

25419 revA

Report in support of new dwellings at

Brownhill Farm, Birkenshaw



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1.0_Introduction

Jim Granger Architecture and Design Ltd has been instructed by Broadleaf Properties Management Ltd to prepare a planning application for the erection of 4 detached dwellings at Brownhill Farm, Birkenshaw.

Brownhill Farm is a former working farm with open grazing land ringing a farmhouse and loose collection of agricultural buildings. The landholding is bounded by residential development comprising a disparate mixture of styles and forms with a plot of allotments sharing the same site access - an unadopted road from Old Lane, approximately 500m from the junction with A58 Whitehall Road and 2.5km from Junction 26 M62.

The original farmhouse is an attractive two storey stone building with a single storey 'skirt' below a catslide roof. The adjacent vacant agricultural buildings are less attractive, featuring brickwork, exposed steelwork and corrugated sheeting.

Brownhill Farm is in Flood zone 1



Brownhill Farm approach via unadopted road





View from South

2.0_Design

2.1_Use

Brownhill Farm ceased agricultural activities last century and the former agricultural buildings have since been used for incidental and minor residential storage. The residential use of the site was established by a conversion scheme approved in 2019 (App no. 2019/62/92722/E) and subsequently implemented so dwellings are considered acceptable in principle.

2.2_Amount

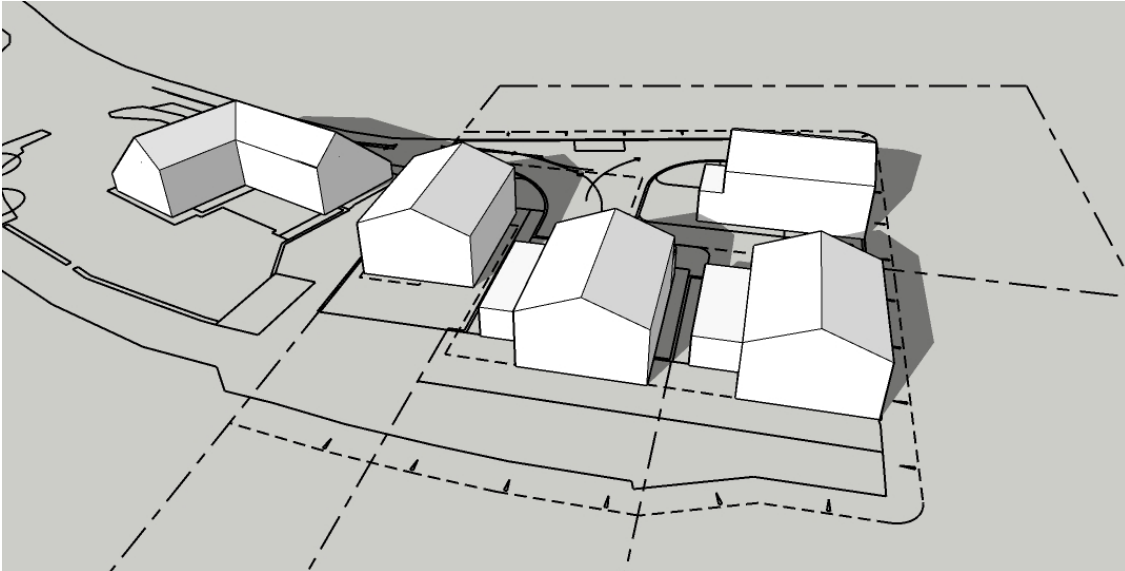
The existing agricultural buildings comprise of five linked blocks of different proportions. The redevelopment consists of 4 detached dwellings. The existing agricultural buildings have a footprint of 884.1sqm and a volume of 3661.1cbm. The proposed scheme has a footprint of 537.3sqm (across four dwellings) - a reduction of 39% - and a volume of 2814.7cbm (a reduction of 23%).

2.3_Layout

The existing layout is based on a circuitous access road which rings Brownhill Farm, passing in part through the agricultural buildings. The proposed scheme seeks to close the Southerly leg with the redevelopment served by the existing Northern access road and a turning head sized to accept Kirklees refuse



wagons. The dwellings occupy the footprint of the existing development, arrayed to benefit from the outlook to the South and East. Parking and service spaces to the inner courtyard are offset by amenity spaces to the perimeter.



Block model

2.4_Scale

The proposed dwellings match the scale of the existing barn structures with a two storey core augmented with single storey additions reminiscent of the existing garaging. Heights match the existing and the new structures remain subservient to the existing Farmhouse.

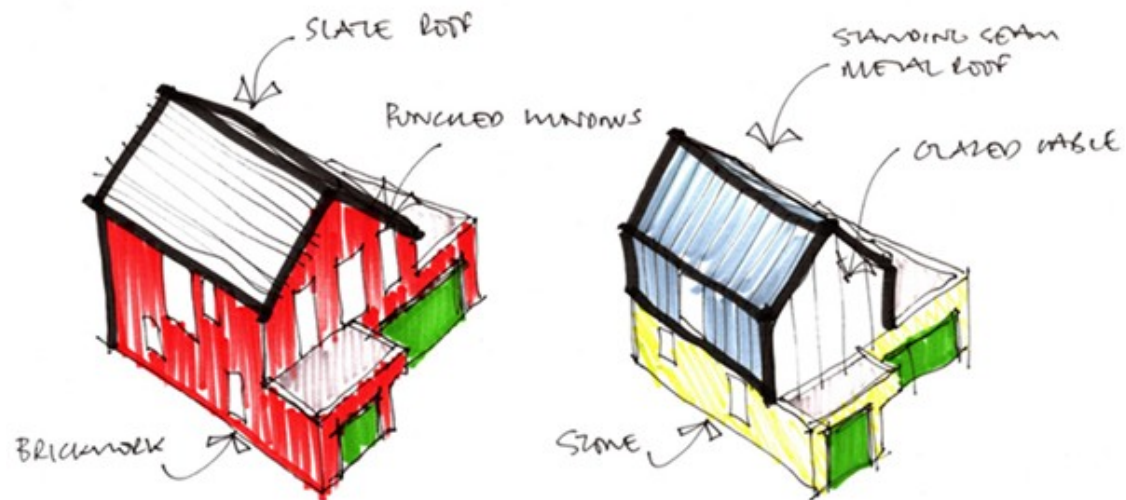
2.5_Landscaping

The site is currently almost wholly hard surfaced. The proposed inner courtyard will feature vegetation to soften the vehicular apron with indigenous species including tree and hedge planting subject to detailed design. Private amenity spaces will include natural screening and elements of dry stone walling.

2.6_Appearance

The proposed new dwellings have been prompted by the existing agricultural buildings in both form, layout and materials. As previously noted, the four properties are arrayed around the proposed courtyard with three orientated South, referencing the original three bayed barn.

Although the farmhouse is random coursed stone, the original outbuildings are constructed in brick with corrugated cladding at higher level to the taller structures and corrugated sheet roofing. Although a modern palette was considered, with zinc standing seam roof and wall cladding, a more understated approach was adopted with a brickwork plinth to the new dwellings below a clad upper floor with blue slate roof.



Concept Sketches

The development is accessed by the existing private roadway which passes in front of Brownhill Farm and opens to create a turning head linking all four properties. Elements of soft planting define approaches to each of the new dwellings:

Plot 1 is located parallel to the shared boundary to the existing farmhouse. The building has a simple barn form with a single storey projecting garage bay to the front gable, cantilevered to form an oversailing canopy the proposed entrance. Hardstanding for two vehicles leads to the oversized front door with a draught lobby into the ground floor accommodation.

Internally a central hall with open staircase links to both a snug space to the front of the dwelling and the primary family area to the rear, providing cooking and dining accommodation. Service spaces to the rear of the room form a backdrop to the Southerly outlook with full height sliding doors leading to a generous patio area and amenity lawn.

Sleeping accommodation at first floor features two en-suite bedrooms to the primary aspect and three bedrooms to the North with an associated family bathroom. All rooms meet the requirements of technical space standards.

Plot 2 is the central element of the three Southerly dwellings. Its position is offset from *Plot 1*, creating space for the proposed turning head.

The defining two storey barn form is extended with a single storey block to the side, creating a double garage, and a front projection which is incorporated into the living space. The same projecting canopy detail from *Plot 1* is flipped, ensuring the entrance is legible from the approach.

Internally a larger hall space allows an accessible wc and the side extension provides space for a utility room.

First floor accommodation is restricted to the two storey barn element and matches *Plot 1*.

Plot 3 occupies the South-Eastern corner of the site and benefits from an open outlook to both South and East. The neighbouring plan form is adapted to create openings to both elevations to benefit from the views.

Plot 4 sits perpendicularly to Plots 1 – 3 and adopts the single garage floorplate. Additional space to the North allows a single storey extension from the living space and as above glazed areas are maximized.

3.0_Climate Change Mitigation

The issue of Climate change will be addressed through the construction of the proposed dwellings. The proposed envelope will exceed the current Building Regulations in terms of Part L and ASHP will serve underfloor heating/ provide hot water. Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.

Recycling provision will be provided and the applicant proposes to construct the scheme using local tradesmen and materials.

4.0_Access

Brownhill Farm is accessed via an improved junction on Old Lane, undertaken as part of the original conversion scheme with an unadopted road linking to the proposed Courtyard.



Site Access on Old Lane

The proposals have been designed to respond to the existing levels and a level route is proposed from the parking apron to each new dwelling. Internally all doors will achieve a minimum clear width of 800mm in the open position.



Any protection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm.

The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set between the zone of 400mm minimum above finish floor level and a maximum of 1200mm above finish floor level.

5.0_Ecology and Environment

A preliminary ecological appraisal accompanies this application and has informed a Biodiversity Net Gain metric which shows a 10% uplift can be achieved on site.

6.0_Walkover Inspection

A walkover inspection of the site has revealed no evidence of subsidence. Concerns raised regarding potential shallow mineworkings encouraged intrusive testing and a report detailing the boreholes undertaken accompanies this application.

7.0_Incoming Utilities Assessment

The existing property benefits from services. Capacity studies will be undertaken as part of the development appraisal.

8.0_Drainage assessment

The EA's web-based flood zone map shows the site is located in Flood Zone 1. The site benefits from existing drainage and this will be re-used. SUDS will be utilized for the external areas in line with DCLG Guidance on the permeable surfacing of front gardens note.

