

DESIGN & ACCESS STATEMENT

EXTENSIONS AND ALTERATIONS

Marry Carry, Honley



INTRODUCTION

This Design and Access Statement has been prepared to accompany the planning application for the proposed extensions and alterations at Marry Carry, Honley, Holmfirth HD9 6QY. The property, a stone barn conversion, is to undergo significant improvements while maintaining its architectural integrity within the Green Belt.



The proposals include:

- Demolishing the existing lean-to oak extension.
- Reconfiguring and extending the existing porch to create a more functional entrance.
- Constructing a new single-storey rear extension with a combination of glass and stone, featuring a striking chimney element.
- Reconfiguring the upper floor to improve the layout and functionality of the internal spaces.
- Raising the roof of the existing utility room to accommodate an additional bedroom.

These changes are designed to enhance the building's character, functionality, and aesthetic appeal while remaining sympathetic to its original barn structure.



Above – Artist impression of the proposals

2 – SITE CONTEXT AND LOCATION

The property is a converted stone barn situated in a semi-rural location with generous plot size and surrounding green space. The surrounding area is predominantly residential, featuring a mix of traditional stone buildings and modern extensions that complement the local vernacular.



The existing structure retains much of its original charm, with stone elevations and a pitched roof. The site benefits from ample curtilage, providing adequate amenity space and parking. The design approach ensures that the new proposals respect and enhance these existing features while integrating contemporary elements seamlessly.

3 – DESIGN PROPOSAL



The existing lean-to oak extension is to be removed, allowing for a more cohesive architectural approach that aligns with the heritage of traditional stone barns found in Honley. The porch will be redesigned to form a more functional and welcoming entrance, improving the spatial flow of the property.



A new single-storey rear extension will be constructed using a combination of glass and stone, carefully chosen to harmonise with the existing barn structure. The extension will create a spacious open-plan kitchen and dining area, with large glazing elements framing views of the landscape, much like recent high-quality conversions and new-builds in the area. The inclusion of a feature chimney will evoke the character of traditional rural homes while serving as a striking architectural element.



The upper floor will be completely reconfigured to enhance circulation and spatial efficiency. The revised layout will improve bedroom arrangements, ensuring a more functional living environment in line with contemporary housing standards while maintaining the rustic appeal of the original barn conversion.

The existing utility room's roof will be slightly raised to accommodate an additional bedroom, ensuring an efficient use of space without significantly increasing the overall massing of the structure. This approach aligns with recent local developments where sensitive modifications have been made to historic properties to enhance their usability.



The proposed materials will be carefully selected to complement the existing stonework, using locally sourced stone wherever possible to maintain consistency with Honley's architectural palette. High-quality glazing will be integrated to enhance natural light while ensuring a seamless blend with the traditional barn character. The design strikes a balance between contemporary enhancements and the preservation of historic integrity, much like the successful conversions and sympathetic new-builds that have been introduced in Honley and the surrounding Holmfirth area.

4 - ACCESS

4.1 Vehicular and Pedestrian Access

The proposals do not alter the existing vehicular and pedestrian access arrangements. The property will continue to benefit from sufficient off-street parking, ensuring no adverse impact on the local road network.

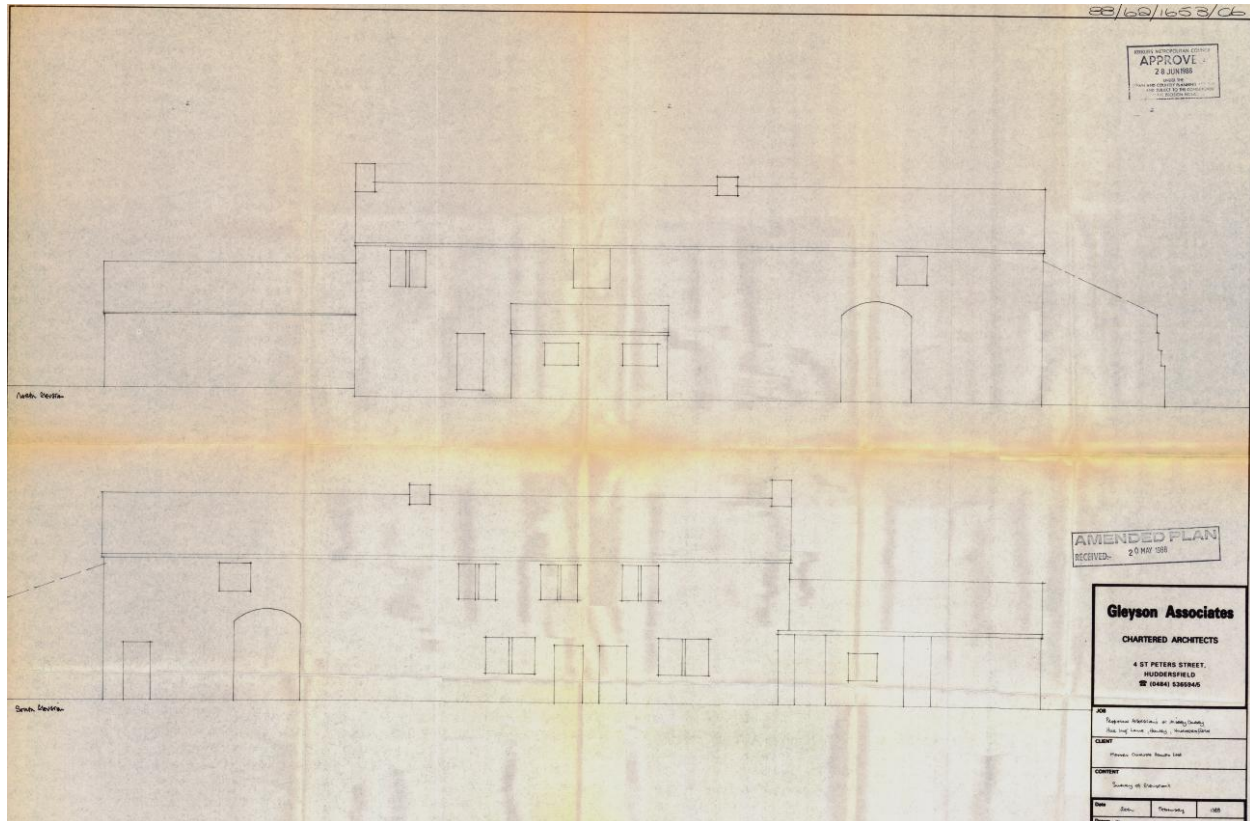
4.2 Inclusive Access

The proposed alterations consider the needs of all users, including those with disabilities. Internal layouts will incorporate wide doorways and step-free access where possible, in accordance with Building Regulations.

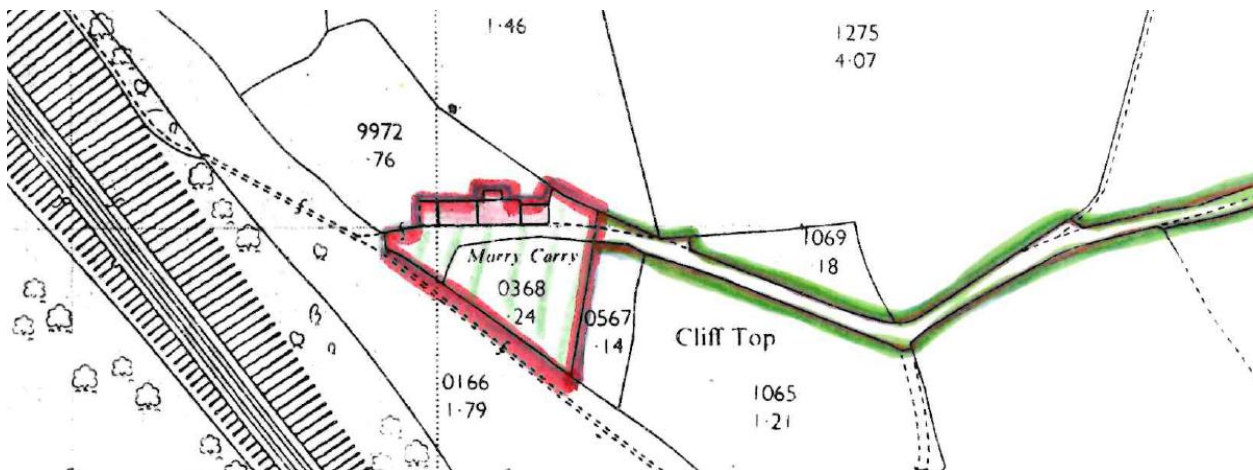


5 – PLANNING POLICY

As per Kirklees Council's Green Belt policy, extensions to properties should not result in disproportionate additions to the original building. The original structure is considered to be the form as it existed on 1st July 1948.



Existing Elevations 1987



Ordnance Map as the building stood in 1987

The cubic volume calculations confirm that the proposed development constitutes a 33% increase over the 1987 structure. Kirklees Council typically permits up to a one-third increase, ensuring compliance with Green Belt regulations. The proposals respect the principles of proportionality and do not introduce an excessive scale or massing beyond what is permissible.

Furthermore, the proposals have been designed to minimise the impact on the openness of the Green Belt. The extensions follow the existing built form, ensuring that the visual impact is contained within the established footprint of the site. The use of high-quality, locally sourced materials will ensure that the extensions blend seamlessly with the original barn, reducing the perception of additional massing and preserving the rural character of the site.

The revised roofline and extensions are carefully positioned to maintain views through the site and avoid any sense of overdevelopment. By adopting a sympathetic design approach that respects the existing building proportions, the proposals ensure that the development remains in harmony with its surroundings and does not contribute to urban sprawl within the Green Belt.

Compliance with Kirklees Local Plan

The proposals align with key policies of the Kirklees Local Plan:

- **Design Quality (Policy LP24):** The extensions respect the character and materials of the existing dwelling, ensuring high design standards and reflecting the broader aesthetic considerations seen in recent developments in Honley.
- **Residential Amenity (Policy LP24):** The proposed alterations maintain privacy and do not introduce overbearing elements that would affect neighbouring properties.
- **Sustainable Development (Policy LP1):** The development optimizes the site's potential while minimizing environmental impact.
- **Highways and Access (Policy LP21):** The proposal retains existing access arrangements without increasing parking demand.

6 – CONCLUSION

The proposed development at Marry Carry, Honley, represents an opportunity to enhance the existing barn conversion through sensitive and high-quality design. The alterations and extensions are carefully designed to complement the historic character of the building while providing modern living benefits.

The proposal respects Green Belt policies by maintaining a proportionate increase in volume and ensuring a sympathetic design approach. It aligns with Kirklees planning policies, maintaining residential amenity and sustainability considerations. Additionally, the design approach reflects the architectural characteristics of Honley and the principles observed in recent high-quality developments within the area.

This Design and Access Statement supports the planning application, providing justification for the proposed enhancements and demonstrating their appropriateness within the local and policy context.

