

Design and Access Statement

Proposed alterations and side extension to existing dwellinghouse.

At

894 Huddersfield Road,
Ravensthorpe,
WF14 9HS



Photo of Front Elevation.

Table of Contents

- 1. Introduction**
 - 1.1 Purpose of the Statement
 - 1.2 Overview of the Proposal

- 2. Site and Context Analysis**
 - 2.1 Site Description
 - 2.2 Surrounding Built Environment
 - 2.3 Planning History and Context
 - 2.4 Parking and Access

- 3. Proposal Description**
 - 3.1 Internal Layout and Functionality
 - 3.2 Extensions and Dormers
 - 3.3 Architectural Treatment and Materials
 - 3.4 Sustainable Technologies

- 4. Planning Policy Context**
 - 4.1 Local Planning Policies
 - 4.2 Relevant Planning Permissions

- 5. Environmental Considerations**
 - 5.1 Biodiversity and Geodiversity (LP30)
 - 5.2 Strategic Green Infrastructure Network (LP31)
 - 5.3 Landscape (LP32)
 - 5.4 Trees (LP33)
 - 5.5 Flood Risk (LP27)

- 6. Access and Parking**
 - 6.1 Vehicle Access and Parking Provision
 - 6.2 Pedestrian Access and Circulation

- 7. Conclusion**

1. Introduction

1.1 Purpose of the Statement

This Design and Access Statement supports the planning application for the comprehensive refurbishment and extension of the property at 894 Huddersfield Road, Ravensthorpe. The statement outlines the design rationale, site context, environmental considerations, and access arrangements to demonstrate compliance with local planning policies and best practice design guidance.

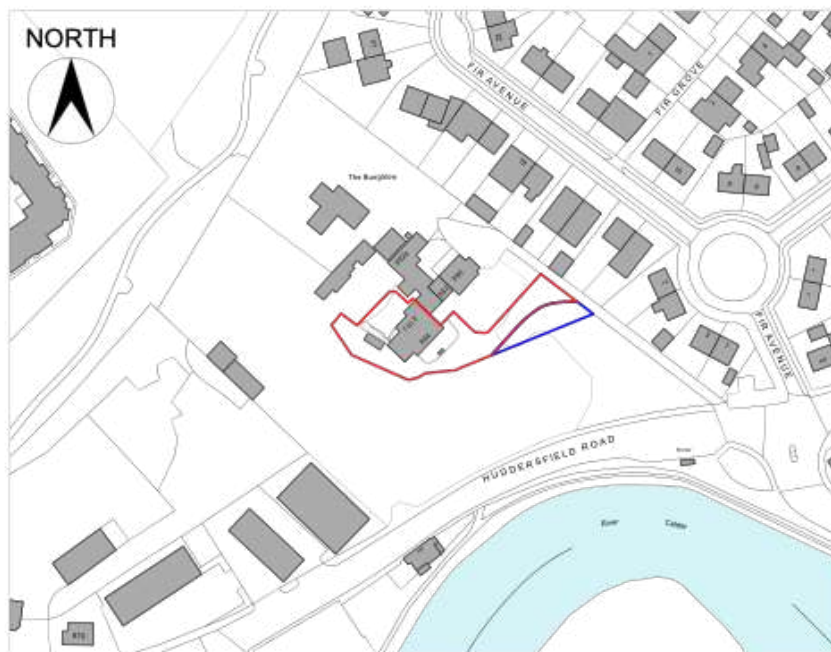
1.2 Overview of the Proposal

Conversion from 2 to 1 Dwellings including front gable extensions, single storey extensions to side and rear and roof extension with dormers. The development aims to address functional deficiencies, improve spatial quality, and enhance the building's architectural presence within its setting.

2. Site and Context Analysis

2.1 Site Description

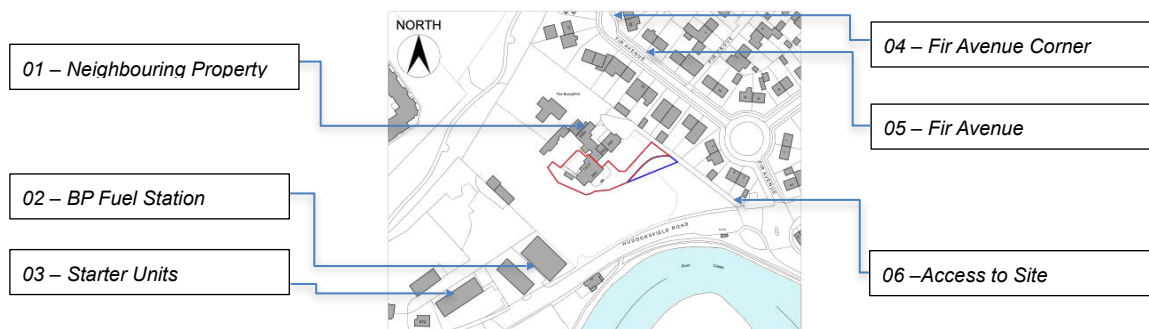
The subject site comprises a stone-built dwelling with traditional stone slate roofing. The curtilage is predominantly hard landscaped, with no formal garden land retained. Adjacent land to the south, south-west, and west no longer forms part of the property and benefits from planning permission for an 11-dwelling residential scheme (Ref: 2022/62/93306/E).



Site Location Plan

2.2 Surrounding Built Environment

The immediate boundaries of the site are defined by stone walls and ancillary stone structures that are consistent with the natural coursed stone and stone slate roof materials of the existing building. The building immediately attached to the proposal, as well as those in proximity, share this same traditional material palette. In contrast, the surrounding context features a more varied mix of building materials. To the northeast, the area is predominantly characterised by red brick residential properties with stone slate roofs. To the southwest, the context shifts to commercial uses, including a fuel station and starter industrial units, which are constructed from grey brick and profiled metal roofing. This divergence in architectural language has informed a carefully balanced design approach that respects the character of the host building and its closest neighbours, while acknowledging the broader, more eclectic context.



01 - Neighbouring Property



02 - BP Fuel Station



03 - Starter Units



04 - Fir Avenue Corner



05 - Fir Avenue



06 - Access to Site

2.3 Planning History and Context

The adjacent land's approved residential development establishes an emerging context characterised by moderate density housing. This planning permission provides an important framework within which the current proposal seeks to harmonise.

2.4 Parking and Access

The property benefits from adequate off-street parking spaces commensurate with the size and occupancy of the proposed dwelling. Vehicular access is retained via the existing driveway arrangements, ensuring practical and safe ingress and egress.



Access Road off Huddersfield Road



Entrance to Site off Access Road

3. Proposal Description

3.1 Internal Layout and Functionality

The internal arrangement has been rationalised to enhance circulation and spatial usability, reflecting contemporary family living needs. Key living spaces have been repositioned to maximise natural daylight penetration and improve connectivity between rooms.

3.2 Extensions and Dormers

Two new gables are introduced to the principal elevation to address the floor plan's depth and increase daylight access. A substantial side extension, located on the footprint of a former garage, enhances internal accommodation, and improves vehicle access. A rear single-storey extension provides a clear connection between the main dwelling and the existing garage, which accommodates a swimming pool, facilitating better flow between internal and external spaces.

3.3 Architectural Treatment and Materials

The design adopts a strategy of contextual contrast. Existing natural stonework will be reclaimed and re-used where feasible, complemented by ashlar detailing to maintain visual continuity. Contemporary interventions employ vertically oriented black timber cladding on dormers and rear elevations, clearly distinguishing new work from historic fabric while maintaining architectural cohesion.

3.4 Sustainable Technologies

The proposal incorporates a solar system, significantly contributing to the building's energy efficiency. A ground source heat pump is also proposed, supporting the transition to a low carbon, sustainable dwelling in alignment with local and national environmental objectives.

4. Planning Policy Context

4.1 Local Planning Policies

The development responds directly to key policies within the local plan relating to residential amenity, design quality, biodiversity, and sustainability. Attention has been paid to policy LP30 (Biodiversity), LP31 (Strategic Green Infrastructure), LP32 (Landscape), LP33 (Trees), and LP27 (Flood Risk).

4.2 Relevant Planning Permissions

The adjacent approved residential development under reference 2022/62/93306/E provides important contextual guidance on scale, massing, and access arrangements in the immediate area.

5. Environmental Considerations

5.1 Biodiversity and Geodiversity (LP30)

Situated within a designated Bat Alert Zone, the proposal incorporates ecological enhancements, including bat and sparrow boxes, to mitigate impact and promote biodiversity. A detailed Enhanced Species Statement accompanies the application (Ref: 2022/62/93306/E).

5.2 Strategic Green Infrastructure Network (LP31)

While outside any designated green infrastructure corridor, the scheme respects and retains existing hard landscaping and stone boundary walls, maintaining connectivity with nearby green elements.

5.3 Landscape (LP32)

The design is sensitive to existing landscape character, retaining key features and introducing soft landscaping adjacent to the pool area to enhance visual integration.

5.4 Trees (LP33)

A protected tree beyond the site boundary, covered by a Tree Preservation Order, is safeguarded. The proposal does not encroach upon the tree's root protection area as established in an adjacent tree survey.

5.5 Flood Risk (LP27)

See separate report: (Ref:24-044-17 -Flood Risk Assessment)

6. Access and Parking

6.1 Vehicle Access and Parking Provision

The proposal retains existing vehicle access points and provides sufficient off-street parking consistent with the scale of the dwelling, ensuring compliance with local standards and facilitating safe, convenient access.

6.2 Pedestrian Access and Circulation

Pedestrian access is maintained via established routes, ensuring safe and legible circulation to and from the property.

7. Conclusion

The proposed development represents a sensitive and considered response to both the immediate context and the functional needs of the property. By restoring the building to a single dwelling, enhancing internal layout, and delivering sympathetic extensions and sustainable features, the scheme will improve the architectural quality and environmental performance of the site while respecting local planning policies and neighbouring properties.