

April 2025
Ref 2025/113 DA

Design & Access Statement - Land Adjacent 28 Stringer House Lane, Emley

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a single detached dwelling on land adjacent to 28 Stringer House Lane in the village of Emley.

The proposal seeks to deliver a high-quality, five-bedroom home with a double integral garage and associated internal and external living spaces. The intention is to provide a sustainable, well-designed property that integrates with the architectural character of Stringer House Lane, responds to the site's setting within the Green Belt.

The proposed design has high environmental performance through the inclusion of modern building methods, high thermal efficiency standards, and renewable energy measures where feasible. These are outlined in the accompanying Climate Change Statement, which supports Kirklees Council's commitment to low-carbon development.

A comprehensive Planning Statement by JR Planning is submitted alongside this application and provides a full assessment of the planning policy context, including the site's Green Belt designation and other material planning considerations.

2. Local Context and Site Setting

Stringer House Lane is a quiet, rural lane to the west of Emley, characterised by large, detached dwellings set in generous plots with a semi-rural atmosphere. The village of Emley itself is a historic West Yorkshire settlement which has a mix of traditional housing and farmsteads.

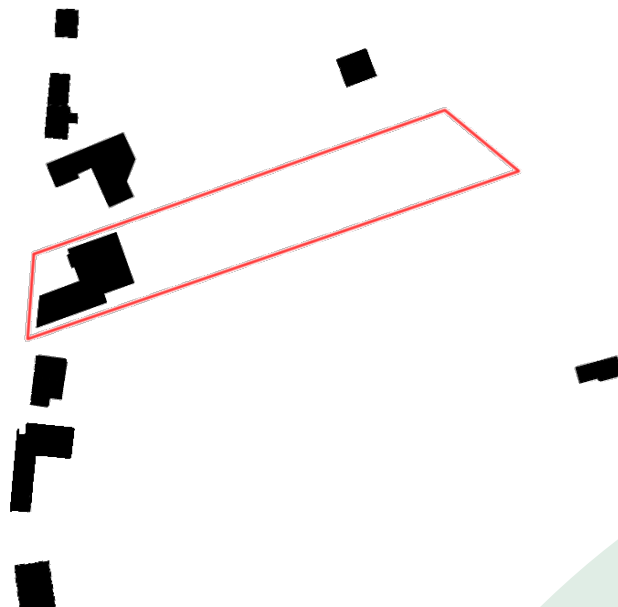
The application site lies between two existing properties: Broomfield Farm to the north and 28 Stringer House Lane to the south. It currently consists of an elongated parcel of grassland, previously used as amenity land for an adjacent dwelling, with a single-storey blockwork structure at one end. The site benefits from direct access off Stringer House Lane via an established vehicular entrance.

The topography of the site slopes gently from west to east, providing open views toward the surrounding countryside. The land is bounded by:

- A mature hedge on the northern boundary, providing natural screening from Broomfield Farm
- A traditional dry-stone wall to the east, separating the site from Broom Field Lane, a rural farm access track
- A fenced southern boundary adjoining the residential curtilage of No. 28
- A dry-stone wall to the west along Stringer House Lane, which forms part of the local adopted highway network

Stringer House Lane is notable for its mixed yet coherent residential character. While architectural styles vary, the overarching vernacular is traditional, with the predominant use of natural stone for walls and either blue or stone slate for roofs. Houses are typically aligned parallel to the lane, set back behind landscaped front gardens and enclosed by stone boundary walls or hedging, contributing to a green and soft-edged street scene.

The figure-ground analysis below demonstrates how the proposed dwelling sits logically within the wider built form and respects the spatial rhythm of development along Stringer House Lane.



3. Scale and Amount

The application site comprises approximately 0.27 hectares of land. The proposed dwelling is designed to reflect the proportions and massing of neighbouring homes, particularly those immediately adjacent.

The dwelling is arranged over two storeys, with a single-storey garage and entrance wing projecting towards the road. This element is deliberately set lower than the existing

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ground level and capped with a green roof, reducing its visual impact from Stringer House Lane while offering ecological benefits.

The overall scale, height, and volume of the dwelling are sympathetic to the character of development on Stringer House Lane. The main two-storey form adopts a dual-pitched roof and a linear footprint that aligns with the local built context. Setbacks and roof articulation further help to break up the building's form and prevent an overly monolithic appearance.

Internally, the proposed layout offers:

- Ground floor: entrance hallway, kitchen, living and dining areas, utility rooms, WC, and two-bay garage
- First floor: five generously sized bedrooms, all with ensuite bathrooms

This arrangement provides a flexible and modern family home that aligns with the scale of other properties on the lane.

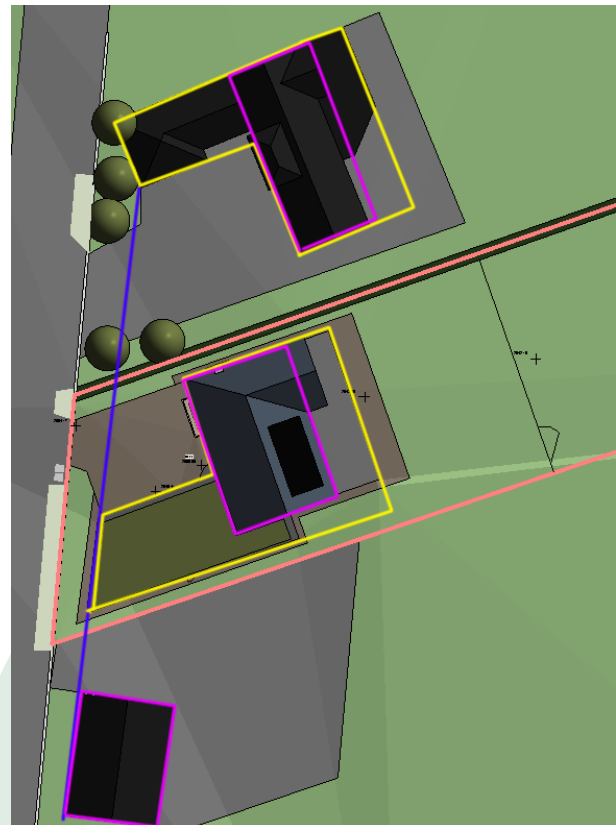
4. Layout and Landscaping

The layout of the proposed dwelling is carefully considered to balance privacy, outlook, and its contribution to the existing street scene. The house is set back from the road, ensuring it does not dominate the lane and respects the established building line, while the garage wing projects forward in a similar fashion to Broomfield Farm.

The diagram to the right shows the layout and form of the proposal in context of the neighbouring houses. The purple line is the building line between the existing houses. It shows how the log and bin store roof overhang has been shaped to continue this line. The yellow line shows the 'L' shaped footprint of the overall development like Broomfield Farm. The pink line shows the simple footprint of the first floor to match both 28 Stringer House Lane and Broomfield Farm.

Key principles underpinning the layout include:

- Maintaining visual openness to Stringer House Lane through setbacks and low-level landscaping



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- Minimising visual impact by lowering the garage wing into the ground and capping it with a green roof
- Adopting an 'L'-shaped plan form reminiscent of neighbouring dwellings, reinforcing a sense of continuity and familiarity
- Incorporating design features such as roof overhangs and setbacks to add interest and articulate the façade

Native shrubs and planting will be introduced along the site's front boundary, providing texture, seasonal variation, and ecological value.

To the rear, the property features a patio leading to a garden and then onto the paddock, reflecting the typical garden-paddock arrangement seen elsewhere along Stringer House Lane.

A full Biodiversity Net Gain (BNG) metric has been submitted as part of the application, demonstrating the ecological enhancements proposed and the net positive outcome for local wildlife.

5. Appearance and Materials

The design of the proposed dwelling draws on the traditional character of Emley and the architectural language found along Stringer House Lane. It presents a refined and respectful appearance that sits comfortably within its rural setting.

The principal elevation features a modest arrangement with a prominent two-storey sawn stone bay window. A row of simple, well-proportioned windows at first floor level provides a consistent rhythm, while a feature dropped window enhances daylight to the staircase and adds vertical emphasis to the design.

To the rear, the building opens up to the landscape with larger openings and a flat-roofed kitchen extension that creates a covered outdoor seating area. On the upper floor, the master bedroom features a peaked roof and Juliet balcony that maximises views over the countryside.

Materials are carefully selected for their quality, longevity, and visual compatibility with local buildings:

- Walls: Ashlar base plinth to provide mass with coursed stone upper floor and side and rear walls, reflecting the traditional finishes along the lane
- Roofing: Blue slate, a material frequently used in the village
- Windows and Doors: High-performance units in a black to create depth
- Garage Wing Roof: Extensive green roof, contributing to visual softening and biodiversity

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The proposed materials palette and architectural detailing will ensure the new dwelling enhances the character of the area.

6. Access and Parking

Vehicular and pedestrian access to the site is provided via the existing entrance from Stringer House Lane. A new automatic sliding gate will be installed, consistent with other house gates found along the lane. The gate will include access control systems for security and ease of use.

Adequate space is provided on site for turning and parking of private vehicles, including within the double garage. The driveway layout allows vehicles to enter and exit the site safely and in forward gear. There is also provision for covered bin storage and an area for bin presentation proposed.

7. Climate Change and Sustainability

A standalone Climate Change Statement accompanies this application and outlines how the proposed development will respond to the climate emergency.

Key features include:

- High levels of insulation to reduce heat loss and improve energy efficiency
- Air source heat pump (subject to feasibility) for low-carbon heating
- Solar PV panels to generate renewable electricity (where orientation and roof angles permit)
- Sustainable drainage measures to manage surface water on-site
- Use of locally sourced materials wherever possible to reduce embedded carbon

Together, these features support the objectives of the Kirklees Climate Emergency Declaration and help futureproof the development against rising energy costs and climate-related challenges.

8. Summary

The proposed development presents an opportunity to sensitively introduce a high-quality family home into an established residential setting on Stringer House Lane. It has been carefully designed to:

- Reflect the traditional architectural character of Emley and its surroundings
- Respect the site's Green Belt setting while contributing positively to the local built form

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- Deliver a sustainable and energy-efficient home with environmental credentials
- Enhance the street scene through appropriate design, materials, and landscaping
- Support local biodiversity through targeted planting and green infrastructure
- Contribute to the local economy and housing supply

In summary, this is a well-considered proposal that complements its surroundings and responds positively to both local context and planning policy. We respectfully seek the Local Planning Authority's support for this application.

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