

29th January 20216
Ref 2025/159 CL

Planning Cover Letter –

4 St. Marks Court
Shepley
Huddersfield
HD8 8BD

Demolition of conservatory, erection of replacement garage, first floor extension to facilitate access to loft conversion, replacement entrance canopy and insertion of windows & rooflights.

This Design and Planning Statement has been prepared to explain the design rationale underpinning the proposed development and to assist the Local Planning Authority in its determination of the application.

The application relates to No. 4 St Mark's Court, which forms part of a clustered residential development completed in the late twentieth century. The development predominantly comprises two-storey, stone-faced dwellings of relatively consistent character, many of which have been extended or altered over time. The site occupies the former grounds of a brewery, elements of which remain evident in the form of retaining walls and small ancillary structures across the wider development.

The application property is an outlier within the estate, having been formed through the conversion of part of an original brewery warehouse. This retained warehouse element was extended as part of the original conversion works, incorporating a split-level arrangement to accommodate bedrooms and other living spaces. As a result of this piecemeal evolution, the internal layout lacks coherence and results in a number of dark and impractical spaces.

Hill Rise Architecture was appointed by the applicant to explore potential interventions to improve the quality, functionality, and usability of the dwelling. The brief focused on achieving a brighter, more logical internal arrangement that makes better use of the existing building fabric while remaining sensitive to the character of the house and its surroundings.

The submitted scheme proposes an altered internal layout that significantly improves circulation and spatial flow. This is achieved through rationalising access between rooms and introducing rooflights to form light tunnels that bring daylight into the deeper parts of the house which currently suffer from a lack of natural light.

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A key component of the proposals is the conversion of the substantial attic space within the former warehouse section of the building. A range of layout options were explored to facilitate access to this space within the existing building envelope. However, due to technical, structural, and fire safety constraints, these options were found to be sub-optimal.

As a result, a revised approach to the vertical circulation of the house was developed, leading to the introduction of a centralised staircase arrangement. In order to accommodate the necessary head heights and spatial requirements, it is proposed to replace one of the existing dormers with a more substantial extension. The extension is built up from the existing wall below and will be finished in stone to the front elevation to match the host dwelling, with a tiled roof to match the main house. The roof form has been carefully designed to allow the existing roof pitch to continue from the rear elevation, avoiding awkward junctions or inconsistent roof geometries.

The front extension is modest in scale and closely reflects the appearance of the existing dwelling and the surrounding development. Windows within this element serve a circulation space and therefore present no material overlooking or amenity impacts on neighbouring properties.

The scheme also includes a number of modified and additional door and window openings, all of which are shown on the accompanying drawings.

In addition, the proposals include a replacement garage structure, which generally conforms with the requirements of Part E of the General Permitted Development Order.

Overall, the proposed development has been carefully considered and evolved to address the applicant's needs while respecting the character of the dwelling and its context. The proposals will allow the applicants to enjoy their family home for many years to come.

It is considered that the development accords with both local and national planning policy, and it is therefore respectfully requested that planning permission is granted.

Should the case officer have any concerns or questions about the scheme please contact me in the first instance.

Document prepared by

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For & on behalf of Hill Rise Architecture Ltd.

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Appendix 1 – Existing external photo



Appendix 2 – Indicative 3D external view



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