

Design and Access Statement for Residential development of Farmhouse at Moss Edge Farm, Holmbridge.



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Introduction

This planning statement accompanies a full application for the extension and alteration of the existing farm house property at Moss Edge Farm. The site is at Moss Edge Farm, Moss Edge Road, Holmbridge, HD9 2SD. There is access to the site via Moss Edge Road, a narrow private road, which joins on to the adopted highway known as Hollin Brigg Lane.

Use

The farmhouse has up until last year been occupied and used by the previous owner of Moss Edge Farm. This application seeks to retain the current use as a family dwelling but some changes to the internal and external appearance will make it better for modern living. Once refurbished the house will provide a 4 bed dwelling with generous downstairs living accommodation. The proposed garage will house 2 cars on the area designated for parking by the occupants of the building in planning approval 2023/91342

Amount

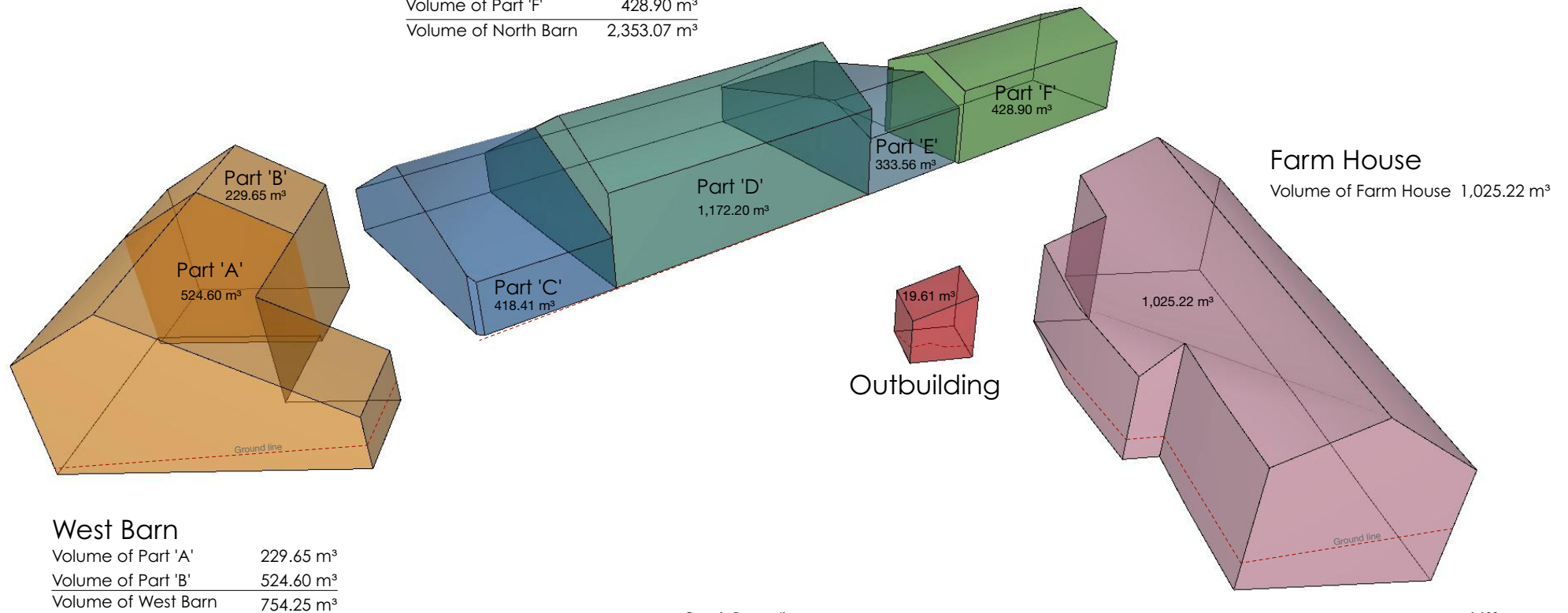
The proposals are fairly small in terms of additional volume, which is a determining factor in the green belt setting. The farmhouse remains as 1 dwelling so no additional dwellings are created from this application. The hallway and stairway extension replaces an existing rear projection and does not therefore significantly increase the volume of the farmhouse. The extension to the side for the garage is the biggest addition but is still relatively small in scale. There has previously been an allowance for parking 2 cars on this area of land, adjacent to the farmhouse so enclosing it with a garage is not extreme in terms of the building. Overall, the proposed additions to the farmhouse constitute an increase of 22.2% over the original built volume. This is within recommended allowance for extensions in the Green Belt. As the farmhouse makes up part of a wider development at Moss Edge farm, we have calculated the total new development increase as shown below. Two areas of the existing barns have been removed to allow a new dwelling as part of a separate application, two barns have been converted to dwellings with no additional volume added and one barn has been approved conversion and is currently in for a planning application to allow two small extensions. The overall additional volume for the whole site, when taking into account removed volume, is only 1.2% of the original volume. Therefore, the overall proposals for the farmhouse individually and as a whole development cannot be considered overdevelopment in the Green Belt.



The volumetric figures are shown below.

North Barn

| | |
|-----------------------------|-------------------------------|
| Volume of Part 'C' | 418.41 m ³ |
| Volume of Part 'D' | 1,172.20 m ³ |
| Volume of Part 'E' | 333.56 m ³ |
| Volume of Part 'F' | 428.90 m ³ |
| Volume of North Barn | 2,353.07 m³ |



The volumes are calculated from each building's ground floor line. This means that significant volumetric units we've accounted for are below ground level.

Existing Built Volume

Farmhouse: 1025.22 m³
West Barn: 754.25 m³
North Barns: 2353.07 m³
Outbuilding: 19.61 m³

Total: 4152.15 m³

Additional Built Volume

Farmhouse extensions: +227.64 m³ (22.2% increase on existing Farmhouse volume)
West Barn Extensions (Application 2025/91238 – not yet determined) +111.15 m³ (14.7 increase)
New dwelling (Application 2024/90476) +513.99 m³

Removed Volume

Part E and Part F demolished as part of application 2024/90476: -782.07 m³
Outbuilding removed as part of this application: -19.61 m³

| | |
|-----------------------------|------------------------|
| Existing Volume: | 4152.15 m ³ |
| Proposed Additional Volume: | +852.78 m ³ |
| removed Volume: | -801.68 m ³ |

| | |
|--------------------------------|-----------------------------|
| Total new volume: | 4203.25 m ³ |
| Volume increase over original: | 51.10 m ³ / 1.2% |



Layout

The proposed extensions are located to be sympathetic to the original property. The rear extension is on a similar footprint to the existing rear projection and so does not appear incongruous to the overall design. By adding this extension, the internal circulation is better arranged meaning that internally the rooms are more suitable to modern family living. The proposed garage is located on the side of the property, off the existing track used by vehicles, including vehicles for the farmhouse. As previously stated, this is the most logical position for the garage as it is where 2 parking spaces for the property have previously been allocated. Additionally, it will make the least impact on the rest of the building and surroundings. The entrance and outdoor spaces are largely unchanged.

Scale

The extensions are of a scale which are respectful to the host building. The rooflines of the extended parts are lower than the roof of the main dwelling and therefore appear subservient to it. The overall footprint is not extended in a way which would be detrimental to the original building.

Appearance

The extensions are proposed to be constructed of materials which are the same in appearance to the original building. The walls will be coursed natural stone to match the existing and the roof will be natural stone to match the existing roof. Materials will be locally sourced. The windows will be replaced with double glazed, painted timber framed units.

The aesthetic of the extensions will be of the same style as the host dwelling and therefore will not look out of place. The materiality and appearance will also sit harmoniously amongst the other built forms at Moss Edge Farm.

The existing stone work will be cleaned and repointed where necessary in a manner which is sympathetic of the original building. Areas of crude render will be removed and the underlying stonework restored to give a cleaner, more coherent appearance.



Landscape and Access

The landscape proposals are minimal to remain in keeping with the agricultural feel of the development. The existing track will be resurfaced with free draining crushed stone. As with the other developments on the site, a small parcel of land adjacent to the farmhouse building outside the East elevation will be used as the private garden. This area will have simple fencing to designate the residential curtilage but kept grassed so that it does not detract from the green belt context.

Although the farm buildings are accessed via a private track, passing places have been implemented as part of a prior planning application. It has been noted that on previous occasions, fire vehicles have accessed the site and are able to turn within the site and exit.

Bin collection for the farmhouse will remain unchanged from the current situation. The dwelling has bin storage within the immediate site context; however, bin collection is from a refuse truck which collects the bins at a collection point at the bottom of Moss Edge Road.

Although working with an existing building, wherever possible, level access will be incorporated at the main entrance to the building and the garage.

Policy and UDP

The Kirklees Local Plan was adopted on 27th February 2019

Some of the policies that apply to the site are as follows: -

Green Belt

Policy LP57 *Green Belt states:*

Proposals for the extension, alteration or replacement of buildings within the green belt will normally be acceptable provided that:



a in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

b in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;

c the proposal does not result in a greater impact on the openness in terms of the treatment of outdoor areas including hard standings, curtilages and enclosures and means of access; and

d the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from it's green belt setting.

The overall design meets the requirements of relevant points a and d and will not be dominant or overbearing on the green Belt or the host structures. With reference to point c, the external changes are minor, utilising the existing track/road and retaining the overall openness of the green belt setting.

Design

Policy LP24 states:-

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that the design forms part of pre application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green accessible, inclusive and safe design, where applicable. Where applicable and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

a the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;



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- b they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact upon residential amenity of future and neighbouring occupiers;*
- d high levels of sustainability, to a degree proportional to the proposal through:
 - i The re-use and adaptation of existing buildings where practicable*
 - ii design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - iii considering the use of innovative construction materials and techniques including reclaimed and recycled materials;*
 - iv where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
 - v providing charging points to encourage the use of electric and low emissions vehicles;*
 - vi incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
 - vii designing buildings that are resilient and resistant to flood risks, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multifunctional green infrastructure where appropriate;*
 - viii designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident/ user.**
- e the risk of crime is minimised by enhance security, and the promotion of well defined route. Overlooked streets and places, high levels of activity, and well designed security features;*
- f the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*
- g any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;*
- h development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;*



l the retention of valuable or important trees and where appropriate the planting of new trees and the landscaping to maximise visual amenity and environmental benefits, and
j the provision of public art where appropriate.

By reusing the somewhat dilapidated existing buildings and extending them in a way which is considerate of the existing character and design, we believe the scheme fulfils much of the criteria regarding design (especially points a, c and di)

In addition the NPPF paragraphs in relation to proposals affecting the Green Belt are relevant (Paragraphs 153-154)

Paragraph 154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;



- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Point c of Paragraph 154 is particularly relevant and the extensions proposed are not disproportionate or overbearing to the original building, therefore should be considered appropriate development in the green belt.

Conclusion

The existing farm house is fairly run down and in need of restoration. By adding the modest extensions, we are able to achieve a family home with more desirable living spaces, which are more akin with modern living. The extensions are not out of place and as shown, the amount of extension does not exceed what would usually be deemed appropriate development in the Green Belt. As the site is no longer utilised as a working farm, it is important to make the development attractive to prevent further deterioration of the buildings. The proposals will achieve this and enhance the cluster development at Moss Edge Farm.





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