

DESIGN & HERITAGE STATEMENT

PROJECT TITLE

Application for demolition of existing dwelling and construction of new dwelling on same footprint
at 2 Brewery Yard, Fenay Bridge, Huddersfield, HD8 0AR

JOB NUMBER

2373

CLIENT

Mr & Mrs Braithwaite

DATE

November 2025

Prepared By:

Cadvis3d Limited

Tel: 01484 937123

Web: www.cadvis3d.co.uk

Email: info@cadvis3d.co.uk

1. Introduction

- 1.1. This Statement has been prepared by Cadvis3d in support of a planning application for the demolition of an existing dwelling and construction of a new dwelling on the overall same footprint
- 1.2. It describes the site and surrounding area and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.
- 1.3. The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

2. Existing use of site

- 2.1. Existing stone built property comprising of bungalow with large undercroft / lower ground and vaulted underground cellars
- 2.2. Building is detached
- 2.3. Property is not listed and is currently vacant, empty and not habitable.
- 2.4. The property is located in area designated as green belt

3. Site History

- 3.1. The history of Brewery Yard in Fenay Bridge, Huddersfield, centers around the Fenay Bridge Brewery, active by 1842 and owned by brewer Joseph Sutcliffe until at least 1878, with early church missions held in its yard before a dedicated mission hall opened nearby in 1895. This location in Almondbury was a significant spot, linking local industry (brewing) with early religious outreach, later becoming part of the expanding Fenay Bridge area known for its historical estates and development.
- 3.2. The building which is proposed to be demolished is accessed from the shared drive with High Green House, 1 Brewery Yard from Fenay Lane
- 3.3. The existing property when viewed from the front elevation takes the form of a bungalow, with all living quarters located on one floor. From the rear the property has a lower ground floor, which is access from the shared driveway on Brewery Yard, shared with No.17
- 3.4. The lower ground has a high vaulted ceiling, which leads down to vaulted cellars, which extend out under the existing garden. There are various openings in the walls where windows once were and the whole building shows signs of damp and water ingress.
- 3.5. The building is in a dilapidated state and has been poorly maintained by the previous owners. Numerous poor repairs to the roof and external walls has led to major structural issues. Water and damp has penetrated the lower level and the vaulted cellar is not fully water tight.
- 3.6. The floors in the lower ground consist of soil and rubble, with no DPC courses or damp protection
- 3.7. The property has a large garden and parking for one vehicle accessed from Fenay lane and additional 3No parking spaces at lower level for parking next to No.17 Brewery Yard

3.8. There are signs the building once formed part of a collection of connected / attached buildings which have since been demolished. There are old boundary walls which once formed part of external walls to buildings, now exposed and in a dilapidated state.

4. **Property Details**

4.1. MATERIALS: stone external walls & stone slate roof

4.2. PLAN: Property is a roughly L-shaped building at lower ground with rectangular at upper level, with an angled wall at one end

4.3. SITE: The site is accessed off Fenay Lane, via a shared driveway and also accessed from Brewery Yard. A sloping garden wraps around the building on two sides with a stone boundary wall.

4.4. INTERNAL LAYOUT: Entrance door leads into a main room, with door off to a second room to the left. The space is empty, with no internal walls, fixtures or fittings. Arco props support sections of the roof, due to poorly carried out past repairs, leading to unstable areas of roof, which require temporary support. The lower levels are accessed from the east facing elevation, via an external door opening. Uneven floors and damp is evident and the space is open to the elements and in a poor state of repair. The lower level is split into 4 spaces, with a central supporting wall and two vaulted cellars off to the right.

5. **Proposal**

5.1. The proposals are for the demolition of the existing building and the construction of a new dwelling over the existing footprint.

5.2. The new dwelling will be constructed in mixture of materials including stone and render to match and timber / composite black cladding. The roof is metal standing seam finished in black and incorporate EV solar panels on the south facing roof pitch.

5.3. The east facing elevation will be straightened and aligned for easier construction

5.4. Windows at ground floor level on the north facing elevation at high level. Doors and window opening on the lower ground level access the garden and are shielded by the boundary fence around the garden.

5.5. Velux windows are also proposed on the north facing roof pitch

5.6. The ground floor layout consists of a atrium entrance hall and staircase, with doors leading off to a lounge, boot room / wc / store and open plan living room. On the west facing elevation the open plan living room has floor to ceiling curtain wall glazing with sliding or bifolding doors leading out into the garden.

5.7. The lower ground floor access via the atrium stair, comprises of 3No double bedrooms, all with ensembles and dressing rooms.

5.8. The basement floor comprises of a snug/games room, Cinema room, bathroom, utility, study and access hall leading to the back door on the east facing elevation. A new single attached garage is proposed on the east facing elevation which also incorporates a workshop, constructed in stone with a grp/rubber flat roof.

5.9. The access from the shared driveway off Fenay Lane, will be altered with a new vehicle access proposed and drive / parking area. This will be constructed in permeable materials

with gated access off the shared driveway. The existing vehicle parking space will be landscaped and made good and any boundary walls constructed to match the existing.

5.10. A new private pedestrian access will then lead from the parking area to the front door at ground floor level

5.11. The existing garden will be retained and made good

6. Evaluation

6.1. Due to the dilapidated state of the existing building it was deemed uneconomical to refurbish, thus more feasible to demolish and rebuild.

6.2. The building will stand within the same footprint and maintain the existing access rights.

6.3. The materials will reflect the existing with some modern materials mixed in, resulting in a contemporary high specification building

7. Planning Policy

7.1. NPPF 2024 paragraph 154 states:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

With regards to point (d) above the proposals are of the same use (dwelling C3) and not materially larger than what it replaces, therefore it satisfies the criteria outlined under NPPF 2024 for acceptable development in the green belt

8. Flood Risk

8.1. The site is located in flood zone 1, in an area with a low probability of flooding. Therefore no flood risk assessment is required.

9. Site Investigations

9.1. A Phase 1 desktop study including a coal mining risk assessment has been completed by Rogers Geotechnical Engineers (C5085/25/E/7746 – 17/04/2025) which has been submitted alongside the application

10. Conclusion

10.1. It is not considered the proposals are inappropriate development in the green belt, based on the information above and will not cause substantial harm to the openness of the green belt

10.2. The demolition of the existing building is the most feasible solution due to its dilapidated state and the complexities and cost of construction if it was to be retained.

End of Report