

Design & Access Statement

Proposed Conversion of
Existing Dwelling to 2no
Dwellings

At

3A Field Head, Shepley,

HD8 8DR

For

Richard Knight

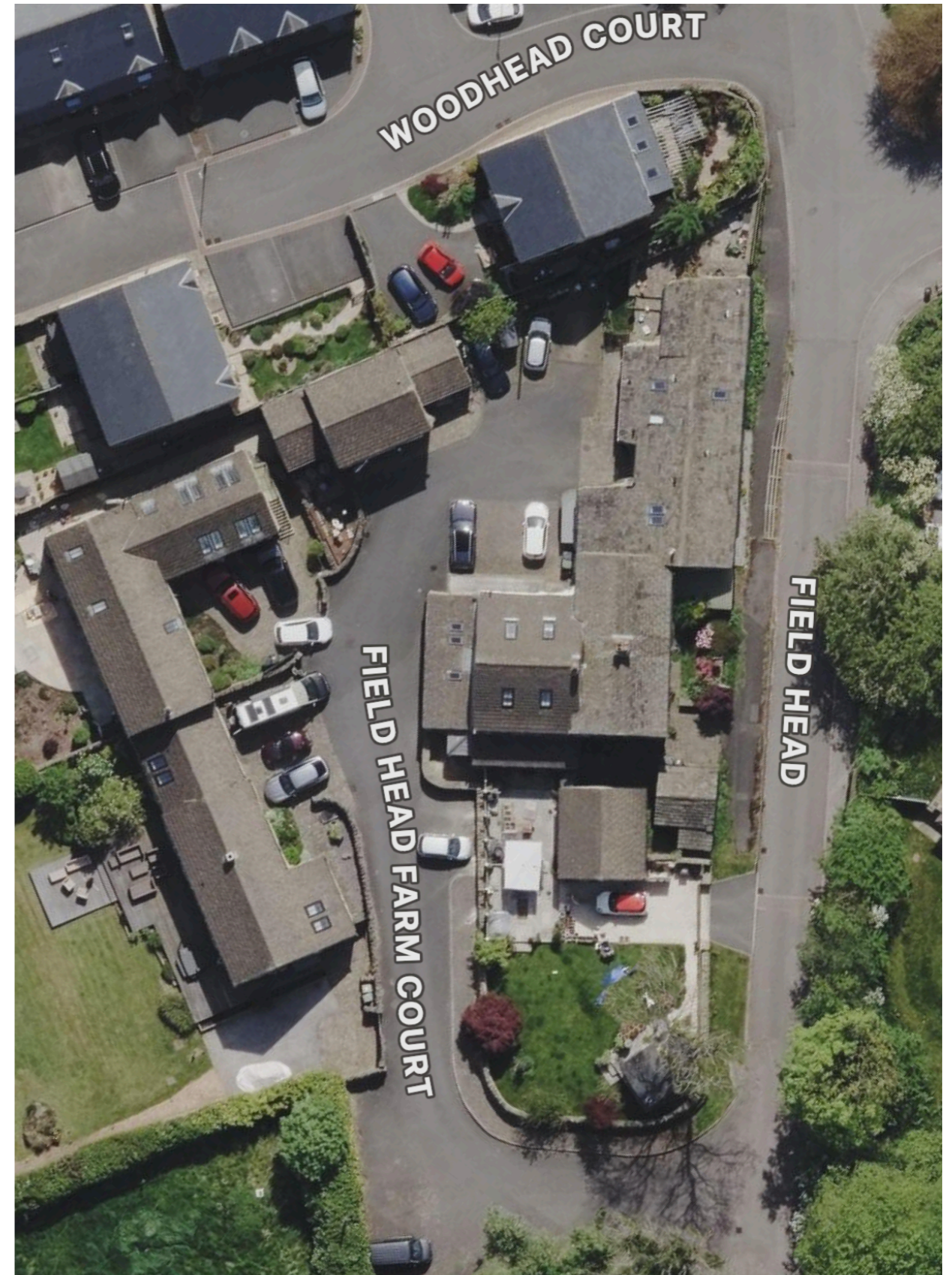
November 2025



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[1] INTRODUCTION

1. Field Head is located in the semi rural village of Shepley, Huddersfield.
2. 3A Field Head is a double storey 4 bedroom semi detached house which is part of a cluster of a Farm House and Barns constructed in the early 1900s.
3. 3A Field Head is a natural coursed stone faced property under a stone slate tiled roof with brown framed uPVC windows and door with a natural coursed stone outhouse with a stone slate tiled roof
4. Scholes Moor Road has a driveway providing off street parking. A good sized seating area can be found to the front and side of the property with a flagged patio area. Outside storage is also available inside the stone built out-house.

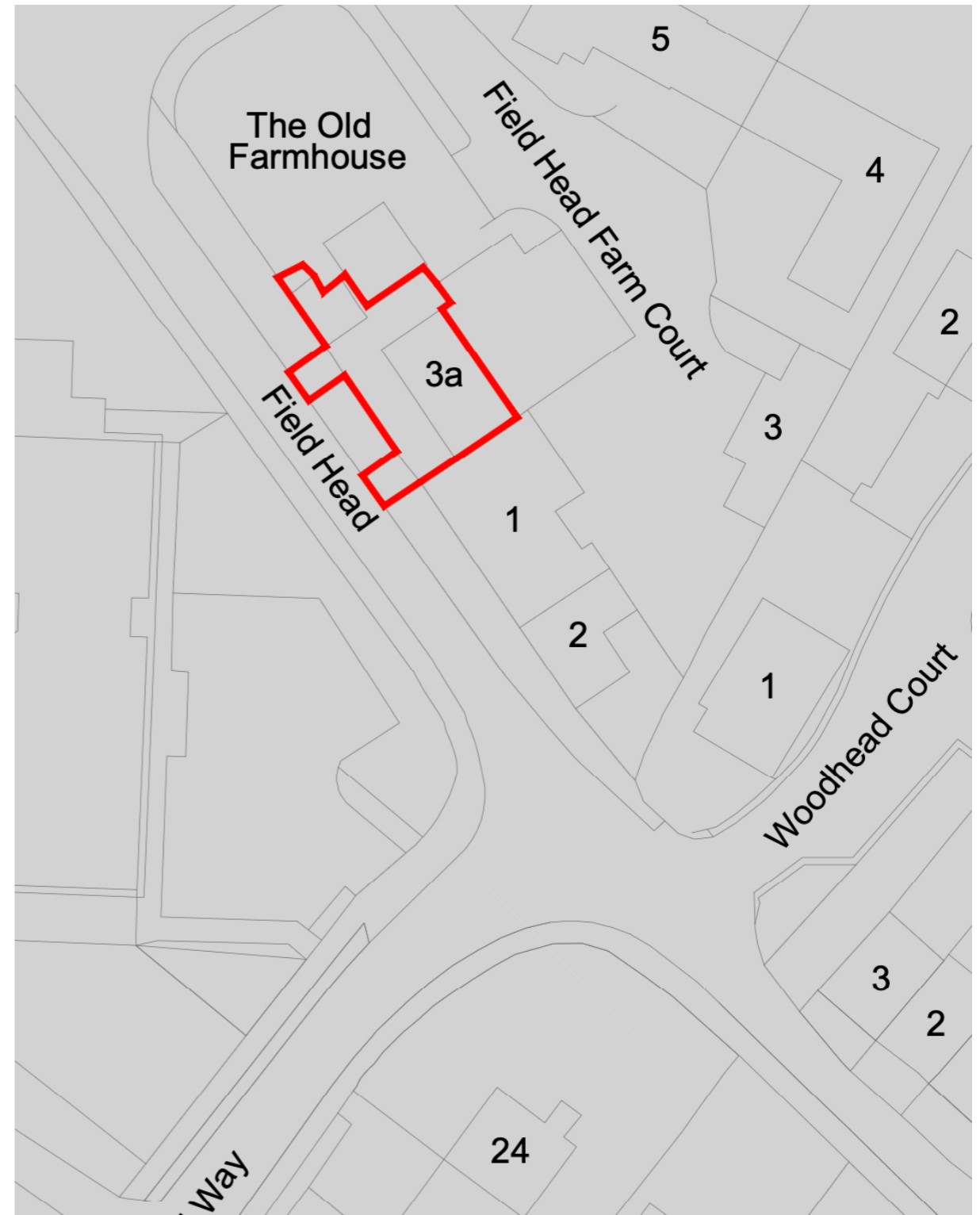


Aerial View

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[2] LOCATION

1. 3A Field Head is positioned in the heart of the village in Shepley.
2. 3A Field Head is well served by public transport with direct bus and train links into the centre of Huddersfield and South Yorkshire. It is also well connected to major roads making it easily commutable to nearby towns and cities and good links to the M1 Motorway .
3. It's within walking distance of the local amenities, including primary, middle and secondary schools, post office, shops, pubs and restaurants.



Location Plan

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[3] EXISTING BUILDING

1. The property was constructed in the early 1900s.
2. The property has a small single storey detached outhouse with its curtilage and off road parking for 2no vehicles.
3. The property is in need of some light renovation work externally with some ageing elements and a full internal renovation.
4. 3A Field Head is not listed, not within a conservation area nor within the green belt.
5. 3A Field Head has not had its Permitted Development Rights removed .



Existing Property

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[4] PLANNING HISTORY

1. This Design & Access Statement is to support the current Full Planning Application.
2. The property has had no previous applications submitted.
3. The proposals are considered in keeping with the existing and surrounding properties in terms of scale, materials, appearance and details as it's mainly internal alterations with the exception of upgrading the windows, external doors, timber entrance porches and minor external landscaping.

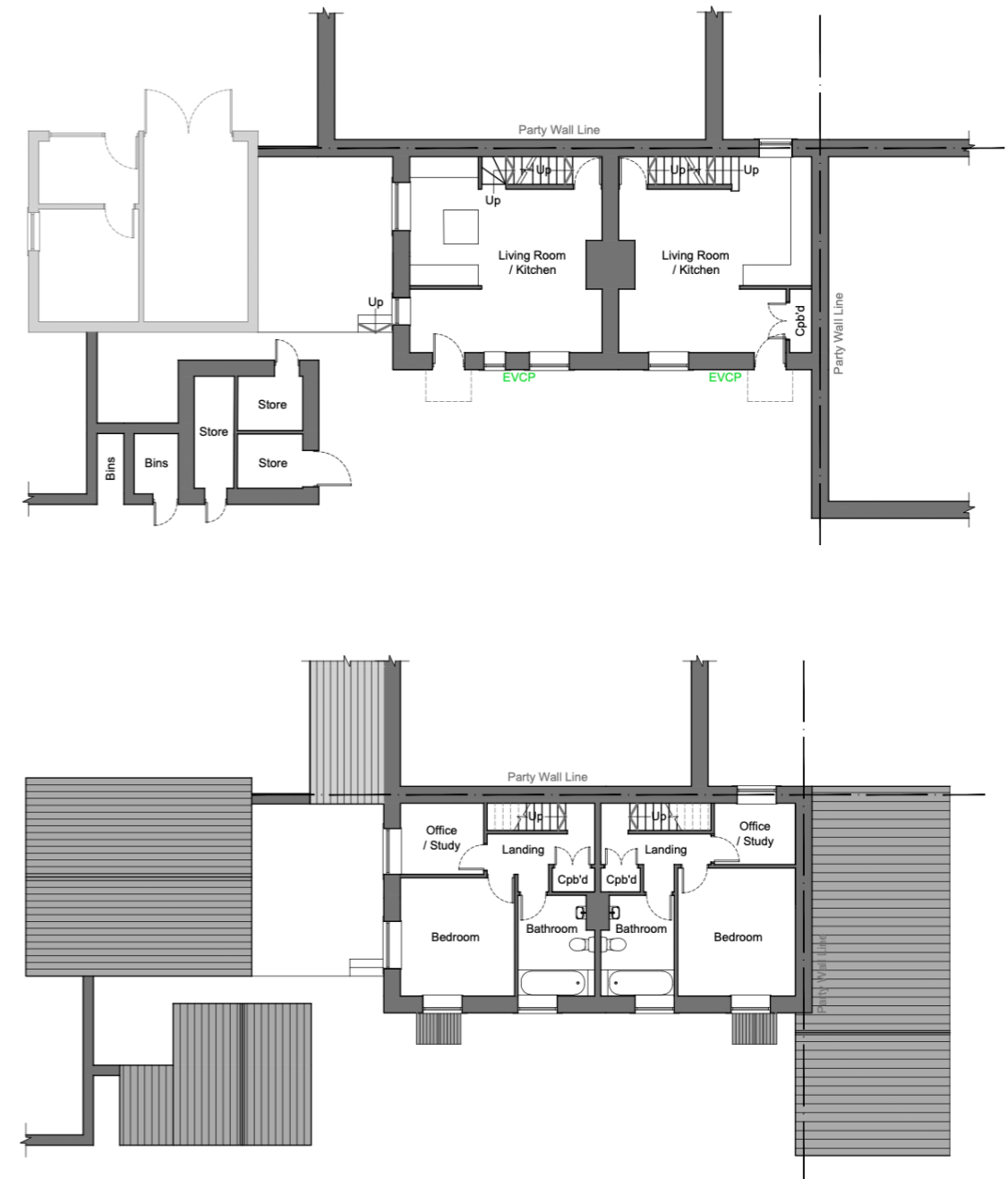


Proposed Drawing Extract

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[5] PROPOSALS

1. The applicant is proposing to return the existing dwelling to its original form of 2no dwellings.
2. The proposed conversion will create 2no dwellings that fall within the 2 person, 1 bedroom category of the National Technical House Standards and provide a Gross Internal Area of 67m² each. Each dwelling will consist of a Living / Kitchen area at ground floor with a utility /storage space within the existing cellars. The first floors will have a double bedroom, bathroom, storage cupboard and study / office space. The proposals will also retain the existing off road parking for 1no vehicle for each dwelling. Additional storage is available within the detached outhouse along with refuse storage to the lean to and existing recess along the boundary.
3. The proposals are in keeping with the local character in terms of materials, architectural style and proportions.

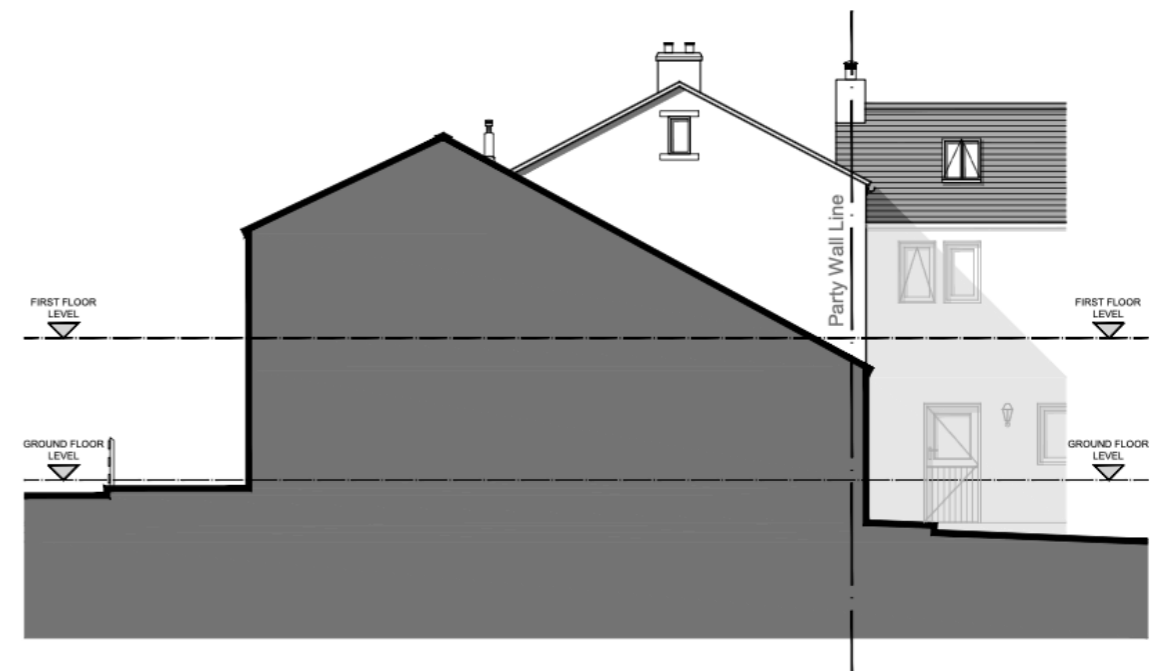


Proposed Floor Plans

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[6] JUSTIFICATION

1. The Technical housing standards – nationally described space standard requires a minimum of 58m² for a 2 storey, 2 person, 1 bedroom dwelling with a minimum of 1.5m² of storage per dwelling. Both proposed dwellings achieve 67m² each with more than the required 1.5m² of storage.
2. Both dwellings have retained the existing off road parking for 1no vehicle each with space in front of the properties that has been used historically for additional / visiting parking.
3. The general characteristics of the existing house - architectural style, materials, size , form, roof pitch and features are to be retained as existing. The only addition to the existing property is the addition of 2no timber entrance porches with slate pitched roofs to match existing materials over the existing door openings.



Proposed Elevations

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4. The Kirklees Local Plan Policy LP24 (Design) requires the proposals to promote good design. The conversion of the existing property complies with LP24 through the re-use and adaptation of an existing building whilst maintaining the form, scale, layout and character of the townscape. Both properties will be provided with electric vehicle charging points to encourage the use of electric and low emission vehicles. Refuse storage location and collection point will also be retained as existing, incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that remain visually unobtrusive that allows for the convenient collection of waste.
5. The Proposal will retain adequate and useable outdoor space for the occupiers of the buildings through paved or patio areas.



Proposed Elevations