OAKWRIGHTS®

# Design and Access Statement

# Design & Access Statement

## Client Name

Frederic Robinson Ltd

c/o: Mr Tom Wellock

## Project & Site Address

Proposed Wedding/Events Venue

The Woodman Inn

Thunder Bridge Lane

Kirkburton

Thunder Bridge

Huddersfield

HD8 0PX

## Date

January 2026

# *Introduction*

This Design & Access Statement has been prepared by T.J. Crump Oakwrights Ltd on behalf of Frederic Robinson Ltd.

The document outlines the process of site assessment, design evaluation and development that informed the proposal. It also describes the key characteristics of the proposed design and should be read in conjunction with the Planning Drawing Set.

The proposed wedding/event venue complies with planning guidance by providing a building of appropriate scale and form, designed to sit sympathetically within its setting. The design reflects and complements the surrounding architecture while offering a bespoke, individually crafted building. The primary structure will be formed using a green oak frame, selected for its structural integrity, sustainability and thermal performance.

Before the conceptual design phase began, a detailed review of the site's history, landscape character, surrounding built form and the client's aspirations was carried out. This informed a contextual approach to design, with a strong emphasis on environmental performance and local distinctiveness.

Energy efficiency has been a key driver of the proposal. Both operational energy use and embodied carbon in construction materials have been considered in the design and fabrication of the building components. Enhancing on-site biodiversity has also been a priority, with the landscape strategy supporting ecological value and long-term environmental resilience.

With this understanding established, the conceptual design process progressed with the aim of delivering a Wedding/event venue that sits in harmony with its landscape. The result is a functional, efficient and contextually appropriate proposal.

## *Existing Site*

The proposed Wedding Barn will replace an existing Marquee which is coming to the end of its service life.

*Above: View from inside the existing marquee*

*Above: The entrance of the existing marquee*

*Above: Access leading to the marquee*

*Above: existing interior view towards the rear of the site*

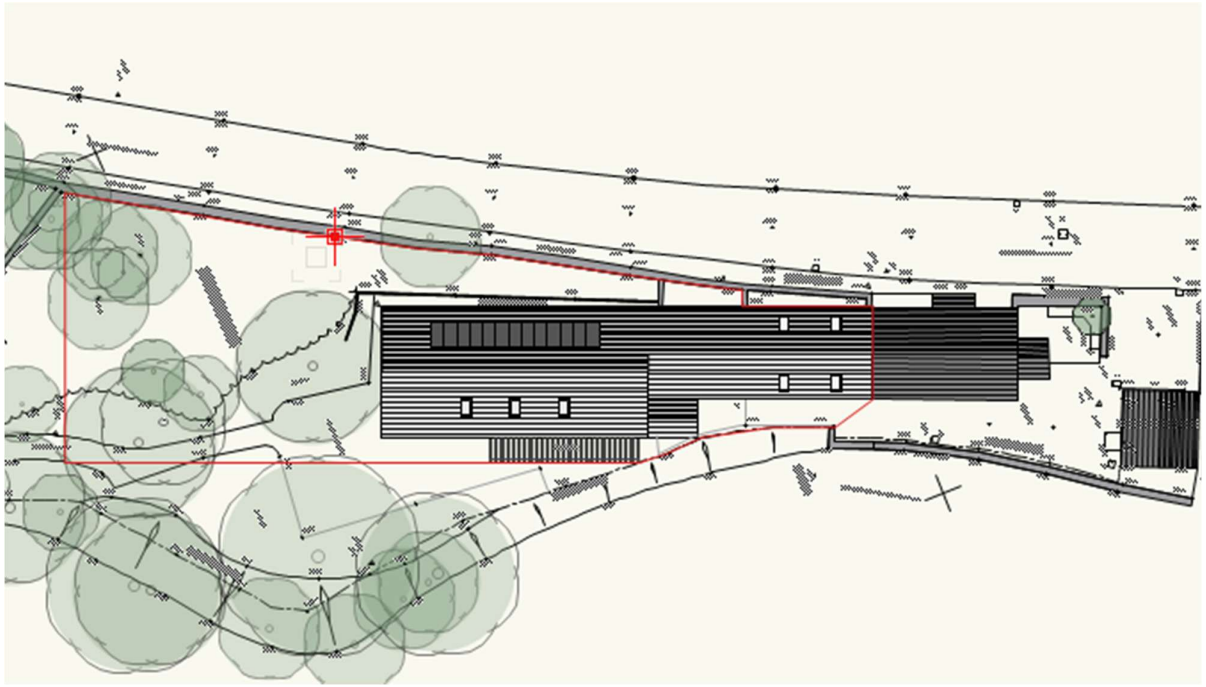
*Above: view looking north from the western boundary*

*Above: View north from Thunder Bridge Lane*

The footprint of the proposed replacement barn will cover common ground with that of the existing Marquee building which is to be demolished/cleared.

The principal elevation of the replacement property is to be west facing.

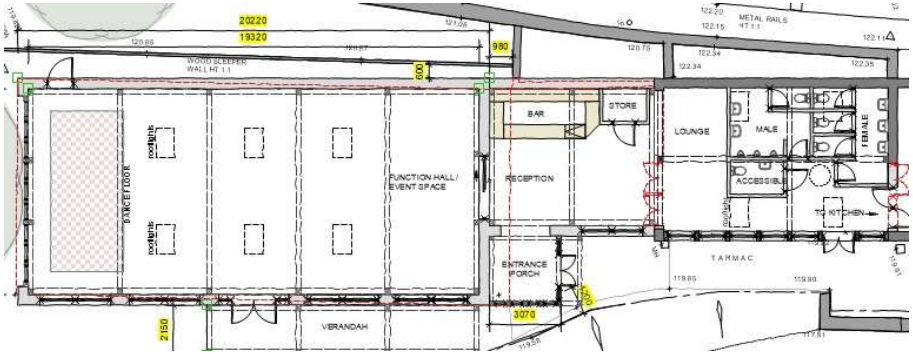
*Google Earth image of existing marquee, outlined in red*



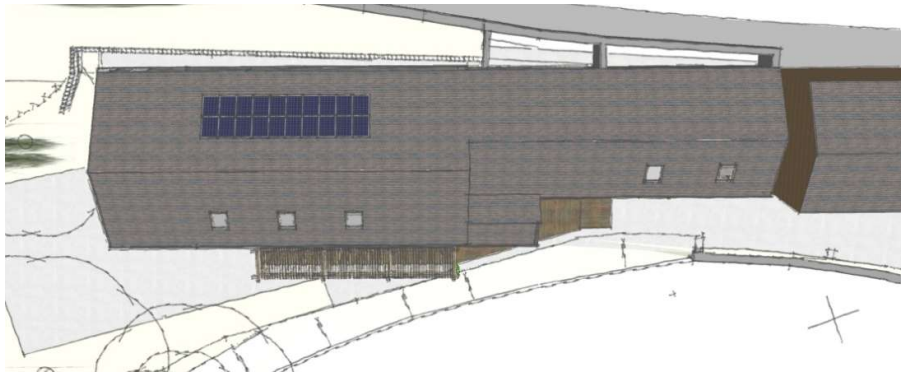
*Proposed site plan, indicating similar footprint*

# *Design Principles*

- To create an oak-framed wedding and events venue that enhances the character of the site and integrates respectfully with the landscape.
- To provide a flexible use, accessible, exciting event space.
- To provide an energy-efficient building by minimising heat loss through a highly insulated wall and roof system that exceeds current Building Regulation requirements, together with the use of renewable energy sources.
- To minimise noise impact on neighbouring properties.
- To use local materials and a combination of traditional and contemporary design details to ensure the new buildings integrate successfully with the existing environment.
- To keep the ridge line as low as possible, with only a slight increase in ridge height to allow for matching the pitch of existing roofs.
- This design offers minimal GEA growth when compared to the existing buildings.




*Ground Floor Plan*



*Roof Plan*

## *Design & Scale*

The GEA (Gross External Area) of the proposed, inclusive of the open veranda, equates to 278m² against the existing GEA of 288m²

*Front Elevation*

*Front Perspective*

*Entrance Perspective*

*Rear Perspective*

## *Appearance*

The proposed building has been considered alongside the Kirklees Design Supplementary Planning Document to ensure the project is in keeping with the local built environment. There is to be a sympathetic palette of materials to choose from, including walling elements of local stone and horizontal timber boarding of oak, cedar or similar.

The new and replacement pitched roofs are proposed to be constructed using natural gritstone slates. Although these materials are relatively expensive, suitable alternatives exist, including both natural and artificial options, for example, Greys Artstone slate.

The palette of materials:

*Yorkstone*

*Timber Horizontal Boarding*

*Natural Stone Slates – Yorkshire "greys"*

*Face Glazing*

## *Design Development*

As part of the early design process, an initial appraisal was carried out during the first client meeting. This allowed the design team to assess the site's key features and constraints, supporting early decisions that responded directly to its setting. Orientation, topography, access, views, and the surrounding built form were all reviewed to understand how to develop a design that best met the client's brief while maximising the location's potential.

The proposed design features an internal post-and-beam oak frame that serves as the primary structure and is visually expressed within the main spaces. In addition, a secondary oak frame is used externally to define the front porch and front elevations, adding character and coherence to the overall design.

The proposal aims to deliver a high-quality, sustainable building that reflects the character of its rural context. The design process has been guided by the principles set out in the National Planning Policy Framework, which identifies good design as a key component of sustainable development. This includes careful attention to layout, scale, and materials, as well as how the building fits into its wider setting. The project seeks to create a functional, efficient, and enjoyable building to operate from, while contributing positively to its surroundings.

## *Footprint*

The proposed footprint area as follow:

| | |
|---|---|
| Building Footprint | 278m$^2$ |
| Max Ridge Height | 5.7m |

## *Site Access/Parking*

Site access will be via the existing entrance, with no alterations planned. Existing parking provision will be retained, and any additional parking required at the planning stage will follow the guidance in the Manual for Streets. Kirklees Council does not provide specific parking standards. The car park will be refurbished and re-marked as part of the development works.

## *Refuse and Recycling*

Refuse and recycling will be handled via a commercial collection service

## *Trees*

No works are proposed within the vicinity of any existing trees on the site, and all construction will be kept at a safe distance to avoid any potential impact on root protection areas.

## *External Lighting*

The proposed external lighting prioritises ecological sensitivity, featuring exclusively low-level lighting to minimise any impact on the surrounding environment. Low-energy LED fixtures will be carefully positioned to illuminate key areas, ensuring safe navigation for pedestrians contributing to light pollution. The use of low-level lighting helps reduce light spillage and any disruption to local wildlife. Motion sensors and timers will further limit energy consumption during off-peak hours.

## *Energy Conservation and Sustainability*

Using the principle of "Fabric First", the proposed building will feature high-performance wall, floor and roof systems, along with fenestration that exceeds Building Regulations. This will create a highly insulated, efficient envelope that delivers excellent energy performance and internal comfort.

Many components will be manufactured off-site to reduce build time, site disruption and vehicle movements. All materials will be sustainably sourced, supporting a low-impact construction approach.

## *Landscaping*

External hard and soft landscaping has been considered from an early stage and is illustrated on the Proposed Site Plan. The approach aims to enhance the functionality of the site while contributing positively to the local landscape character.

Where appropriate, we will aim to maintain surface permeability and allow water to naturally soak into the subsoil. Any surface water drainage will be managed in line with SuDS principles to ensure effective and sustainable runoff management.

Paths and patios are likely to be constructed using a natural stone material, such as sandstone or similar, providing a durable and high-quality finish that complements the overall design of the building.

Soft landscaping will include native wildflowers and other native plant species, alongside wildlife-friendly planting throughout. This will support local biodiversity and create a more ecologically rich and visually appealing setting for the venue.

*The proposals include the installation of a bird box on the application site*

*Wild Flower Planting*

## *Ecology:*

We will implement any 'biodiversity enhancements' outlined by the ecologist, ensuring that our design contributes positively to local ecological values and supports biodiversity.

# *Oak Frame and Wrightwall Encapsulation*

Our proposal is for a replacement Wedding/events venue, built using our 'post and beam' style oak frame, i.e. the oak structure inside the building, wrapped using our very energy-efficient encapsulation system, achieving excellent U-values. Utilising the principles of "Fabric First", the proposed building is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the building a high level of energy efficiency and internal comfort.

The majority of the systems proposed are to be manufactured off-site, thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

WrightWall provides a slim and efficient wall build-up, designed to accommodate multiple external finishes. WrightWall is designed to ensure a fully integrated process between frame and shell, using the same innovative software employed to design your oak frame. WrightWall is manufactured off-site, reducing onsite time for you and our dedicated site team who will assemble the system; ensuring the highest level of quality control throughout the process. The WrightWall encapsulation system provides exceptional thermal performance, ensuring a warm home.

ADVANTAGES OF WRIGHTWALL AND ROOF PANELS:

- Cost-effective encapsulation system resulting in further energy efficiency.

- Large format panels manufactured off-site to maintain high quality.

- Additional insulation upgrades available if required; made possible by bespoke design.

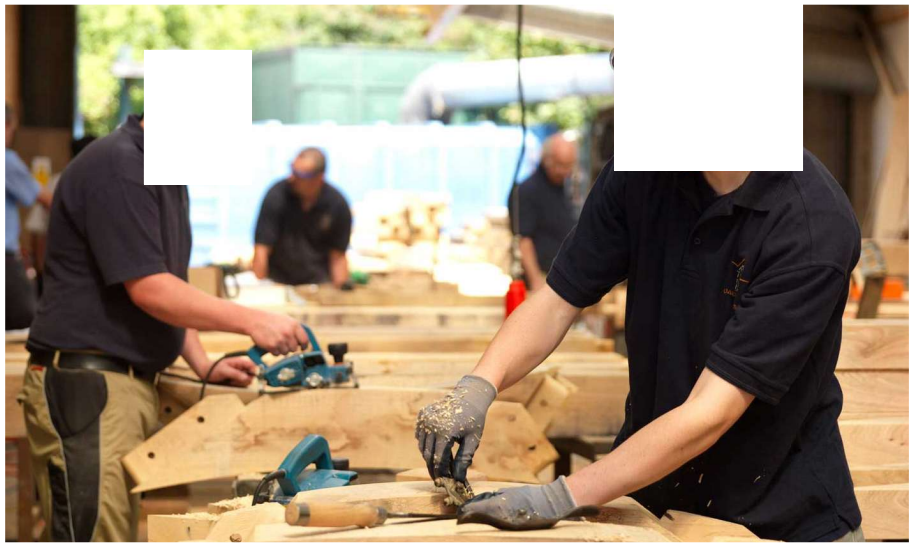
- Wall, floor and roof panels are designed to fit smoothly together creating a shell ready to be made airtight.

- One build team looks after your oak frame and the installation of your panel system generating close attention to detail and a seamless process.

## *Oak Frame*

The primary structure of the building will be a bespoke Green Oak Frame, designed and constructed in-house in Herefordshire by Oakwrights. This robust and charming system will age with the property and produce unique character. We strive to produce a high build quality and that begins with the frame. All Oakwrights designers take shrinkage into account creating joints, pegs and holes; accordingly, over time the shrinkage pulls the joints even tighter and strengthens the frame.

Oakwrights have built hundreds of houses and buildings throughout the UK and are a leading oak-frame manufacturer; believing great detailing and understanding of the oak frame is key when creating a quality oak-framed build. We are happy to show the Council local precedents. We note there will be Planning conditions to adhere further to approval at the Full Planning application stage.



# *Sustainability*

### Environmental and Ecological Considerations

The construction will follow a low-impact, carbon-conscious approach, using a sustainably sourced oak frame and walling system that minimises embodied energy. Oak is a renewable, long-lasting material with a significantly lower carbon footprint than steel or concrete. The proposal also incorporates off-grid sustainable drainage systems (SuDS), including permeable surfaces and soakaways, to manage surface water on-site. These systems support groundwater replenishment and help reduce pressure on local drainage infrastructure.

### Economic Considerations

The project supports local economic development by sourcing materials locally and engaging local trades and suppliers during construction. This contributes to the availability of high-quality buildings in the area while supporting green jobs and sustainable construction practices within the county. With a clear understanding of context, sustainability and the client's aspirations, the conceptual design process was undertaken with the goal of delivering a high-quality building that is functional, energy efficient and in harmony with its landscape.

### Aerobarrier UK

Aerobarrier is an airtightness technology that creates micro drafts and air leakages in buildings.  On average, a newly built house has an ACH of 5.0, meaning the air and the heat in the air will change five times and be lost through the building envelope, in turn meaning a new home would need to replace the heat five times per hour to stay warm.  Aerobarrier will be finely tuned to achieve passive levels of airtightness at 0.6 ACH per building.  This by itself reduces the heating demand of a building by 40%.

# *Conclusion*

This proposal presents a high-quality, contextually sensitive building that enhances its setting through considered design, sustainable construction and long-term environmental performance.

The scheme reflects a clear commitment to low-carbon, fabric-first design principles, incorporating a highly insulated oak frame structure, off-site manufacturing, and renewable technologies. These measures ensure strong energy performance and reduced operational emissions.

Careful attention has been given to landscape integration, biodiversity enhancement and material selection, all of which contribute to the site's ecological and visual character. The project also supports the local economy through the use of regional labour and sustainably sourced materials.

This is a well-rounded proposal that will deliver a distinctive, durable and sustainable building. It represents the kind of development that should be encouraged and supported by the Local Planning Authority.