



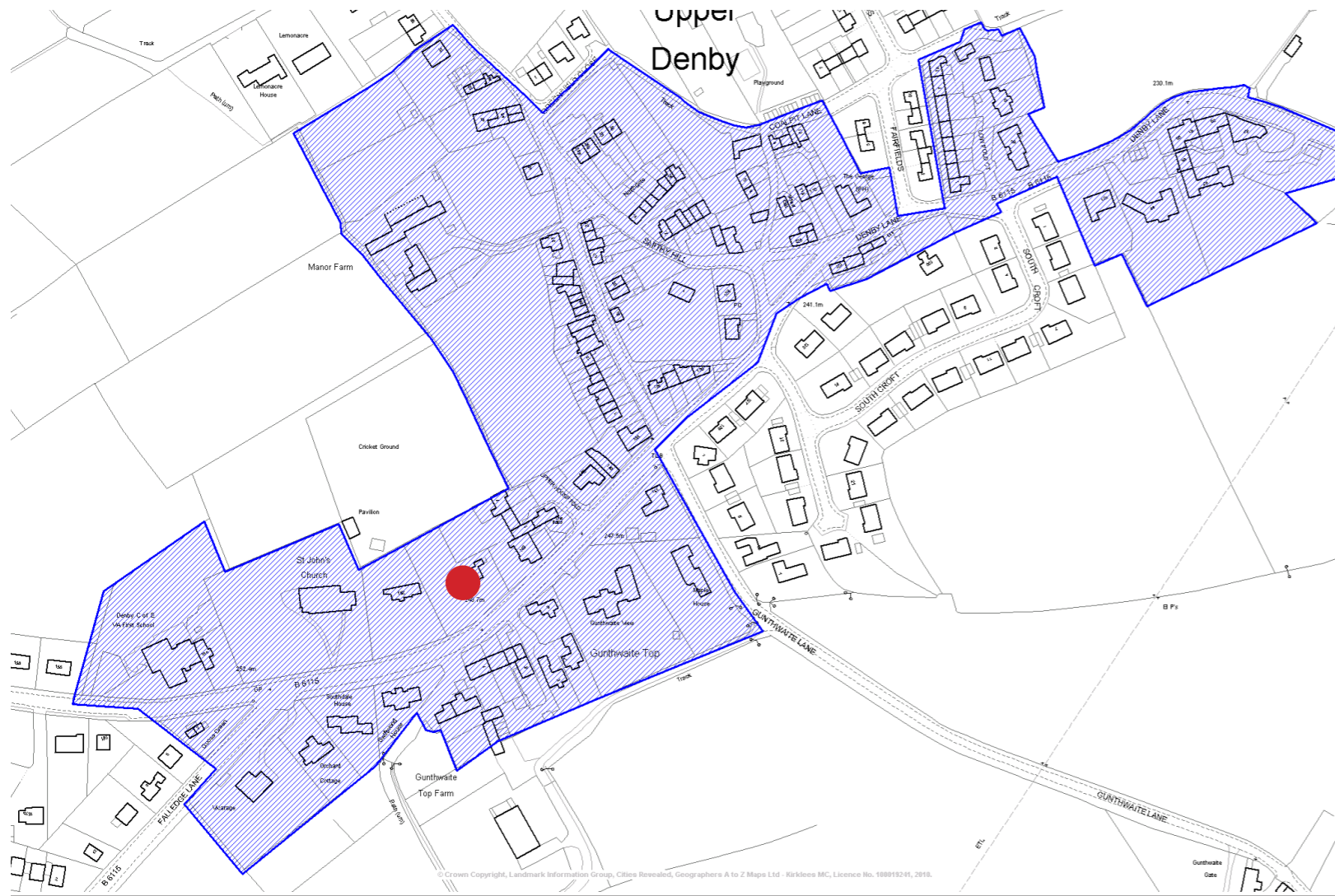


INTRODUCTION



This Design Access statement has been produced to support the full planning application for the erection of two detached dwellings on the site of The Croft at 150 Denby Lane, Upper Denby, Huddersfield.

SITE:



LOCATION:

The site is located at 150 Denby Lane, Upper Denby, Huddersfield. It is approximately 140m away from the St John The Evangelist Church.

SITE AND ACCESS:

The proposed plot of land has site area of 2173m² and is located on the north edge of Denby Lane. The site is located within the Denby Dale conservation area and lies within the rural village of Upper Denby.



Site Plan

SITE: CHARACTERIZATION



The site is situated within the conservation area of the village of Upper Denby, located on the southeastern edge of Kirklees District, equidistant between the larger towns of Barnsley and Huddersfield. Upper Denby is a historically significant village with a tranquil rural setting, characterized by its traditional architecture and rich heritage. The site is just 130 meters from St. John's Church, a key historical landmark. Open spaces, including the churchyard with its mature trees and architectural features, enhance the village's charm and provide a picturesque entry point, particularly from the west.

Denby Lane runs through this predominantly residential area, where the surrounding settlement follows a linear pattern. The area is characterized by 18th- and 19th-century stone-built dwellings and converted agricultural buildings. These structures are surrounded by open spaces and traditional dry stone walls, which further enhance the rural and historical ambiance. The sporadic placement of buildings—some set deeply within plots, others positioned directly along the roadside—creates a varied streetscape that reflects the organic development of the village over time.

SITE: PRECEDENTS AROUND THE SITE



Denby Lane's architecture exhibits a rich diversity, with structures that include traditional cottages, large farmhouses, and converted agricultural buildings such as barns. These buildings are primarily constructed from locally quarried Yorkshire stone, giving the area a cohesive aesthetic while showcasing traditional craftsmanship. Barn-style characteristics are a key feature, with tall doorways, large windows replacing original barn openings, and varying ridge heights adding visual interest.

Principal elevations often face perpendicular to the highway, although some buildings align directly with the road edge, adding to the irregularity of building line and charm of the streetscape. The mix of building forms and orientations contributes to a streetscape marked by individuality. Despite this diversity, a consistent use of stone facades ties the architectural language together. Features such as playful massing, repurposed cart sheds, and barn-inspired forms reinforce the area's agricultural heritage while providing functional modern living spaces.

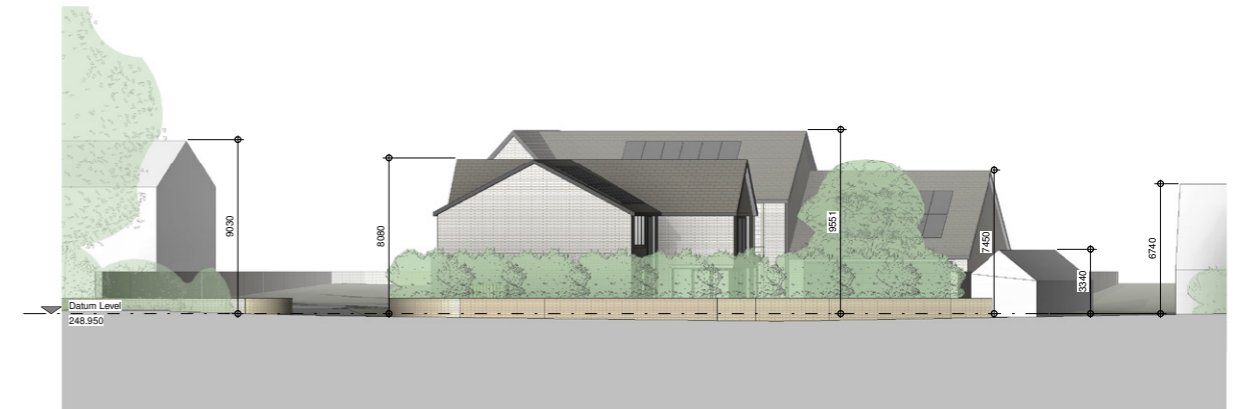
This lack of uniformity in building lines, massing, and hierarchy results in a visually dynamic streetscape where each structure stands out for its unique character. The converted farmhouses and barns, enriched by the surrounding open spaces and historical landmarks, contribute to the scenic views and architectural identity of Upper Denby. This blend of agricultural roots and modern adaptation defines the village's distinct sense of place.

PROPOSED SITE:



The proposed site includes two detached dwellings—a four-bedroom house and a five-bedroom house. House type 01 is situated closer to the main road, with its side facade facing the street, whilst house type 02 resides in the back half of the site, hidden from the main road. Both residential blocks share a common road within the site boundary but feature attached garages for parking. The stone facade aligns with the existing architectural language of the area, and a low boundary wall complements the design.

The houses incorporate gardens at the back, extending from the kitchen and dining space to create private open spaces for the owners.



Street Scene

DESIGN CONCEPT



The proposal is for two dwellings inspired by the converted barn houses and farm houses in the neighborhood, featuring roofs with different ridge heights that create an overlap of volumes and a rhythmic flow of spaces. The traditional form and massing are influenced by surrounding houses and reinterpreted in a more contemporary style.

Both houses have an open kitchen-living-dining floor plan facing the garden at the back, with a formal lounge towards the front for easy access. Bedrooms are located upstairs to ensure privacy for the occupants. The boot and utility room connect the main house and the garage space, allowing internal access from the parking.

The front facade draws inspiration from the existing architectural language of the area, featuring linear and vertical windows with stone surrounds to blend with the surroundings. Vertical timber members are incorporated to enhance the facade and break the horizontal form, adding character to the massing.

The stone facade is made up of two types of stone coursing. The gable and entrance is designed to stand out using Ashlar stone coursing giving an elegant feel. The remaining mass is designed using a more pitched stone. The roof will be tiled, similar to the other houses in the neighborhood.

PRECEDENTS:



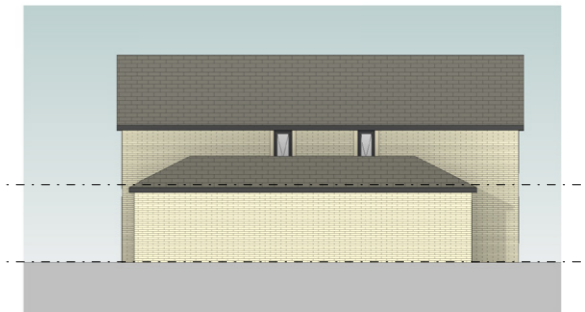
PLAN: HOUSE TYPE 1

Layout

- Open Plan Kitchen/Dining to the rear
- 4no. Double Bedrooms
- Boots room and WC on ground floor connected to the garage and the main house
- Garden space connected directly to the kitchen
- Formal lounge



East Elevation



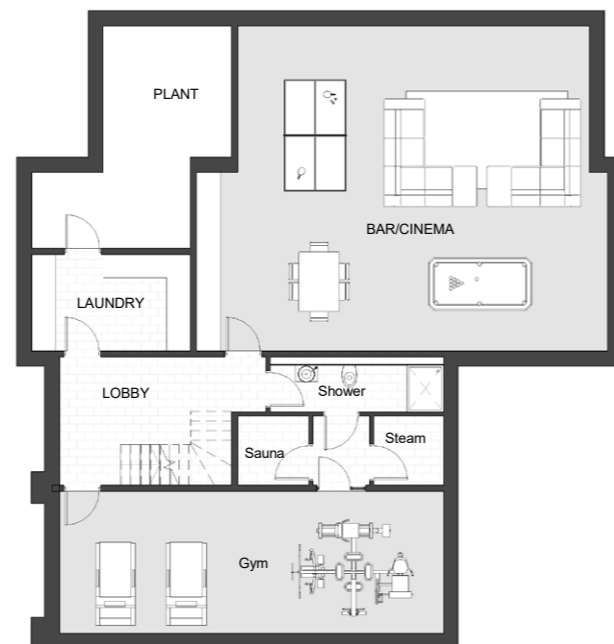
South Elevation



West Elevation



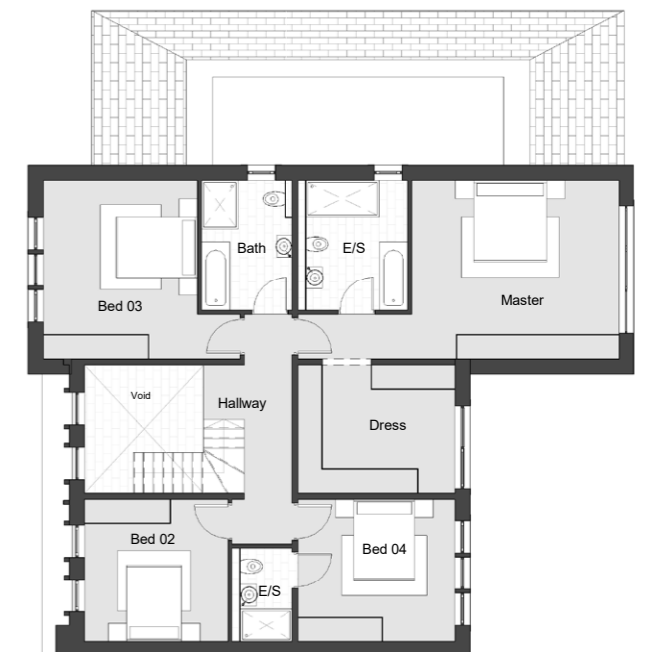
North Elevation



Basement



Ground Floor Plan

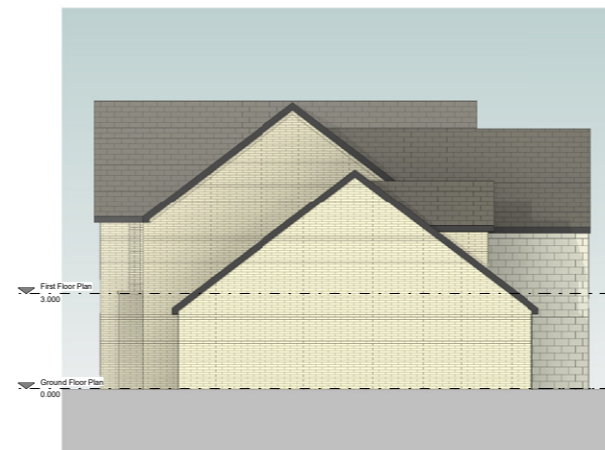


First Floor Plan

PLAN: HOUSE TYPE 2

Layout

- Open Plan Kitchen/Dining to the rear
- 5no. Double Bedrooms with en-suites
- Boots room and WC on ground floor connected to the garage and the main house
- Garden space connected directly to the kitchen
- Formal lounge
- Gym, cinema room and plant room in the basement



East Elevation



South Elevation



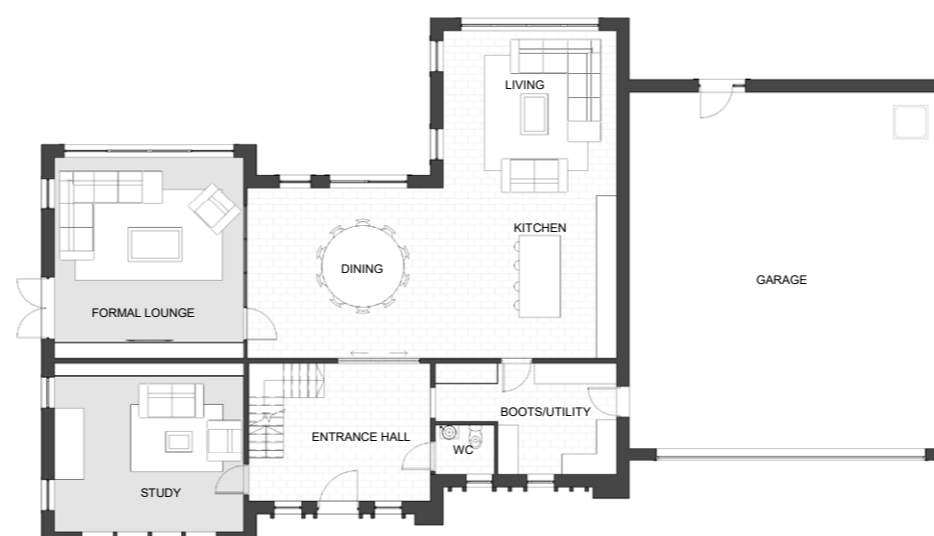
West Elevation



North Elevation



Basement Plan

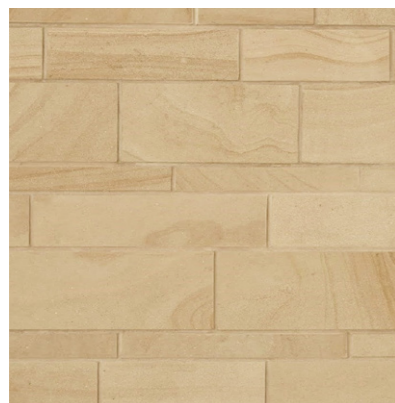


Ground Floor Plan



First Floor Plan

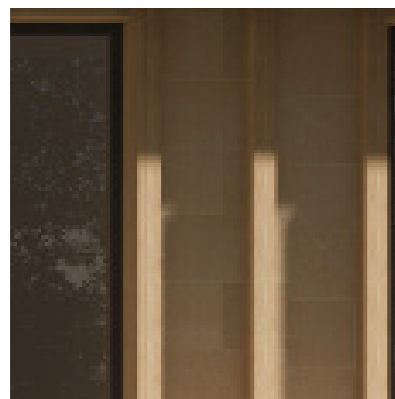
MATERIALS & DETAILS



Ashlar stone will be sporadically incorporated as a distinctive feature in the rear gable design.



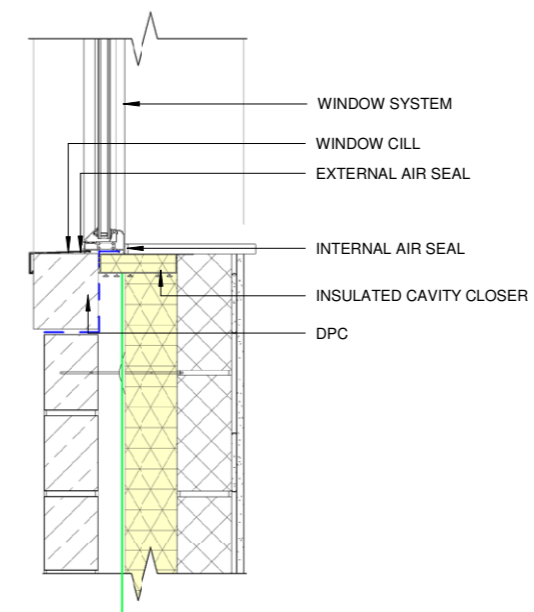
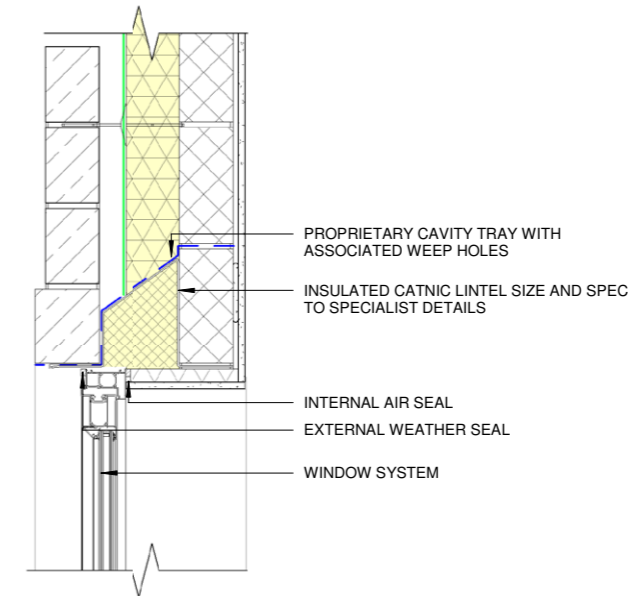
Stone will be used for the main house to ensure a timeless and durable finish



Timber studs will be used to create a vertical elemental feature, adding a modern touch with barn-style character.



The pitched roof will be dressed with grey tile to match the context.



Typical Window Detail

Conclusion

The development has been carefully considered to create two stunning contemporary dwellings that respects the local vernacular and the neighbouring dwellings. Whilst also having low impact on the neighbouring properties and their amenity spaces.

