

Design & Access Statement

Northlight Architectural Consultants Ltd
The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL



Project: Change of use of former museum and outbuildings to form 3 dwellings at: -
Red House,
281 Oxford Rd,
Gomersal,
Cleckheaton
BD19 4JP

Date: 21st July 2024

Pages: 6

Ref: 24-034/ D&A Statement

Introduction

This Design and Access statement has been prepared in support of a planning application for the change of use of Red House the associated barn and coach house to form 3 dwellings.

The Existing Site:

Red House is a Grade II* listed building and located in Gomersal, West Yorkshire. The property has an historic association to the Bronte family and is mentioned in Charlotte Bronte's novel 'Shirley'. It is located immediately adjacent to the public highway off Oxford Road (A651) which is a main road running between Bradford and Dewsbury. Red House (the main house) is built perpendicular to the line of the road with the principal front elevation facing south and overlooking a large garden with mature trees. To the north of property, the land comprises a public car park, beyond which is Gomersal Public Hall. A children's playground is located immediately adjacent to the car park to the west. The property is located approximately 10 minutes' drive from the M62 motorway. The site on which the property stands is reasonably level.



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The main house comprises a substantial and detached two-storey traditionally constructed building originally erected around 1660, and subsequently extensively refurbished in the 1800's. It is built in an approximate rectangular plan configuration with a relatively small rear offshoot to the northeast corner and a two-storey projection to the west elevation that appears to have been built as an extension to the original footprint. The property has also been extended to the east by means of a glazed single storey projection with a lean-to roof. The external walls are primarily of solid brickwork construction although the rear offshoot is formed in coursed dressed sandstone. The roofs are multi-pitched and covered in sandstone slates with lead lined valleys and hips weathered by segmental stone tiles. The upper floors to the building comprise softwood boarding on timber joists whereas most of the ground floors are ground bearing concrete with timber boarded or stone flag coverings.



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The Coach House comprises of a single storey detached building with a traditional pitched stone slated roof. The walls are constructed with a stone rubble infill and faced externally with coursed, dressed sandstone. A more recent extension has been added to the eastern end of the building; it is of cavity wall construction with dressed stone to the external face. The property does not seem to have been the subject of significant structural alteration since its original construction although one of the large openings to the primary elevation has been infilled. The stone slate roof has unfortunately been partially stripped since the buildings became vacant.



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The Barn comprises of a 2 storey detached building with a traditional pitched & hipped stone slated roof. The walls are constructed with a stone rubble infill and faced externally with coursed, dressed sandstone. The east elevation, facing the house, has a central cart entrance with a large two-light window above flanked by a circular window to either side, and three further smaller doors. The north end, facing the coach house has a central doorway and a loading door above, and the west side has a single doorway and a row of ventilation slits above. Internally the barn has two floors with modern partitions on the ground floor, open above with exposed roof structure of pegged trusses. The current first floor is of more recent construction, having been constructed above the existing timber floor which remains in place.



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The Proposal

1) Amount

The proposal would involve the sub-division of the main house to form 2 separate dwellings, with the change of use/ minor extension of the barn to form a 3rd dwelling. The coach house would provide garaging/ ancillary accommodation for the barn dwelling.

2) Appearance

There are minimal changes proposed to the external appearance of all existing buildings.

Proposed changes to the main house are limited to the following:

- Existing windows retained, refurbished and redecorated.
- Existing bay window to south elevation replaced to match existing.
- Existing window to west elevation removed and opening partially infilled with reclaimed brick to match existing. New timber windows/ doorset to be installed within new openings.

Refer to Northlight Architectural Consultants drawings reference (AL)10 to 14 for full details of the proposed works.

Proposed changes to the coach house are limited to the following:

- Existing timber doorset to south elevation replaced with aluminium framed glazed doorset.
- Existing screens/ shutters to arched openings to south elevation removed and new aluminium glazed doorsets/ screens installed.
- Existing blocked arched opening to south elevation unblocked and new aluminium glazed doorsets/ screens installed.
- Existing windows/ door to extended section of building to be retained, refurbished and redecorated.
- New garage door opening to be formed in east elevation of extended section of building.
- Existing blocked window openings to north elevation to be unblocked and new aluminium window units installed.
- Existing stone flagged roof to be repaired.

Refer to Northlight Architectural Consultants drawings reference (AL)20 & 21 for full details of the proposed works.

Proposed changes to the barn are limited to the following:

- Construction of a single storey rear extension (5m x 7m) to provide living room accommodation with improved access to the amenity space to the rear and good levels of natural light; consistent with modern housing standards. The extension would be constructed in natural stone with aluminium glazed doors/ screens under a mono-pitch metal standing seam roof.
- Existing external windows/ doors to be replaced with new aluminium glazed doorsets/ windows.
- New window opening formed to east elevation/ first floor level.
- Existing stone flagged roof to be repaired.

Refer to Northlight Architectural Consultants drawings reference (AL)30 to 32 for full details of the proposed works.

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3) Means of Access

Vehicular and pedestrian access for the 3 plots will be via the existing gates and vehicular access from Oxford Road to the south-east corner of the site, with a further existing pedestrian access to Red House/ Oxford Road located to the north-east which will be maintained.

The existing access drive will lead to parking areas, providing parking for 8 cars (2 per dwelling plus 2 guest spaces).

Refer to MKCL's access statement for further information.

4) Landscaping

The existing mature landscaped setting within the site will be maintained and enhanced.

An area for car parking is to be created using 'grass grid' construction. The removal of 1 mature tree will be required to facilitate the construction and use of the parking area for the units located at Red House with new native hedgerow planting proposed to offset the loss of this tree.

Refer to JCA Ltd's Arboricultural Impact Assessment for full details of tree retention/ removal.

5) Layout

There are no proposed changes to the existing layout of the buildings/ site other than the construction of the barn extension described above.

6) Scale

Careful consideration has been given to the number of residential units the site can support. The 3 units proposed will provide generous family accommodation without causing over-intensification of the site.

Proposed changes/ additions to external fenestration are to be to a relative scale to the host building and the proposed extension to the barn will be to an appropriate scale; being sub-servient to the host building.