25th July 2025
Ref 2025/124 DA

Design & Access Statement – Replacement Dwelling at 56 Greenhill Bank Road, New Mill.

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a replacement dwelling at 56 Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER

The proposal seeks to demolish the existing detached dwelling on site and replace it with an architecturally striking scheme.

The proposed design has high environmental performance through the inclusion of modern building methods, high thermal efficiency standards, and renewable energy measures.

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.

Any relevant planning history on site has been assessed by JR planning within their statement. Planning policy and context matters will be explored in more depth within the supporting information submitted by JR Planning.

2. Local Context and Site Setting

Greenhill Bank is a road linking the village of New Mill in the valley bottom to the north, with the settlement of Scholes which sits up the valley side to the south.

The application site is currently occupied by a detached dwelling which was constructed in the mid 20th century. The existing house is mainly pebble dash, with brick and a section of natural stone to the front elevation.

The existing house is limited architectural merit and is in need of substantial renovations to allow it to be family friendly, comfortable and more energy efficient. The loss of the existing building would not be detrimental to the local character of the area.

The site is well enclosed and is part of a ribbon development along Greenhill Bank Road. To the south is Woodthorpe (58) which is a substantial red brick double storey detached

dwelling. To the north is 54 which is a substantial detached stone built bungalow. It is unclear but possible this house is split level.

The site has a steep slope falling from west to east toward New Mill Dike in the valley bottom. The site has a crossfall of nearly 15m which presents a significant gradient.

The land is bounded by:

- Overgrown shrubs and a drystone wall on the northern boundary.
- A retaining stone wall with some shrubs to the east. This borders Greenhill Bank Road.
- A collection of shrubs along the southern boundary with Woodthorpe to the south.
- Bushes and shrubs to the paddock beyond to the west. Note the land beyond is under the same ownership but forms no part of this application.

Greenhill Bank road features continuous ribbon development along it from New mill rising towards Scholes. There is a varied collection houses along the road. The older houses are closer to the two settlements and are typically stone built terraced houses dating from the 19th Century or earlier. These will be linked with the historic textile and agricultural industries within the valleys.

More modern homes are found along the middle section of the road. These are a mixed collection of houses featuring a mix of stone, brick and render and other materials.

The area immediately adjacent the development site is characterized by large detached dwellings on large plots. Most houses have large stone retaining boundary walls to the road with many having large areas of planting beyond the walls to offer screening and privacy.

The figure-ground analysis below demonstrates the existing ribbon development rhythm along Greenhill Bank Road.

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3. Scale and Amount

The application site comprises approximately 0.13 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 three storeys, with one of the floors being subterranean. The house therefore presents itself as a two storey dwelling in the main part.

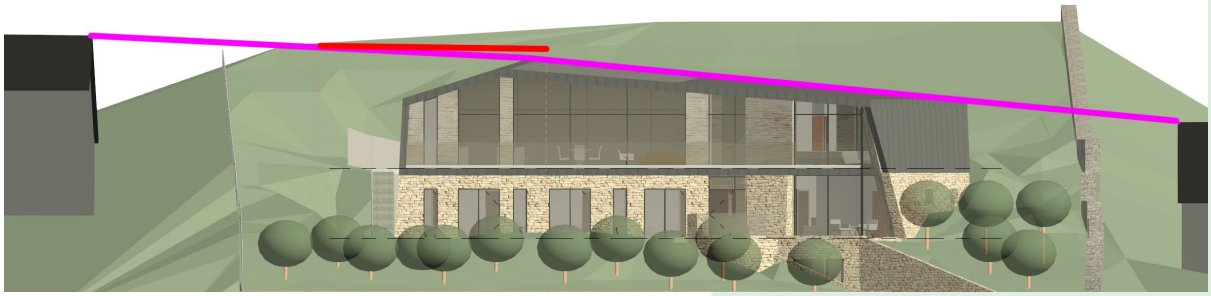
The scheme has been designed to respond to the challenging site topography. As such the subterranean floor houses the garage, plant areas and a small hobby room and lobby. The decision to have the garage underground was partly to reduce the steep gradient of the existing driveway. This will improve manoeuvrability on site and make vehicle movements less challenging.

The second reason for having the garage below ground was to reduce the visual impact of the scheme. On the submitted proposal drawings you will note that the garage is to be finished with an extensive green roof which will make it blend seamlessly into the landscape and provide additional external amenity space.

The ground floor is back to earth and is partially retaining. This again is to work with the challenging site gradients and to reduce the required earthworks on site.

The upper floor is the only floor which is visible form the front and rear gardens.

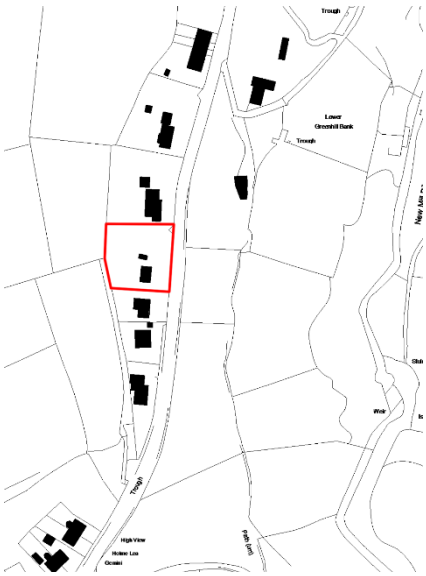
The overall scale, height, and volume of the dwelling are sympathetic to the character of the local area. The form adopts a shallow dual pitched roof which has been informed by the heights of the neighbouring houses. The proposed ridge sits below that of the existing house on site. The below street scene elevation has been annotated to show the line between the two neighbouring ridges in pink. *Note the red line of the existing ridge which breaks this line.*



The scale of the proposal has been carefully considered to ensure the massing sits comfortably within the site and its context. Although wider than the existing house on site, the proposal is lower at its highest point and sits well within the existing defined plot.

The massing and location of the proposed dwelling is also more in keeping with the general development pattern along Greenhill Bank Road, which sees large dwellings positioned centrally within generous plots. The figure ground map overleaf shows how the proposed footprint of the development fits the existing development pattern.

The existing figure ground map is on the left below with the proposed on the right.



4. Layout and Landscaping

The design and footprint of the home have been established to offer the most effective floor layout which keeps an efficient plan form factor to allow the house to be low carbon in operation.

Internally, the proposed layout offers:

- Basement level – Garage/ plant room area, Hobby Room & circulation.
- Ground floor: Four well-proportioned bedrooms offering good levels of space and amenity.
- First Floor: Open plan kitchen dining are, Lounge, Utility room and WC.

This arrangement provides a flexible and modern family home, which works with the challenging topography of the site.

The layout of the proposed dwelling is carefully considered to balance privacy, outlook, and its contribution to the existing street scene. The house is well set back from the road, ensuring it does not dominate the street scene.

The house has been configured with an angular form which is purposeful. This design allows the house to take advantage of the stunning views down the valley, whilst respecting the neighbouring dwellings amenity and privacy.

Key principles underpinning the layout include:

- Maintaining visual openness to Greenhill Bank Road through considered massing and enhanced screening landscaping and boundary treatments.

- Minimising visual impact by keeping a low roof pitch and following the line of the adjacent ridge heights.

- Adopting an angled form which subtly allows the house to benefit from the sites outlook while providing a shading overhang.

- 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 boundaries, providing texture, seasonal variation, and ecological value. To the boundary along Greenhill Bank Road, this planting will help further screen and add soft texture and variation. This follows the treatment for most other dwellings along Greenhill Bank Road.

To the rear, the property features a patio leading to a terraced garden. The patio area is modest in size, and will be formed by creating a small retained plateau. This patio will then lead up to a grassed lawn area on the slope beyond.

The site is exempt from Biodiversity Net Gain under self-build exemption.

Although the site is technically exempt the owners are keen to deliver ecological uplift where possible which is demonstrated on the submitted site plan. This shows areas of proposed planning and improved hedgerows to enhance habitats on site. There are also proposed bird boxed on the proposal to encourage increased biodiversity on site.

Internal Layout

Internally the spatial arrangement has been designed mainly to consider the key principles of natural light and the far reaching views.

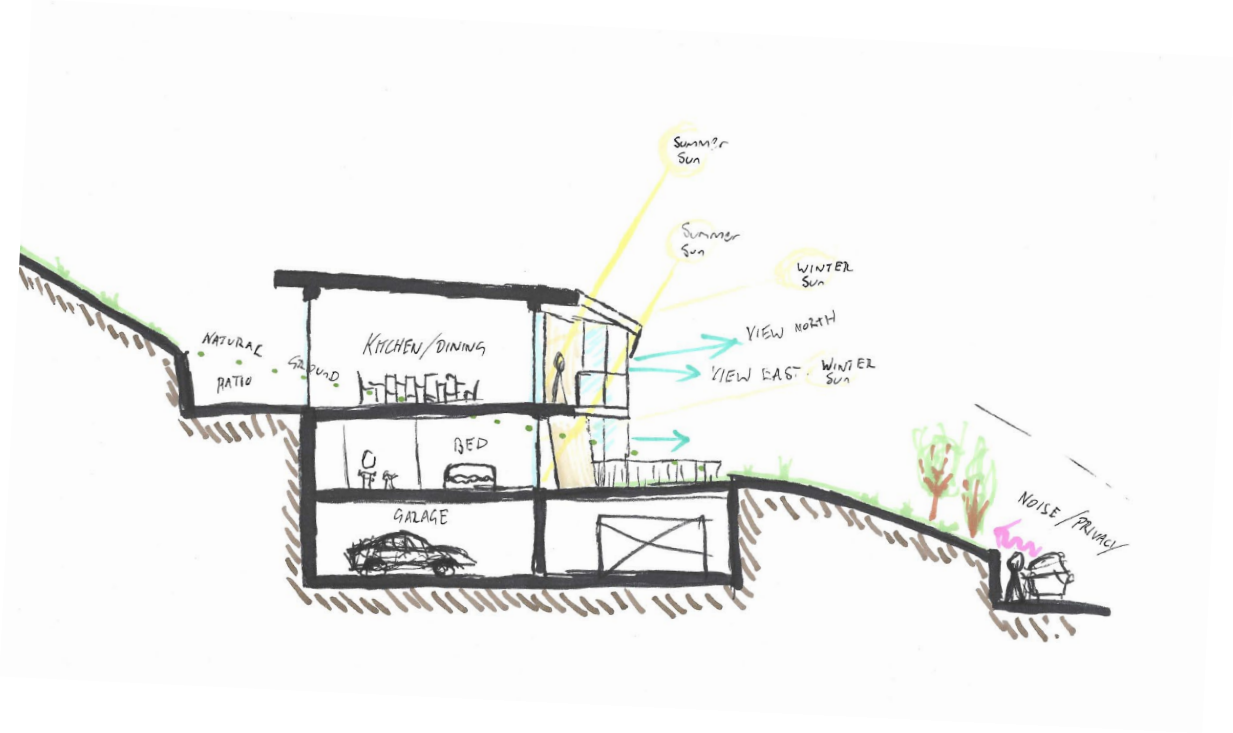
The lower utility floors which require less visual amenity and require more practical access have been placed within the subterranean basement.

The ground floor has been selected to house the bedrooms as this offers a balance of outlook and privacy for the future occupiers. The decision to create an 'upside down' arrangement is due to the position of the main living spaces on the upper floor being positioned to take maximum advantage of the views and light on offer.

The upper floor has a spacious vaulted ceiling to create a sense of space and openness which could not be achieved and is not necessary for the bedroom floor below.

The house has been designed to have its functional spaces positioned into the earth with amenity and living spaces of higher value positioned on the open elevations.

The sketch section below is from early design development and shows the rationale of views, overhangs and privacy etc.



5. Appearance and Materials

The material palette has been selected with great care and consideration. There is currently a mixture of materials along Greenhill Bank Road which means there is no dominant material.

The local area and wider Holme Valley is however characterised by natural stone. This is recognised and acknowledged in the design.

Careful consideration has been given to the use of stone on the site, as different textural variation, laying styles and the use of different sized masonry can create subtle interest.

On the exposed sections of the basement, and ground floor the masonry is to be dry stone. This has been selected to create a sense of weight and mass to the lower section of the building which grounds the scheme. The material is then continued to the facing of the retaining walls which creates a connection from the building to its wider landscape.

The lower floors have a wide construction depth to add additional mass and give a visual indication to the fact the building on these lower levels is back to earth.

On the ground floor the dry stone wall façade is designed with a taper and becomes thinner toward the top of the wall. This reflects traditional dry stone walling techniques where the walls become smaller and less massive towards the top. This also works with the narrative that the building appears lighter toward the upper level.

The upper floor is wrapped with a dark standing seam material which flows from the roof pitch, down the first floor walls and transects the front elevation creating a striking geometric form, while also providing a practical overhang to the ground floor windows and a small terrace to the front.

The material selection has been chosen as a contemporary reflection of the metal sheet cladding which is used within surrounding agricultural buildings in the Holme Valley area. The material is visually recessive and matte in appearance which allows the proposal to blend into the shadows of the valley both from Greenhill Bank road and any further glimpsed vantage points further afield, such as Sheffield Road.

Along the side elevations, the standing seam material is laid at an angle to match that of the dry stone walling below, creating a visual connection retaining the building lines without a visual break in geometry.

The material has also been selected thanks to its ability to have integral solar PV panels as part of the roof covering. This is shown on the elevations. *It should be noted that this has been shown in a lighter shade on the architectural drawings to demonstrate the siting of the panels but in reality the PV sheets are visually similar to the standard sheeting.*

The first floor is largely glazed which produces a lightweight visual appearance. The use of low reflectivity glazing allows the upper floor again to be recessive. This paired with the fact the glazing sits below a substantial roof overhang reduces its reflectivity.

Between the sections of glazing on this upper floor are stone piers. This time they are built of regular coursed natural stone, in thin course banding. This again is a common building material within the Holme Valley and has been selected to respond to the wider material context. The thinner courses are lighter in appearance than the dry stone below.

To the rear, the only visible massing of the building is the first floor. This follows a similar materiality and massing to the front elevation. Sections of regular coursed stone walls are pierced by generous openings and are enveloped with a standing seam roof and border.

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

- Walls: Natural drystone facing, Regular thin coursed stone, Dark grey standing seam.
- Roofing: Dark Grey standing seam, with integrated PV.
- Windows and Doors: High-performance units in a dark frame to create depth.

The proposed materials palette and architectural detailing will ensure the new dwelling respects the character of the area while providing contemporary accent.

The careful selection of materiality, emphasising the different functions of each floor and giving a perceived reduction in mass up through the building has been a key design driver.

As the existing building of the site is of limited architectural merit it is not worthy of protection as it does not contribute to the bult character of the Holme Valley.

We believe the striking and considered design proposal put forward in this application is well considered and the thoughtful arrangement of materials and massing creates a piece of architecture which enhances the built character of the area.

6. Accessibility and Parking

Vehicular and pedestrian access to the site is provided via an enlarged entrance off Greenhill Bank Road. The existing driveway has been widened to improve the existing access which is narrow and steep. The driveway gradient has been reduced thanks to the proposed basement parking garage. There are automatic swing gates shown on the plan which will be set back a minimum of 5m from the highway edge.

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

Within the garage and plant room area there is a large subterranean space which allows for manoeuvring to enhance vehicle safety. The garage is also suitably sized to easily accommodate bicycles and other items without compromising its use as a car garage.

The proposal forms our clients forever home. As such great consideration has been given to the access arrangements. Due to the steep constraints of the site it would be unfeasible to expect a manual wheelchair user to navigate the driveway. An electronic mobility scooter could however use the drive. As such a pedestrian doorway has been included on the basement floor. This leads to the central circulation space.

The main pedestrian access is taken via low rise external stairs to the front. This leads to an over-sized front doorway.

A lift has been shown as part of the proposal which will future proof the house for the applicant. Great thought has gone into the positioning of the lift. The idea being that if the applicant mobility is reduced they will become more car dependant. This is why the lift has been positioned in the garage. The lift then travels through all floors. On the top floor the lift arrives in the kitchen area and is close to the pantry which will allow for easy unloading of shopping etc when in use.

7. Climate Change and Sustainability

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
- Sustainable drainage measures to manage surface water on-site (where possible subject to percolation tests pre-construction). Grey water retention may be considered where feasible.
- Use of locally sourced materials wherever possible to reduce embedded carbon
- Efficient plan form to ensure the house performs well with minimal carbon in use.

A climate change statement has been prepared and submitted alongside this application.

8. Summary

The proposed development presents an opportunity to sensitively introduce a high-quality family home into an established residential site on Greenhill Bank Road. It has been carefully designed to:

- Articulate the complex valley topography through carefully selected design geometry.
- Respect the site's Green Belt setting by having a visual impact similar to neighbouring developments, within a well contained plot.
- Deliver a sustainable and energy-efficient home with strong environmental credentials
- Enhance the street scene through striking 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.

Document prepared by

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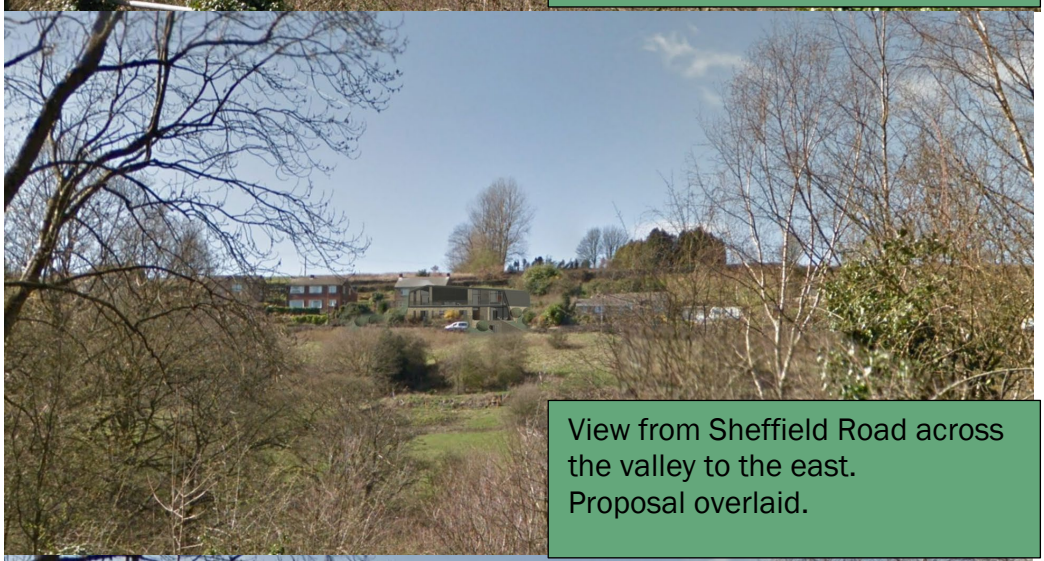
For & on behalf of Hill Rise Architecture Ltd.

Appendix 1 – Indicative Visual impact images.

View from Sheffield Road across the valley to the east.
Current View.



View from Sheffield Road across the valley to the east.
Proposal overlaid.

View from Sheffield Road across the valley to the east.
Proposal only.

It should be noted this view is from a Google Street view capture from 2017 in leaf fall season. There is no view of the site when in leaf. Note how the proposals lower roofline does not break the valley skyline and appears less visually obtrusive.

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View from the north along Greenhill Bank Road. Current view.

View from the north along Greenhill Bank Road. Proposal Overlay.

View from the north along Greenhill Bank Road. Proposal Only.

Within this Google Streetview export, the proposal's lower roofline and set back from the current house on site gives a good level of direct sky view maintaining a sense of openness.

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