

OLD BIGGIN FARM REPLACEMENT DWELLING

MR & MRS PAXMAN

FULL PLANNING APPLICATION TO KIRKLEES COUNCIL

SEPTEMBER 2025

Stephenson.

ARCHITECTS

CONTENTS_

1_	Introduction	
1.1	Introduction	4
1.2	Project Vision	5
2_	Site Analysis + Context	
2.1	The Site	7
2.2	The Surrounding Context	8
2.3	The Existing Dwelling	9
3_	Planning History	
3.1	Site Planning History	11
3.2	Planning Policy	11
4_	Design Development	
4.1	Planning + Design Constraints	13
5_	Proposed Design	
5.1	Spatial Layout	16
5.2	Internal Environment	17
5.3	Elevations + Materiality	18
5.4	Scale + Massing	19
5.5	Proposed Visuals	20
5.6	Access + Use	23
6_	Landscape	
6.1	Landscape Proposals	25
6.2	Hard Landscape	26
6.3	Soft Landscape	27
7_	Sustainability	
7.1	Sustainability Proposals	29

Version	Date	Author	Comments
P01	08/09/2025	MCS	Draft issue
P02	29/09/2025	MCS	Planning Issue

1_ INTRODUCTION.

1.1_ INTRODUCTION.

This document has been prepared, on behalf of Mr & Mrs Paxman, by **Stephenson Architects** as part of a Full Planning Application in respect of the proposed redevelopment of Old Biggin Farm, Cold Hill Lane, New Mill, HD9 7DS.

The document provides an overview of the vision for the site, together with our response to the contextual opportunities created by the potential redevelopment of the site. It should be read in conjunction with the Planning Statement prepared by **Rushby Town Planning**.

1.2_ PROJECT VISION.

The project is an exciting proposal for a replacement dwelling residence of rural vernacular, on the site of the existing 2-storey dwelling. The proposed dwelling will take maximum advantage of this unique site on Cold Hill Lane, through creative space planning, orientation and carefully selected pallet of materials.

The applicants have the aspiration to create a fully accessible, low energy dwelling that will cater to their current and future requirements. Their new home will allow all children and grandchildren to stay when visiting.

The proposal has been limited to the volume of the existing dwelling, but with a reduced footprint. A strategic move implemented to ensure the replacement dwelling has no greater impact on the openness and character of Greenbelt than that of the existing.

Existing Volume - 1885.93m3

Existing Footprint - 393.78m2

The spacious accommodation will be arranged over two floors above ground and one below, with a generous terrace area offering a raised garden and breath taking views over the New Mill Valley.

The proposal creates site specific architecture, taking inspiration from the vernacular and the immediate context. The materiality, scale and form of the proposal looks to mimic the vernacular, with a pitched roof and stone built walls inkeeping with the existing dwelling.

The design seeks to make maximum use of the unique site, taking advantage of the views, setting and orientation. The proposal creates a magnificent low energy, lifetime home in a picturesque setting that the applicants & their family can enjoy for the rest of their lives.

2_ SITE ANALYSIS + CONTEXT.

2.1_ THE SITE.

Old Biggin Farm is located at the top of Cold Hill Lane within New Mill on the North East side of the valley with far reaching views across the Holmfirth Valley. Cold Hill Lane is a narrow country road, which in some locations is relatively steep. The road serves a number of detached cottages and connects New Mill with Thurstonland and Stocksmoor. Cold Hill Lane feeds into the A635, which connects with the A629.

The dwelling is accessed via a private road, which leads down to a large parking area in front.

Old Biggin Farm is a detached property within generous grounds. The site is generally a steep sloping site from North to South, with an area of level ground immediately to the North of the existing property. Surrounding the dwelling is a mixture of open grassland and woodland. The site has two points of access directly off Cold Hill Lane.

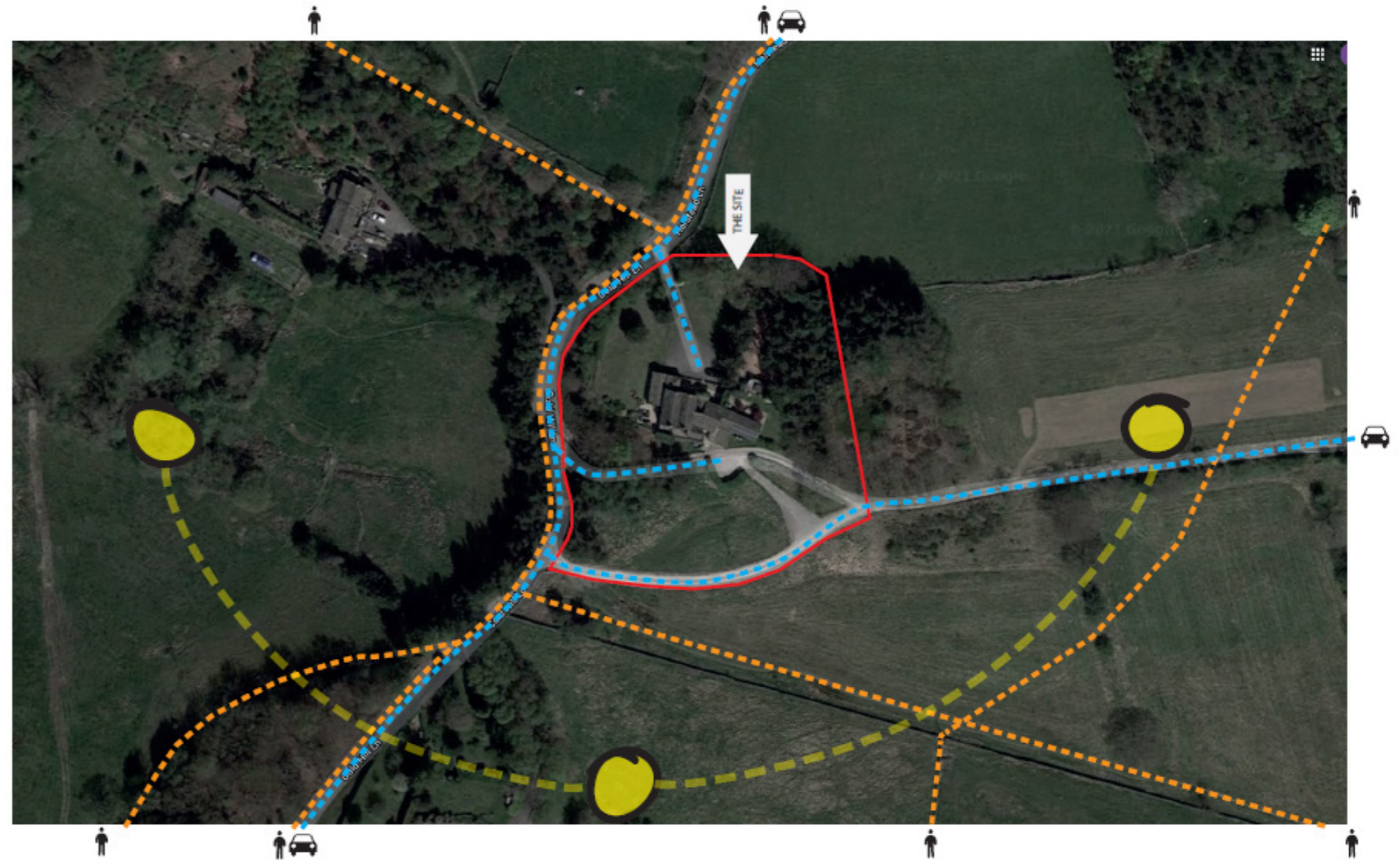
The property is not visible from any public highway except when directly opposite the main driveway entrance to the grounds.

To North, East & West is predominantly open countryside with only a small number of properties within the immediate locality. All being large private dwellings. A higher density of housing can be found further down Cold Hill Lane to the South. A mix of detached properties present themselves either side of the public highway.

There are existing trees with a skyline presence on the Southern & Eastern boundary when viewed from the South, which will be retained.

The site is situated within designated Green Belt land. The property is not listed. It is not situated in an area of high landscape value, nor is it in a conservation area.

The total area of the site, known as Old Biggin Farm, is 2.14 acres (0.87 Hectares). The site plan with the red line boundary is shown opposite.



View looking South toward the site on Halstead Lane



View looking South East into the site from Cold Hill Lane



View looking North toward the site on Cold Hill Lane



View looking East toward the site from Cold Hill Lane

2.2_ THE SURROUNDING CONTEXT.

New Mill is located within the Kirklees rural sub area. Cold Hill Lane rises steeply to the North into open countryside. The site in its entirety sits within the Green Belt and the area is characterised by steep slopes to the valley sides. Historically, only stone built agricultural buildings and dwellings could be found along Cold Hill Lane. In the 1950s bungalows appeared to the South.

The area has good transport and railway connections for commuters.

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described the town:- NE W MILL , a village, a chapelry, and a sub-district, in Kirkburton parish, Huddersfield district, W. R. Yorkshire. The village stands in a valley, 2 miles North East of Holmfirth railway station, and 6 S S E of Huddersfield; is a large place; and has a post- office under Huddersfield, some large woollen mills.

A photographic study of Cold Hill Lane and the wider context has been carried out. The character of the properties on the lane is varied in terms of the built form and scale of the dwellings.

Old Biggin Farm resides in substantial grounds in comparison to the majority of other, larger 2 storey detached properties on Cold Hill Lane.

The materials, architectural styles and detailing of the properties is varied and reflects the period of their construction. There is a mix of modern development which feature contemporary lantern rooflights and modern, rectilinear rooflights. Roof coverings vary in colour and material, slates and stone coloured tiles are used.

Fenestration patterns along Cold Hill Lane include traditional windows with stone lintels and mullions, but equally there are larger modern windows facing across the valley, with dark coloured window frames and in some instances, timber (oak) framing is utilised to form balconies and sun rooms. Timber boarding is also used for modern gates along Cold Hill Lane.

Stone is the predominant facing material, which is prevalent throughout the district for both dwellings and agricultural barns. However, there are a number of facade materials evident along Cold Hill Lane, with one property constructed solely from brick.



View looking East toward Windsor Farm



View looking East toward Carr Gate



View looking South toward 'The Farm' on Halstead Lane



View looking West from Cold Hill Lane



View looking West toward the first bungalow further down Cold Hill Lane



View looking North toward the Site from Cold Hill Lane

2.3_ EXISTING DWELLING.

The house is currently occupied and used by Mr and Mrs Paxman and their family. The existing dwelling is predominantly stone built and over the years has received a number of low quality extensions that do not respond to the site forces, creating an inefficient spatial layout comprising of cellular spaces with disproportionate ratio of circulation space.

The existing building footprint is 393.78sqm, with a building volume of 1885.93m3.

Internally, the layout does not cater for anyone but the able bodied; The first floor stairs are dangerously steep, the steps have worn over time so that they are not straight or flat and are so narrow it is not possible to have a handrail. To rectify this, significant structural alterations would be required. Additionally, the area given over to facilitate the widening of the staircase would result in the loss of a usable bedroom.

The existing volumes do not align with the national space standards for residential properties, with ceiling heights below the prescribed 2.3m. To raise the ceiling heights would require significant structural intervention and the roof needing to be raised.

The existing dwelling has contrasting elevations; the North and West are characterful, with arched windows and quaint stone details. The East and Southern elevations have reduced architectural merit being rendered white. The property has four chimneys, posing significant thermal bridges in a retrofit, which would ideally be required to be removed.

In combination with the historic construction methods used (solid walls), the various extensions result in the existing dwelling having poor environmental credentials, resulting in excessive amounts of energy for space heating. The stone used to construct existing dwelling will be reclaimed and used in the construction of the proposed where possible. The stone appears to be local Huddersfield Punch.

Generally, all the services in the home are obsolete and the upgrading of the services in the existing building is of utmost importance to Mr and Mrs Paxman. In addition to being outdated and dangerous, they have been advised by a professional electrician that the non-compliant electrical wiring and circuitry is unable to be fixed or altered as the components are no longer being produced. The mechanical installation and plumbing is also in urgent need of upgrading as it is inefficient and required constant maintenance.

To install new Mechanical Electrical and Plumbing systems will necessitate work to the majority of the ceilings, internal walls and floors.

In summary, retaining the existing, whilst facilitating the applicants wants and needs, and providing a low energy building that would contribute to the Kirklees 2038 Net Zero Carbon target the following costly items would be required:

- Extend the property increasing its overall building volume by 40%.
- Significant structural alterations to facilitate suitable vertical circulation for aging occupants.
- Thermally upgrade the external envelope to achieve u-values 10 times better than the existing.
- Enhance the poor performing traditional "leaky" construction to have an airtightness of 1.

The existing dwelling was considered for retention; However due to the high costs of the above and the constraints the built form imposes on achieving a low energy home, where thermal performance and airtightness are vital.

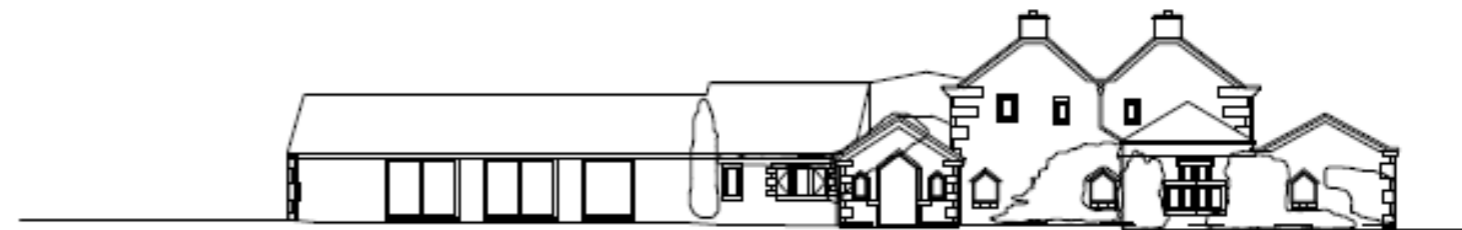
It is therefore proposed to build a replacement, energy efficient dwelling with a sympathetic rural architectural design language.



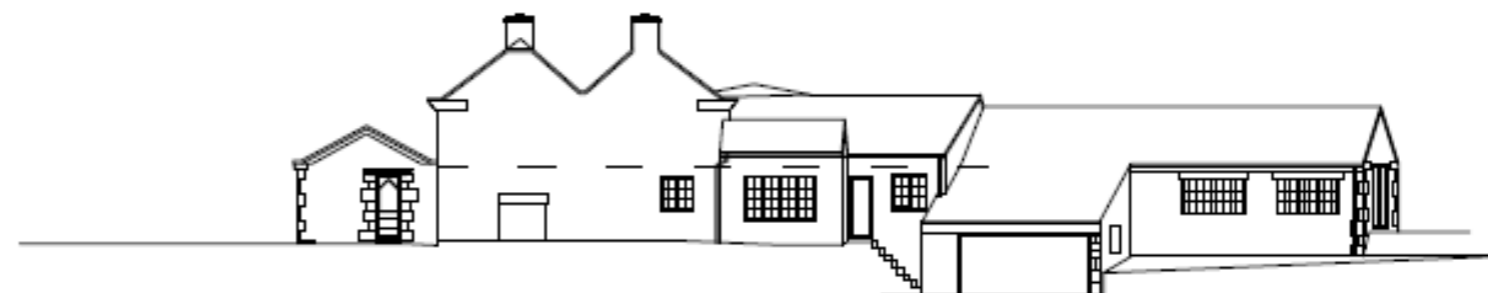
Existing East Elevation



Existing West Elevation



Existing North Elevation



Existing South Elevation

3_ PLANNING HISTORY.

3.1_ SITE PLANNING HISTORY.

Kirklees Council's Public Access website revealed the following previous planning applications associated with the site.

2022/91154 - Demolition of existing dwelling and erection of detached dwelling including new landscaping and tennis court.

2013/92887 - Formation of new access and track

2010/92658 - Alteration and extension of existing dwelling

3.1_ PLANNING POLICY.

Refer to the submitted Planning Statement prepared by Rushby Town Planning.

4_ DESIGN DEVELOPMENT.

4.1_ PLANNING + DESIGN CONSTRAINTS.

Stephenson Architects have extracted and documented below the relevant parameters, statements and reasons for refusal made by the Case Officer and Planning Inspectorate during the unsuccessful 2022 application and the subsequent dismissed appeal.

The proposals have been designed within the areas and volumes calculated by Kirklees Planning Department, along with the planning and design constraints for the proposal. acceptable replacement dwelling

Application 2022/91154_

Extracts taken from the Delegated Report submitted for the Huddersfield Planning Sub-committee 20th October 2022.

Paragraph 10.17

Existing Dwelling

- Footprint = approximately 393.78sqm
- Floorspace = approximately 512.29sqm
- Volume = approximately 1885.93 cubic metres

Stephenson Architects acknowledge the figures above and used them to set parameters for the reworked scheme proposed with this application.

Paragraph 10.20

Whilst the footprint of the proposed dwelling may not be substantially larger, a large amount of the existing dwelling is only single storey in height, whilst the majority of the proposed replacement dwelling would be two to three storeys and would include bulky gable projections.

Paragraph 10.21_

*Whilst the Council supports proposals which seek to contribute in helping with the Climate Change Agenda, the proposals as a whole, when taking into account the increase in footprint and floorspace would not result in a scheme that would be deemed to be acceptable in the Green Belt on this occasion. **Should the overall floorspace and footprint be significantly reduced, it may be that a slight increase in overall height would be deemed to be acceptable in this location.***

Stephenson Architects have taken the above comments on board, with the adjacent table providing an illustrative comparison between the existing, 2022 application and the reworked scheme proposed within this application, in terms of floor space, footprint and volume.

Extracts taken from the Planning Inspectorate report date.

Appeal APP/Z4718/W/23/3320078_

Paragraph 9_

The height of the proposed dwelling above ground level, which would be predominantly two storeys, would not be markedly greater than the two-storey part of the existing dwelling, but it would obviously be higher than its single storey elements. The footprint of the proposed dwelling would either not be significantly larger than the existing dwelling or would be quite a bit smaller depending on whether the Council's or appellants' figures are used. However, irrespective of which figures are used, the proposed dwelling would have a much greater floorspace than the existing dwelling and its volume would be considerably greater.

Stephenson Architects have taken the above comments on board, with the adjacent table providing an illustrative comparison between the existing, 2022 application and the reworked scheme proposed within this application, in terms of floor space, footprint and volume.

Paragraph 13 - 15_

As noted above, the proposed dwelling would have a lesser footprint than the existing dwelling based on the appellants' figures, although it would exceed the existing footprint if using the Council's figure. However, in my view, it does not automatically follow that a reduction in overall footprint would inherently preserve openness within the terms of Framework paragraph 149 g) or not detract from the Green Belt setting with reference to Policy LP59.

Part of the existing dwelling is two-storey and double ridged, but it has a substantial single storey element to its east elevation and a smaller single storey element to its west and north elevations. Therefore, while it is a large dwelling, it nevertheless sits relatively unobtrusively within the site.

The proposed development would, by contrast, present as a substantial twostorey dwelling on its west, north and east elevations. Furthermore, while the full extent of the basement would not be readily apparent as its north, west and east elevations would be enclosed, its southern elevation, which would include garage doors and glazing, would be open. The proposed dwelling would therefore present as a three-storey dwelling on its southern elevation which would also include a terrace on the roof of that part of the basement that projects beyond the footprint of the ground floor.

Stephenson Architects acknowledge the above and have reworked the proposals to align with Kirklees Councils figures for both volume and footprint, whilst redesigning the elevations so that the garage element is offset from the twostorey element, which seeks to mimic the relationship between the garage and twostorey gables of the existing. Thus on its southern elevation, the proposed dwelling now presents itself as

a twostorey dwelling *with a single storey element to its east.*

Additionally, it is noted the Planning Inspectorate's description of the previous scheme as a substantial two storey dwelling. In comparison to the previous scheme, the redesigned scheme has a total floor area that is 50% less, total volume that is 30% less and the length of the dwelling across its north and south elevations have been reduced by 10m.

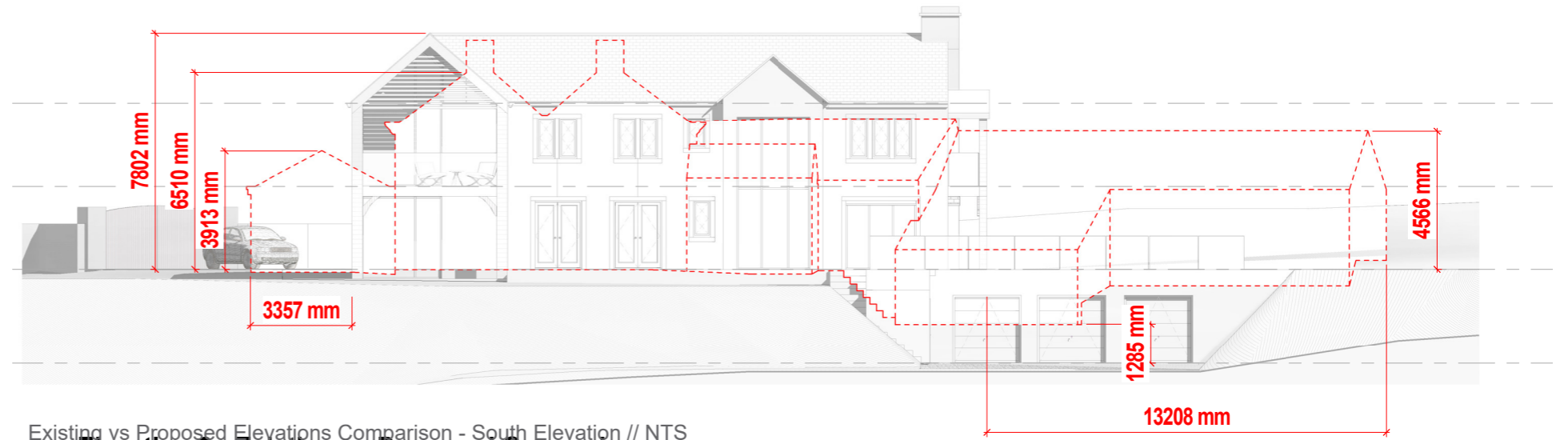
	Existing Dwelling	Dismissed Scheme	Proposed Dwelling
Total Floor Space (m2)	512.29	932.90	517
Total Volume (m3)	1885.93	3012.83	1800
Building Footprint (m2)	393.78	453.84	331.4

4.1_ PLANNING + DESIGN CONSTRAINTS.

Paragraph 22_

However, the proposed development would be visible from the main driveway entrance and in views from the Public Right of Way (PRoW) that runs to the south. In views from stretches of the PRoW, the proposal would appear as a substantial three-storey dwelling. Its smaller footprint would not offset its overall greater massing, which, together with the hard surfaced areas, would be more conspicuous than the existing dwelling. Consequently, the proposal would result in a visual as well as spatial reduction in openness.

Stephenson Architects acknowledge the above and have reworked the elevations so that the garage element is offset from the two-storey element, which seeks to mimic the relationship between the garage and two-storey gables of the existing. Thus on its southern elevation, the proposed dwelling now presents itself as a two-storey dwelling with a single storey element to its east, rather than a three-storey dwelling noted within the Planning Inspectorate's decision.



5_ PROPOSED DESIGN.

5.1_ SPATIAL LAYOUT.

Spaces have been arranged on site in relation to the sun path, to optimise passive solar design. The Kitchen and Living rooms are arranged to the South and West allowing the spaces to be gradually heated by sun throughout the afternoon and evening, Providing naturally heated spaces for when the occupants return from work.

The environmental strategy and critical regionalism being key design drivers meant that siting the proposal in the same position as the existing dwelling was the most suitable location, in order to take full advantage of the view across valley whilst minimising the proposals impact on the character and openness of the green belt. This also mitigated any issues of overlooking between the proposed and neighbouring dwellings, gardens and entrance approaches.

The layout of the dwelling has been developed with the applicant through a series of engagement meetings, where we have developed an understanding of their wants and needs in regard to their new home. The spaces are to be homely, full of daylight, taking advantage of the prospect views; Living spaces radiate off the double height entrance hall, with the gymnasium to the East and snug to the West. Central to the plan at the heart of the home is the open plan kitchen dining room, with butlers pantry opening directly into the kitchen.

Ancillary spaces are kept to the Northern elevation and lower ground floors, where daylight levels and solar gain are reduced.

Bedrooms are situated at first floor with views across the valley.



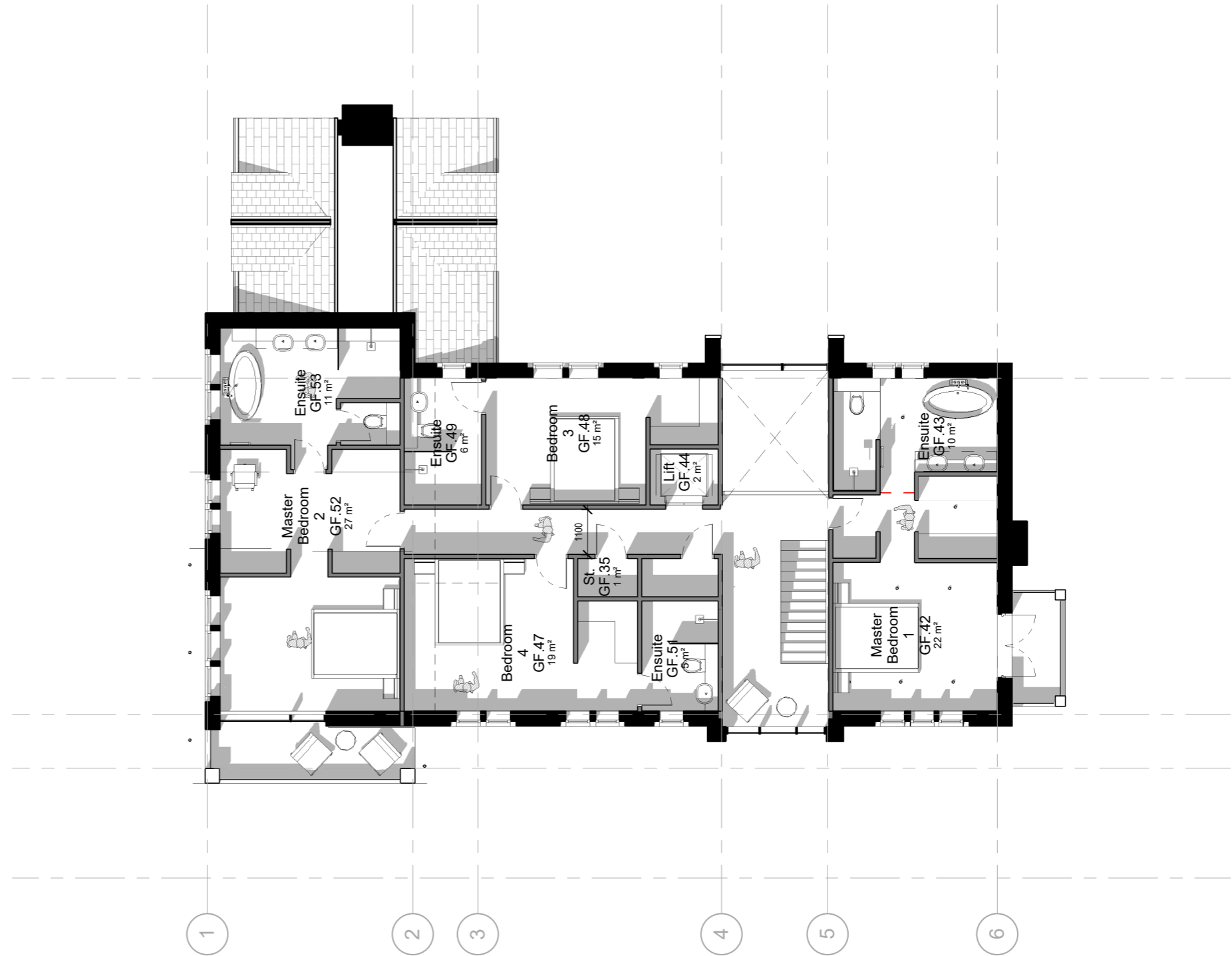
Proposed Ground Floor Plan // NTS_

5.2_ INTERNAL ENVIRONMENT.

The proposal is designed to provide the best possible environment for living. Passive House principles of heating and cooling, natural and controlled ventilation systems and roof glazing for natural day lighting all work together to create a healthy, light and airy environment.

The quality of the daylight ensures healthy, pleasant spaces. Void spaces at first floor level connect the different areas of the dwelling and create a visually stimulating entrance that also supports the environmental strategy.

Occupants have a level of control over each individual space, reinforcing the sense of comfort in the building. This control is both intuitive and sustainable and able to respond to the different seasons whilst maintaining optimum environmental conditions for comfortable living.



Proposed First Floor Plan // NTS_

5.3_ ELEVATIONS + MATERIALITY.

Our aim is to respond to the rural context creating a sense of place and delight through architectural expression and material pallet.

The general building material strategy for the proposals aims to achieve a simple language through a minimal pallet of high quality materials that are robust, maintain their aesthetic and mitigate maintenance required. The materials have also been selected to in terms of their aesthetic value and contribution in providing legible clarity of the rural setting.

A key consideration in our choice of materials & products such as the utilisation of aluminium windows, is also to consider robustness, mitigation of maintenance and longevity, ensuring the creation an attractive sustainable development for many years to come.

Natural stone coursing is used to articulate the main elevation and glazing is set back to announce openings. Stone coursing has been selected to be in-keeping with the vernacular and offer a barn conversion architectural style. Both single storey and double story elements with oak structures are proposed to provide visual variety across all façades. Multiple narrow windows with stone mullions have been implemented in to the design to refer back to the style of traditional rural architecture.

A hierarchy has been established to define and create a cohesive and legible architectural composition. The materials have also been selected to compliment the existing context and ensure sustainable application.

The elevations are designed with a simple architectural language. The oak structure to the main entrance announces the point of entry whilst offering variation a long the Southern facade. Punched windows with deep reveals create varying shadows throughout the day, animating the facade and internal spaces.

The existing site topography generally falls from North East to South West. The level change across the site between has been dealt with by the building itself becoming part of the landscape, similar to that of the existing. The proposed carves a lower ground level into the hillside, with only the proposed garage doors revealing themselves to the landscape. This design decision not only provides level access to both entrances, but ensures that any impact on the character or openness of the Green Belt is mitigated.



Proposed Elevations // NTS_

5.4_ SCALE + MASSING.

The new contemporary development of rural vernacular will harmonise and contribute to the rural context, Old Biggin' Farm and the picturesque setting of Cold Hill Lane, New Mill.

The main mass of the proposal is 2 storeys, with single storey elements that add character and charm, whilst breaking up the façades to reduce presence and overall impact of the development.

Following a study of the neighbouring buildings, the tallest buildings within the context of the site are at 2 storeys and the height of the neighbouring dwellings are 2 storeys therefore the proposal seeks to be in-keeping with the vernacular creating a building of 2 storeys with single storey elements.

The proposed eaves height is 670mm above that of the existing dwelling. The designers have tried to match the overall height of the existing dwelling on site, but due to the low energy design and requirement for MVHR ductwork, the floor depths to accommodate services have needed to increase. Window heights have also needed to increase to maximise solar gains within the winter months.

To offset this additional height and reduce the impact of the proposal on the Green Belt, the designers elected to reduce the footprint & volume of the proposed from that of the existing and create a subterranean level cut into the hill side.



Existing vs Proposed Elevations Comparison - South Elevation // NTS_



Existing vs Proposed Elevations Comparison - North Elevation // NTS_

5.5_ PROPOSED VISUALS.



Proposed visualisation illustrating the view looking across the driveway / parking area to the southwest. A new double height glazed entrance highlights the new primary entrance, with a secondary entrance out of view on the southern elevation. A bronze anodised fascia will wraparound the projecting main entrance to juxtapose the monolithic natural stone and emphasise the main entrance.

5.5_ PROPOSED VISUALS.



Proposed visualisation illustrating the view looking across the site from the newly formed access of Cold Hill Lane to the southwest, showing the proposal within the context of the site, the garden in the foreground and newly planted hedging and planting in the distance. The projecting oak canopy provides a covered outdoor terrace off the sitting room and first floor master bedroom, whilst also providing solar shading to these spaces.

5.5_ PROPOSED VISUALS



Proposed visualisation illustrating the view across the site from the public right of way to the south of the site, showing the reworked proposal with the garage element offset from the twostorey element, mimicking the relationship between the garage and twostorey gables of the existing. Thus on its southern elevation, the proposed dwelling now presents itself as a twostorey dwelling with a single storey element to its east, rather than a three-storey dwelling noted within the Planning Inspectorate's decision.

5.6_ ACCESS + USE.

The site is accessed via a private road off Cold Hill Lane. The private road leading to the dwelling, permitted under application 2013/62/92887/W will permit all construction vehicles to deliver materials, plant etc. The upper driveway will also be maintained within the proposals as the formal entrance to the new dwelling.

All practical measures have been adopted to enable the building to be as accessible as possible.

The building is surrounded by relatively flat grounds up to the site boundary. The property will be accessed via a flush threshold at the main entrance and the external entrance to the utility room allowing easy access for able bodied and the infirm alike. All other access and exit from the building will be level to garden or patio areas.

The space in the Hallway immediately behind the front door will allow a 1.5m diameter turning circle for wheelchair users.

At ground floor level, minimum clear widths of at least 850mm have been provided to allow the free passage of wheelchairs.

The ground floor layout incorporates an ambulant WC and associated wash hand basin.

Stairs will be designed so as not to be a hindrance to visually impaired or persons with limited dexterity.

All roof lights will be located so they are within reach for maintenance and cleaning.

The ground floor entrances will be provided with gradients permitted under approved document m1/ BS8300 and Lifetime Homes standards. Foot ways will incorporate maximum 1:40 cross falls and landings maximum 1:80 cross falls.

The design has adopted an approach which will incorporate measures to facilitate access and use by all people who may visit the property including disabled people with mobility, sensory and cognitive impairments.

By following good practice guidance on accessibility it is recognised that there will be benefit achieved for all users. Inclusive approach is adopted at all work stages and a good balance is achieved between the design and

constraints imposed by the site specific requirements. Accessibility is to be incorporated side by side with the overall aesthetic and design aims of the proposals with the constraints presented by the site and within reasonable limitations of the method of procurement and opportunity for access.

Car parking and Servicing_

The scheme allows for 4 parking spaces which are large enough to accommodate two disabled parking bays. The scheme also allows for a car to turn round within the site and exit in a forward gear.

Refuse is collected from secure bin store at ground floor level.

Site Access, Highways & Footpaths_











A gated main access route into the front of the dwelling will be provided off Cold Hill Lane. The existing footpath running through the site will remain open without diversion.

6_ LANDSCAPE.

6.1_ PROPOSED LANDSCAPE PLAN.



Landscaping Legend

	Permeable bound gravel driveway
	600mm x 900mm Natural stone flags
	Ornamental Planting
	Amenity Grass
	250mm x 150mm Natural Stone Sets
	Site Boundary
	Hedge Planting
	Existing Tree Demolished
	Proposed Native Tree Planting
	Proposed Foul Drainage

- Notes:**
1. **Gates** - The site is accessed from the highway via a vehicular and pedestrian gate, leading to a short gravel driveway and natural stone footpath.
 2. **Driveway** - The gravel driveway will be constructed of a permeable build up, encouraging free draining of surface water. Views lead to the main entrance to the property, partially obscured by vegetation of varying heights.
 3. **Bin Storage** - A stone constructed bin store for discreet and easily accessible storage.
 4. **Parking** - The gravel driveway offers ample space for parking and manoeuvring.
 5. **Entrance Planting** - The main entrance is surrounded by lush, naturalised planting that provides year-round interest.
 6. **Planting** - The rich ornamental planting takes cues from the surrounding proposed naturalised planting. The planting also allows some level of privacy to the rooms on the ground floor from the garden, softly screening views with dappled planting.
 7. **Main Terrace & Garden Access** - A generous natural stone & gravel terrace area for socialising and lounging, broken up by lush naturalised planting that provides year-round interest. The Terrace provides access to the garden from the various access points at ground floor, with borders of rich ornamental planting.
 8. **Dining Terrace** - A natural stone terrace area for dining will provide a sense of privacy being surrounded by planting, whilst offering framed views across the valley to the west. A small timber pergola frames the terrace whilst providing a framework for climbing planting.
 9. **Grassland** - A simple grass mix will allude to a lawn area while being more species rich than usual and requiring less maintenance.
 10. **Hedge Screening** - The parking area in front of the garages is surrounded by lush, naturalised hedge planting that provides year-round screening of the basement storey when viewed from the footpath below.
 11. **Septic Tank** - Replacement Septic tank.

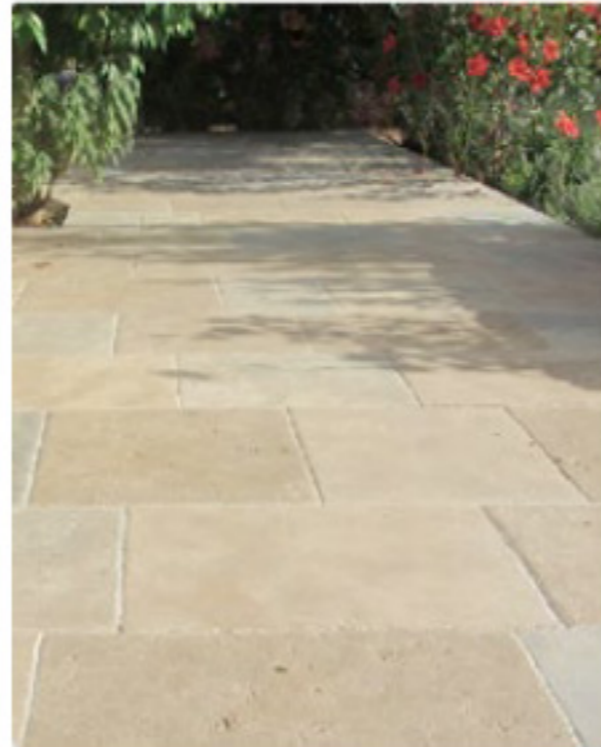
6.2_ HARD LANDSCAPE.

The layout provides a hierarchy of recreational spaces for the occupants to enjoy all aspects of the spectacular site. The layout provides clearly defined boundaries through existing and new planting which are designed to provide security and obscure a view directly in & out of the site in key areas, whilst conserving and enhancing the biodiversity of the site.

The material strategy seeks to provide a hierarchy of finishes which respond to both the spatial usage and context of the site. High quality materials have been chosen to provide a design which is of its place, responding to the surrounding context through a carefully selected pallet of materials.

The simple palette of hard landscape materials that have been selected consist of;

- High quality stone paving to patio + entrance area
- Driveway to be basalt chippings to be in-keeping with the existing.
- Boundary walls are proposed to be drystone walling in keeping with the surrounding rural context and proposals within the approved outline application.



6.3_ SOFT LANDSCAPE.

The objectives for the soft landscape are to provide a visually attractive environment based on sound ecological principles in response to the site context. The proposed planting style uses predominately native trees, shrub planting and grassland of local provenance which draws on the local character and will enhance biodiversity.

Native planting will be complemented with ornamental planting.

Existing tree planting will be retained and protected during the construction period.

Tree selection for the site has been based on appropriate species for the sites context.

Ulmus 'New Horizon' has been selected as an alternative to British Elms affected by Dutch Elm Disease. 'New Horizon' is completely resistant to disease.

Other tree selections are based on improving biodiversity and the provision of the ecosystem function of Ash trees in response to Ash Dieback. Although the ecological function of Ash trees cannot be fully matched, research shows a mix of sycamore, oak, beech, birch and aspen provides a close comparison.

The creation of a varied habitat will encourage biodiversity ensuring that development enhances the site and maintains its natural character. The landscape will provide an attractive all year round setting offering an enjoyable environment.

Vegetation has not only been implemented to enhance the biodiversity of the site, but has also been strategically located to screen the partially visible, subterranean storey. Lush, dense hedging is to be planted to the perimeter of the parking area to provide a green screen in front of the garage doors, when viewed from the footpath below.



7_ SUSTAINABILITY.

7.1_ SUSTAINABILITY.

In light of the Kirklees 2038 Net Zero Carbon target all project design works should deal with sustainability at the inception of the concept.

With all new developments this can prove complex, whilst still trying to achieve an affordable, economically viable scheme that achieves all project goals.

At the core of the of the design process, the design team is focused on the following strategy in terms of energy reduction and sustainability. It is proposed that Old Biggin Farm will aim to meet the AEC B requirements for Low Energy Dwellings.

Options to be further considered as the project develops including;

Responsible construction practices
 Water consumption and monitoring
 Responsible sourcing of materials
 Life cycle and service life planning
 Indoor air and daylight quality
 Adaptation for climate change
 Design for disassembly and adaptability
 Ecology – existing and improvement

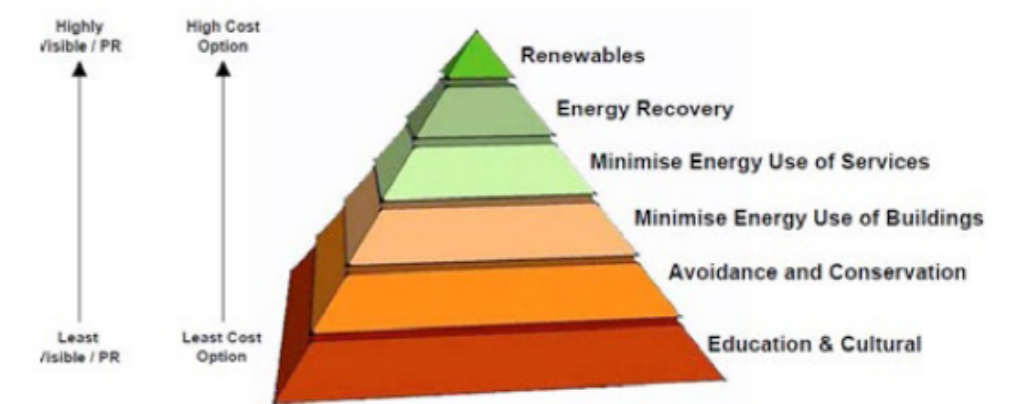
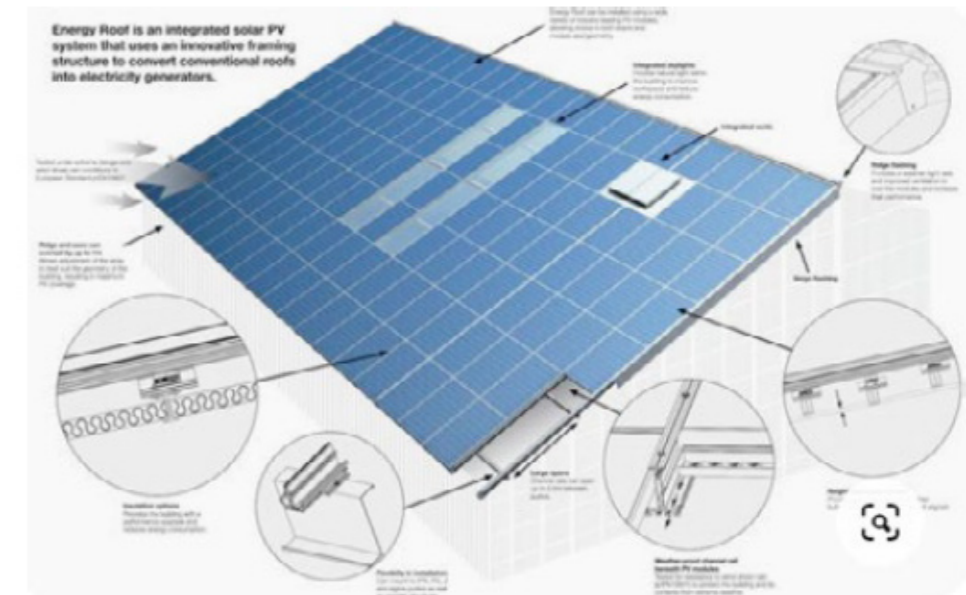
Options of renewable and passive design, to be reviewed as part of the project:

- Passive cooling and ventilation – potential to incorporate passive louvre systems to reduce overheating and provide ventilation. The correct choice of glazing is also important to consider in this application, to reduce the overall building gains.
- Renewable energy sources for space heating and hot water, such as Air to Water Heat Pumps.
- Low energy lighting, fans, pumps and motors.
- Incorporation of renewable energy producing technologies such as Photovoltaic.

The design will utilise the following sustainable technologies and environmental strategies to comply with AECB Low Energy Dwelling standards;

- Super Insulated Walls
- Low U values & Air tightness of 3 air change per hour @50pa
- Air source heat pump
- Locally sourced materials
- Rainwater harvesting
- LED lighting throughout
- Photovoltaic panels
- Electric Vehicle charging

Natural light is a prominent part of the environmental strategy of this proposal. To enable maximum natural light to enter the building, thereby reducing use of artificial lighting, the proposal incorporates large areas of glazing to the East, South and West side of the building. These are strategically placed to serve the occupied rooms on these sides of the property. All utility and service rooms which are infrequently occupied are positioned to the North.



Stephenson.

ARCHITECTS