

# hinchliffe

Client:

**Mrs D. Mountain**

Title:

**Design & Access Statement**

Project:

**Erection of two storey dwelling within grounds of existing dwelling**



Date:

**14.11.2024**

Ref:

**279-24-R1**

Location:

**258 Wakefield Rd**

**Denby Dale**

**W. Yorkshire**

**HD8 8SU**

Company No. 11767012

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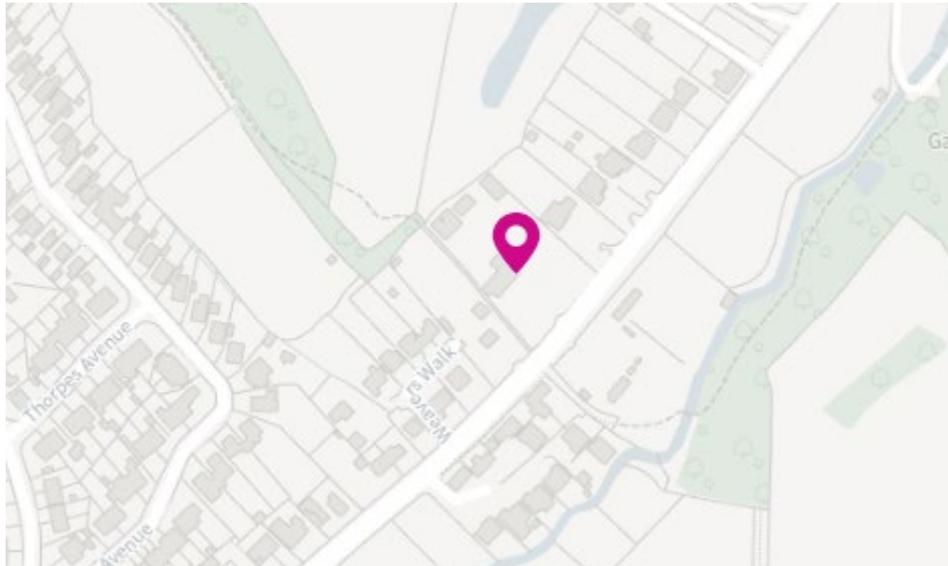
## Design

### Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd in support of a Full Planning Application for the erection of one dwelling within the grounds of 258 Wakefield Rd, Denby Dale, HD8 8SU.
- There is no recent planning history associated with the site itself as it has been the garden of 258 Wakefield Road for a considerable amount of time.

### Context

- The site is located along Wakefield Rd on the outskirts of Denby Dale village towards the village of Scissett and is approximately 10 miles from Huddersfield Town centre.



- The application site is not located within Green Belt on the Government planning data map.
- The existing property was developed circa early 1970's and has various outbuildings to the rear of the site.
- The site can be accessed via an existing driveway off Wakefield Rd.

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## Amount and Appearance

- The existing dwelling on the site is to remain with the addition of a new dwelling positioned further south east on the site on a similar footprint. The dwelling will be of single storey appearance from the front elevation but will have two storeys.
- Design materials would remain in character and appearance to other adjacent properties in relation to architectural detailing and similar materials.
- The proposal will sit sympathetically within its immediate and wider surroundings.
- The use of materials would be coursed stone, ashlar quoins and corbels with artstone roof tiling.



Proposed South East Elevation

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

## Layout

- The layout of the dwelling is for a 4 bedroomed property with a detached double garage. Parking for the proposed dwelling will be formed within a small area directly to the side of the property including a refuse bin store and an electrical charging point.
- Externally the garden perimeter will remain the same to the front of the property onto Wakefield Road with the rear sub-divided for privacy between the new property and the existing.

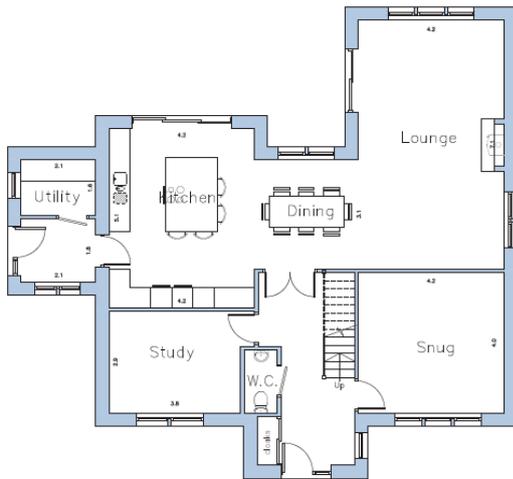
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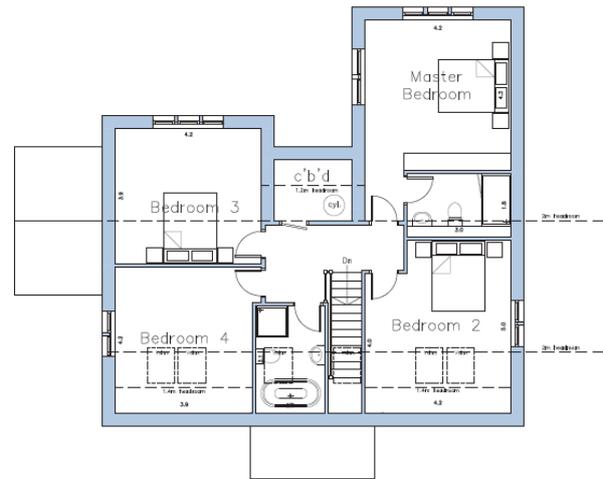
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Ground Floor Level



First Floor Level

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

- Primarily the existing access and dwelling is to remain with the proposed dwelling sited on part of the existing front garden.



Proposed Site Layout indicating position of proposed dwelling adjacent to Wakefield Rd

## Landscaping

- Low maintenance shrubs, plants and lawned area's to soften some of the area's around the immediate site will to be maintained by the proposed property.

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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 directly to the side of the proposed dwelling and any planting will be kept low to maintain visibility.
- Access to the site is via Wakefield Road with the existing main driveway to be widened to 4.5m.
- Bin storage will be kept within each property with the bin collection point to remain as it currently is, at the bottom of the driveway off Wakefield Rd.
- 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

## 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
- External hanging space to be provided to the proposed property.

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