HILL RISE
ARCHITECTURE

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Ref 2025/132 DAS

Design & Access Statement

Land and Buildings off Bog Green Lane, Upper Heaton

Introduction

1. This Design and Access Statement has been prepared to support a pre-application enquiry for the residential conversion of existing buildings off Bog Green Lane, Upper Heaton.

2. The proposal seeks to deliver a single dwelling, set over two storeys within the footprint and massing of the existing buildings.

3. The proposal represents an example of an easily convertible set of buildings within the context of an existing hamlet.

4. The proposed development will be constructed to high thermal efficiency standards, incorporating renewable energy generation where feasible, to ensure strong environmental performance. The re-use of existing building structures is highly sustainable versus new build development.

Existing Site Context

6. The site is located to the west of Bog Green Lane.

7. The site is designated as 'Green Belt' on the adopted Kirklees Policy Map.

8. The site is currently vacant however it's last known use was a builder's storage compound.

9. The site consists of a cluster of existing buildings. There is a large stone building to the west of the site with a corrugated sheet roof. The main building has a projection to the north of the site off the stone building, built from a mix of blockwork, stone and brick. Off the main stone building to the south of the site is a timber lean-to. The existing buildings are substantial, however falling into gradual disrepair due to their vacant nature.

10. The site is generally level within its boundary. There is a gradual slope from south to north. The main building itself is retaining the land to the west (circa 1.5m). The southern boundary has a small retaining wall with existing residential fences.

11. The site is surrounded by existing development. To the north and west are existing domestic gardens. To the east is a row of terraced housing which fronts onto Bog Green Lane. To the south are domestic gardens with a further row of terraced housing.

12. The area itself is characterised by traditional houses and agricultural buildings, which is typical of a hamlet within this area of Kirklees.

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RIBA Chartered Practice

13. The existing site takes access off Bog Green Lane along an existing track, with a gate to the site. The existing site sits within a commercial use class. As such this access could therefore be intensified in usage without the need for planning consent.

14. As the existing site falls within a commercial use class, it benefits from permitted development which would allow for the erection of large boundary fencing, additional door and window openings on main elevations.

Scale

15. The application site measures approximately 0.38 hectares.

16. The building is to be modified and converted to form a four-bedroom dwelling. The proposed dwelling area is 188m^2 which is above the required 124m^2 within the NDSS for a 4-bedroom, 8-person dwelling.

17. The scale of the proposal is compatible with the surrounding properties and leaves a suitable amount of external amenity space for the dwelling within the boundary.

18. The proposal shows the existing northern projection being reduced in footprint but raised slightly in height. The extra height will allow for better amenity for residents and the reduction in footprint will mean this would have no detrimental impact upon the adjacent houses.

19. The main scale and massing of the development reflects the existing buildings which have occupied the site for some time. The proposal is not materially larger than the existing buildings.

Amount

19. The proposal indicatively shows a single detached dwelling with four double bedrooms; one on the ground floor and three on the first floor.

20. The proposal includes a driveway which can accommodate reasonable manoeuvring space as well as parking for three cars which would be able to leave site in a forward gear.

21. The remaining site is then to become a garden for the property, offering an enclosed cottage style garden which will enjoy an eastern and southern aspect.

Layout, Access & Landscaping

21. Vehicular access will be taken from the existing access off Bog Green Lane.

22. The site is able to accommodate three 240L wheeled bins as indicated on the submitted proposal. The proposed dwelling will be served by curb side bin collection, consistent with the existing arrangement for neighbouring properties. The previous use of the site also included wheeled bins collected from the roadside, and this arrangement will continue without alteration. As such, the proposal presents no impact on highway safety or local servicing arrangements.

23. The plot would be landscaped with native shrubs and trees to add texture to the boundaries and create a pleasant semi-rural style with soft edges. There will be a fence to the eastern boundary to give additional screening, and to de-mark a right of way for the neighbouring properties.

24. Although the proposal is unable to achieve the usual separation distances, this is an existing situation where the existing use would benefit from being able to add additional openings under permitted development. The additional openings which have been added are low or high level or roof windows. As such they do not provide a direct view of the neighbouring properties. The openings are also relatively small on the eastern elevation. The image below shows the relationship of the proposal with the existing terraced houses.



25. The existing windows on the rear of the terraced properties are mainly secondary or to bathrooms as shown on the image below.



26. The building has been designed to work along the contours, and work with the existing floor levels.

27. The main living spaces have been placed in the northwest of the building to ensure maximum amenity, with outlook over the private garden. The image below is an indicative view from the main living space.



28. The development used the existing window and door openings for light. The first floor uses a mix of roof windows, as well as introducing new low-level windows to the east elevation, and high-level windows to the west elevation for additional light and ventilation.

29. A new band of high-level windows to the western elevation will have clear glazing. The proposed windows will allow occupants to have a clear view of the sky to improve residential amenity. The windows will be 1.8m from the finished floor level to ensure there is no overlooking or privacy issues. The image below is from bedroom 2 and shows the high-level windows and the additional light form them.



30. The internal layout is based off a central stair core with a double height entry hall. All rooms are accessed off this central circulation. The image below shows the hallways space, flooded with light form the rear windows and rooflight.



31. The proposed dwelling has been designed to conform with part M, to allow for accessibility and to allow disabled people to visit the house. Due to the existing building being stepped and to work within the existing volume it has not been possible to make the proposal completely level so it has not been designed to the voluntary category M2 standard.

32. The proposed driveway will incorporate sustainable drainage in line with current standards and will be equipped with an electric vehicle (EV) charging point.

Appearance

29. The proposed building is shown with the existing stone retained. The southern lean to, is to be demolished. The northern projection containing the kitchen is to be re-built from stone and timber cladding to retain the rural character of the site. The roof is to be artificial slate, which retains the character of the existing buildings and surrounding area.

30. The use of false doors pinned back to the eastern elevation help give the appearance of a former rural property and give the proposal additional character.

31. The proposed landscaping will help break up the massing of the building, providing a visual transition between the development and its surroundings. The images below and overleaf show how the proposal retains the rural character of the area.





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Planning policy

29. A separate planning policy document has been submitted as part of this application, outlining the local and national planning policy context for the proposal.

Summary

37. The proposed development represents a sustainable redevelopment of an existing site within an existing residential area. The proposal has been sensitively detailed to ensure it enhances the existing rural context.

38. The existing use on site has permitted development rights which could result in a significant loss of amenity for neighbouring residents. The conversion to residential use would be a significant improvement over any potential commercial intensification on site.

39. The scheme introduces a high-quality, energy-efficient home that respects the existing site context. The construction phase will create a modest boost to employment, and the long-term occupation of the dwelling will help contribute to the vitality of the area. The site is in a sustainable location with access to amenities and services, and the scheme aligns with national and local planning policy objectives around efficient land use, sustainable development, and community benefit.

40. Hill Rise Arhcitecture Ltd politely request the case officer

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For & on behalf of Hill Rise Architecture Ltd.