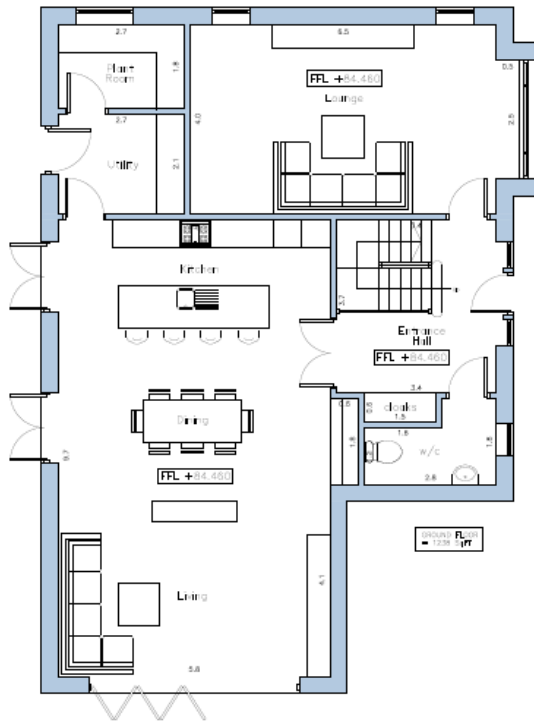


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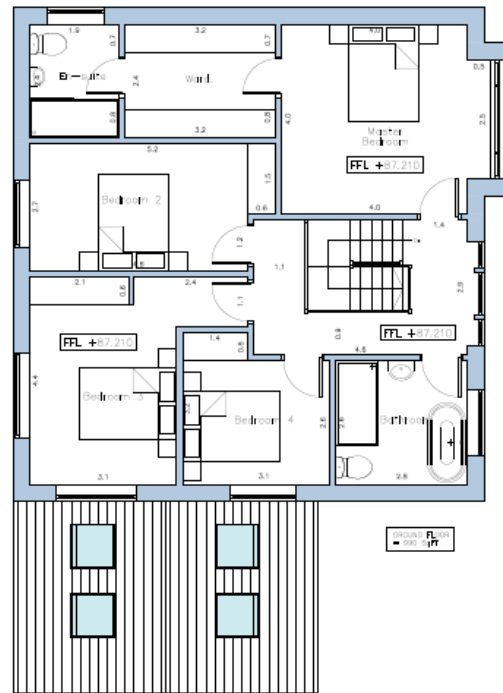
- In conclusion, the proposal will not be detrimental to the surrounding area and will actually enhance aspects of the current site which are under-utilised/unattractive enhancing the existing street scene.

Layout

- The layout of the dwelling is for a 4 bedroomed property with a detached double garage. Multiple off street parking provision is available with space for in excess of 6 vehicles. Bin storage is provided (3x240ltrs bins) to the North East of the site and an vehicle electrical charging point is provided within the detached garage. The ASHP is located to the rear of the proposed dwelling.
- Externally the garden perimeter will remain similar to that of the existing to the front of the property onto Stafford Hill with the rear amenity space providing a high level or soft and hard landscaping relative to the dwelling.



Ground Floor Level



First Floor Level

- The overall ridge height will not be out of character and will be set much lower than the approved scheme.
- The layout has been designed to meet space about dwellings standards and ample amenity space has been provided within the site.

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Landscaping

- Low maintenance shrubs, plants and lawned area's are proposed to soften the context of the replacement dwelling around the immediate site and enhance the streetscene. These will be maintained by the proposed properties occupants.

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Access

- Level threshold access has been adopted into the plan to meet Part M requirements and enables less ambulant users to comfortably live/visit the house.
- Ample off road car parking is available within the curtilage of the site although two designated spaces are provided to the front of the detached garage directly to the side of the proposed dwelling and any planting will be kept low to maintain visibility.
- Access to the site is via Stafford Hill Lane with the existing main driveway to be widened to 7m to allow easy access upon approach from the North or South bound side of Stafford Hill Lane.
- Bin storage will be kept to the rear of the property with the bin collection point to remain as it currently is, at the bottom of the driveway off Stafford Hill Lane.
- The parking areas will be surfaced and drained in accordance with suitable guidance.
- In line with Building regs Part S - An electric charging point will be installed to serve the property
- The proposal outlined in this application aims to meet design elements in relation to Kirklees Local Plan and NPPF Policies:
 - LP3 Location of new development
 - LP19 Strategic transport infrastructure
 - LP20 Sustainable Travel
 - LP21 Highway safety and access
 - LP22 Parking
 - LP24 Design
 - LP30 Biodiversity and geodiversity
 - LP61 Urban Green Space

National Planning Policy Framework (NPPF) 2023 relevant policies:

NPPF Chapter 2 Achieving sustainable development
NPPF Chapter 5 Delivering a sufficient supply of homes
NPPF Chapter 8 Promoting Healthy and Safe Communities
NPPF Chapter 9 Promoting sustainable transport
NPPF Chapter 11 Making effective use of land
NPPF Chapter 12 Achieving well designed places

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Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

The proposed design scheme is mindful of Kirklees Councils Planning Application Climate Change Guidance. As such measures have been implemented into the proposal to ensure the scheme accords to Kirklees target for achieving 'net zero' carbon emissions by 2038. The following measures are to be implemented:

- The proposal will have an electrical vehicle charging point installed.
- Rainwater harvesting will be utilised via a rainwater butt.
- Existing soft landscaping will be enhanced to promote biodiversity.
- Smart energy metering and a visual display showing energy consumption will be installed.
- All lighting internally and externally will be LED to minimise energy consumption.
- Building services controls including the use of thermostatic valves and temperature regulated thermostats will be incorporated into the dwelling preventing unnecessary energy consumption.
- Air source heat pump
- Solar Panels
- External hanging space to be provided to the proposed property.

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