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Fieldhead, Snelsins Road, Cleckheaton
BD19 3UE
Design & Access Statement

Design and Access Statement

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01. Introduction



Image 01 - Birds eye view of proposed Fitness/Leisure Out-building and Landscaping

1.1 Purpose of the Statement

This Design and Access Statement has been prepared in support of a householder planning application for the demolition of existing dilapidated outbuildings and the erection of replacement ancillary buildings at Fieldhead, Sneslins Road, Cleckheaton.

The proposed development comprises:

+ A replacement annexe building
+ A fitness/leisure facility
+ A car port

The statement explains the design principles underpinning the proposal and demonstrates how the development responds positively to the character of the site and surrounding area.

The document has been prepared in accordance with:

+ National Planning Policy Framework (NPPF) - December 2024
+ Kirklees Local Plan - Policy LP24 (Design)
+ National Design Guide (MHCLG, 2021)

02. Site Plan

2.1 Site Location

The application site relates to the residential curtilage of Fieldhead, a substantial Victorian detached stone-built dwelling located on Sneslins Road, Cleckheaton.

The property sits within a generous landscaped plot extending to approximately 1.38 acres.

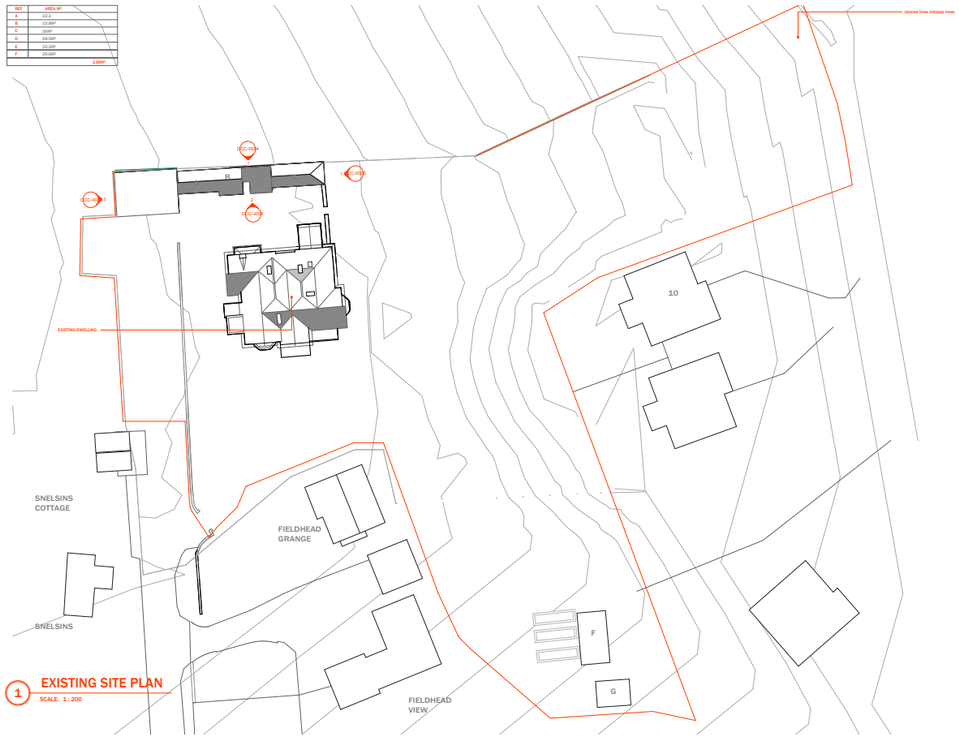
The surrounding area is characterised by:

- Detached residential properties
- Mature landscaping and garden settings
- Traditional stone-built buildings reflective of the local vernacular

The site benefits from an established private driveway and landscaped grounds.



02. Site Plan



2.2 Existing Site

The existing dwelling is a Victorian property constructed in natural stone with slate roofing, typical of the architectural character found across the wider Cleckheaton area.

Within the grounds of the property are several existing outbuildings which are:

- Dilapidated
- Of limited architectural quality
- No longer suitable for continued use

These structures collectively provide approximately 138 sqm of area.

Their removal provides an opportunity to deliver a more coherent and higher-quality set of ancillary buildings and subsequently unlocks un-utilised external courtyard space.

03. Planning Policy Context

3.1 National Planning Policy Framework (2024)

The NPPF emphasises the importance of good design in the planning process.

Paragraph 135 states that planning decisions should ensure developments:

- Function well and add to the overall quality of the area
- Are visually attractive as a result of good architecture
- Are sympathetic to local character and history

The proposed development has been designed to respect the established character of the host dwelling and surrounding context.

Heritage Considerations

Paragraph 193 of the NPPF requires consideration of the significance of heritage assets and their setting.

Whilst Fieldhead is not listed and does not sit within a conservation area, the proposal has been carefully designed to preserve the setting of the existing Victorian dwelling.

The proposed buildings remain clearly subordinate in scale and sit comfortably within the wider garden setting.



Image 02 - View from the existing detached garage towards the proposed Annexe / Courtyard



Image 03 - View from the existing detached garage towards the existing Outbuidings and Courtyard

3.2 Kirklees Local Plan - Policy LP24

Policy LP24 requires development proposals to:

- Respond positively to local character
- Use appropriate materials
- Protect residential amenity
- Deliver high quality design

The proposal satisfies these objectives through the use of traditional materials and a scale appropriate to the host dwelling and site context.

04. Design Principles

The overarching design approach has been guided by three key principles:

1. Replacement and Enhancement

The proposal replaces a number of dilapidated outbuildings with buildings of higher architectural quality. Whilst maintaining existing top of ridge/roof heights from existing out buildings and proposed outbuildings (+Chimney height).

2. Subservience to the Main Dwelling

The scale and form of the proposed buildings ensure that the Victorian dwelling remains the dominant feature within the site.

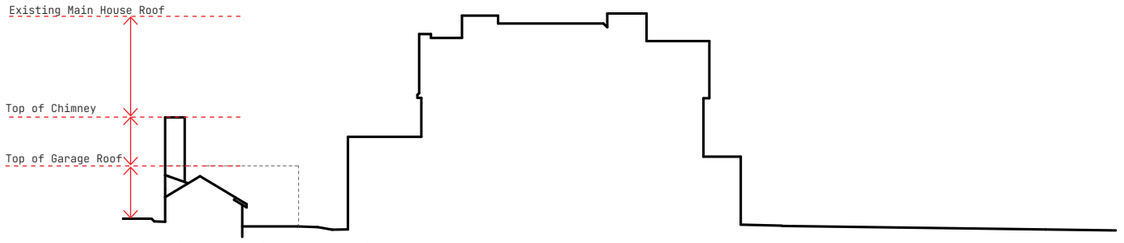
3. Respect for Local Vernacular

The design incorporates materials and architectural elements consistent with the traditional character of the area.
These principles align with the National Design Guide, particularly:

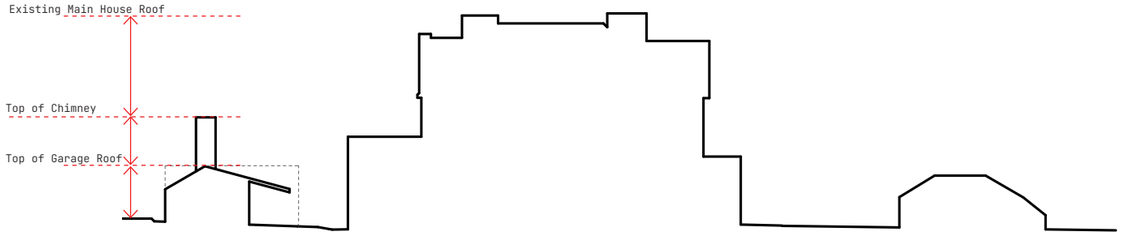
- C1 – Understanding context
- I1 – Responding to local identity
- B2 – Appropriate building forms



Image 04 - View from the External Courtyard area of the Proposed Annexe looking towards the Pool house and Main Courtyard



Existing Outline Elevation



Proposed Outline Elevation

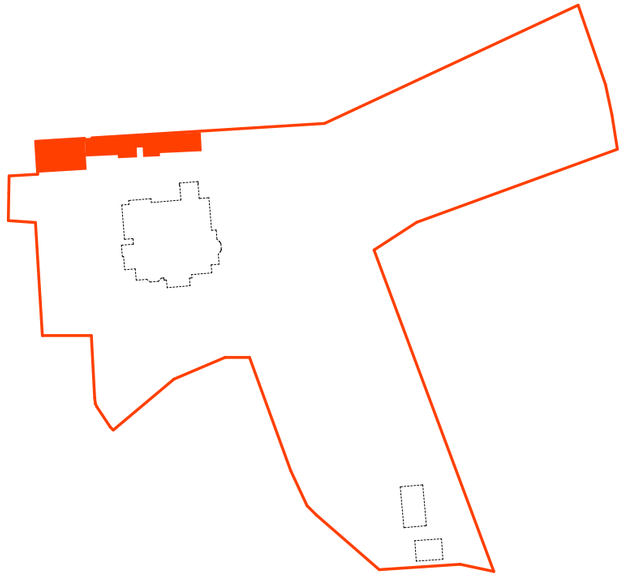


Image 05 - Site Diagram Depicting Site Boundary & Existing Out Buildings

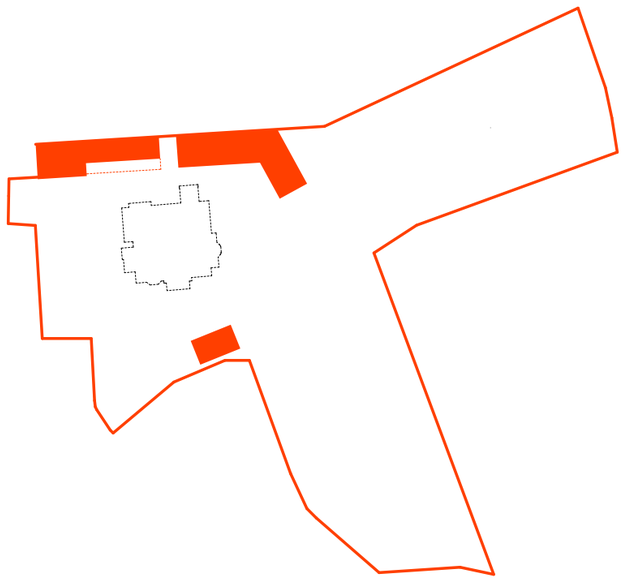


Image 06 - Site Diagram Depicting Site Boundary & Proposed Out Buildings

05. Amount of Development

The proposed development replaces existing ancillary buildings currently located within the garden curtilage. The floor area comparison is as follows:

Building	**Floor Area**
Existing Outbuildings to be demolished	82 sqm
Proposed Annexe	54 sqm
Proposed Fitness/Leisure	140 sqm
Proposed Open Car Port	39 sqm

The total proposed area is **233 sqm**, representing a modest increase of **151 sqm** over the existing outbuildings relative to the scale of the overall site.

Given the substantial plot size (approximately **1.38 acres**), the proposed development does not represent overdevelopment.

06. Layout

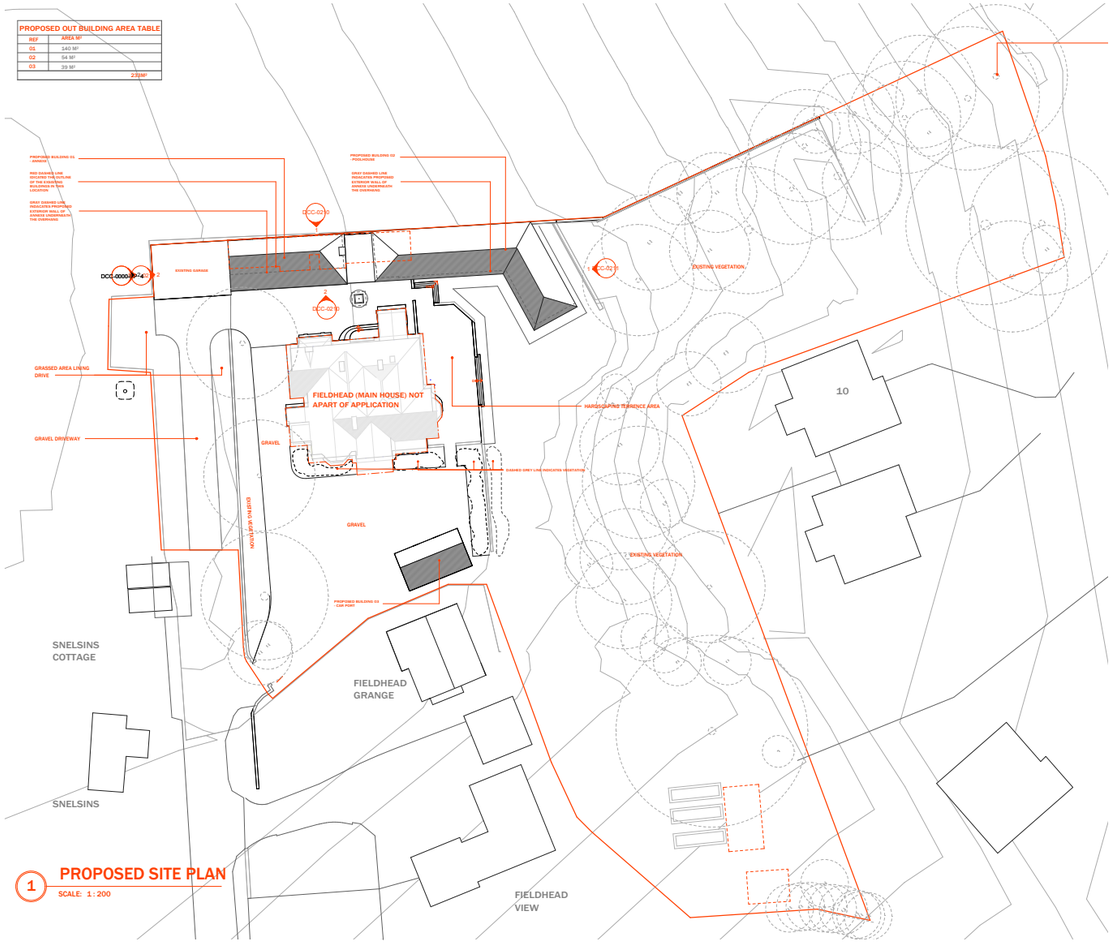
The layout of the proposed buildings has been carefully arranged to sit within the established area of built development associated with the existing outbuildings.

The arrangement:

- Maintains strong separation from the main dwelling
- Preserves the open landscaped character of the site
- Ensures buildings remain visually subordinate
- Buildings respond contextually to existing site context i.e. complying with **BS 5837:2012** - Trees in relation to design, demolition and construction.

The pool house is delibrately cranked to ensure the building falls outside the TPO Proteciton zone and we have also ensured an adequate offset distance from the nearest tree(s) regarding ‘Root Protection Area’ (RPA) to the right of the building.

The spatial relationship between buildings has been maintained from the existing outbuilding perimeter edges ensuring the main house remains the focal point of the property.



07. Scale



Image 07 - View towards the Courtyard Space Showcasing the Proposed Annexe and Fitness/Leisure Out Building ensuring inkeeping materials and massings aligned to the existing outbuildings

The proposed buildings have been designed with a scale that is clearly secondary to the main dwelling.

Key considerations include:

- Lower ridge heights than the main house
- Simple roof forms typical of ancillary structures
- Compact building footprints

The resulting massing ensures that the development integrates comfortably within the wider garden setting.

08. Appearance

The appearance of the buildings has been informed by the architectural character of the existing dwelling and the wider area.

Proposed materials include:

- Natural stone walling
- Slate roofing
- High-quality glazing
- Hybrid-Timber Structure

The use of these materials ensures visual continuity with the existing property.

The design adopts simple, traditional forms reflective of rural outbuildings typically found within large residential plots.



Image 08 - View towards the Courtyard / Fitness/Leisure Outbuilding



Image 09 - Close up Detail of Proposed Structure and Raised Planter Detail

09. Landscape



Image 10 - View towards the Main House Showing Proposed Rasied Planter/Seating

The proposal retains the established landscaped setting of the property.

Key landscape considerations include:

- Retention of mature planting where possible
- Reinforcement of the garden character
- Soft landscaping surrounding the buildings

The proposed buildings will therefore sit comfortably within the existing garden environment.

10. Access

Vehicular Access

Vehicular access to the site will continue to be provided via the existing driveway serving the property.

No changes to the existing highway access are proposed.

Pedestrian Access

Pedestrian movement within the site will remain unchanged, with access between buildings provided via existing garden paths and landscaped areas.

Servicing

The proposed buildings will operate as ancillary structures to the main dwelling and therefore generate no additional servicing requirements beyond typical domestic use.

11. Ancillary Accommodation



Image 11 - View towards the Proposed Annexe and Courtyard Space Showcasing the Proposed inkeeping materials and massings aligned to the original outbuildings

The proposed annexe accommodation is intended to support family living arrangements within the property.

The building remains functionally and physically linked to the main dwelling (power/services etc) and is not intended to operate as a separate independent dwelling.

This approach aligns with the objectives of the NPPF to support housing solutions for older people and multi-generational households.

In addition to providing ancillary accommodation for elderly family members, the proposed pool house has also been designed to support wellbeing and mobility needs associated with ageing.

The indoor pool will provide opportunities for low-impact hydrotherapy and mobility exercise, which are widely recognised as beneficial for maintaining joint flexibility, strength and balance in older individuals as well as the wider family use.

The proximity of the fitness/leisure out-building to the annexe accommodation allows the facility to be used safely and conveniently by elderly occupants of the property, supporting long-term independent living within a family setting.

The fitness/leisure out-building therefore forms part of the wider ancillary domestic facilities associated with the main dwelling and contributes to the long-term adaptability of the property for multi-generational living.

12. Residential Amenity

The proposal will have no adverse impact on neighbouring residential amenity.

The site benefits from:

- Large separation distances
- Extensive landscaped buffers
- A low-density surrounding environment

There will therefore be no issues relating to overlooking, overshadowing, or loss of privacy.

13. Site Coverage & Overdevelopment Assessment

The application site extends to approximately **1.38 acres (5,585 sqm)** and contains the principal dwelling (Fieldhead) along with several existing ancillary structures.

The existing outbuildings on the site have a combined footprint of approximately **138 sqm**, as shown on **Drawing DCC-0002 (Existing Site Plan).**

The proposed replacement outbuildings total approximately 233 sqm, resulting in only a modest increase in built form across a residential curtilage exceeding 5,500 sqm, equating to approximately **4% site coverage.**

The proposed development introduces:

Building	Area
Proposed Annexe	54 sqm
Proposed Fitness/Leisure	140 sqm
Proposed Open Car Port	39 sqm
Total	**233 sqm**

Even when including the car port, the proposed buildings represent **a very small proportion of the overall site area.**
Site Coverage Calculation

Description		Area
Site Area	approx.	5,585 sqm
Proposed Outbuildings		233 sqm

Total Site Coverage:

Approximately 4.17% of the site area

This level of coverage is extremely modest for a residential curtilage of this size and ensures the proposal maintains the spacious and landscaped character of the property.

The development therefore cannot reasonably be considered overdevelopment of the site.

15. Heritage Setting Consideration

While Fieldhead is not a listed building and the site does not fall within a conservation area, the property does possess architectural qualities typical of Victorian stone-built dwellings found across the wider Cleckheaton area.

In accordance with **Paragraph 193 of the National Planning Policy Framework**, the proposal has been designed to ensure that the character and setting of the existing dwelling are preserved.

The design approach ensures:

- The **main dwelling remains the dominant structure within the site**
- The new buildings remain **subordinate in scale and massing**
- Traditional materials are used to ensure visual continuity

The proposed buildings have been designed to align with the existing detached garage and outbuilding building/ridge heights to ensure continuity of massing/heights to ensure they sit comfortably within the established garden setting and do not compete visually with the architectural presence of the existing house. We have also given a gentle nod to the existing chimney location/height attached to the annexe building to ensure visually continuity.

The proposal therefore preserves the character and setting of the host dwelling.

16. Fallback Position - Permitted Development

Under the provisions of the **Town and Country Planning (General Permitted Development) Order (GPDO)**, residential properties benefit from extensive permitted development rights allowing:

- Large domestic extensions
- Substantial outbuildings within residential curtilages
- Ancillary garden structures

It would therefore be possible for the applicant to construct significant built form within the curtilage of the property under permitted development without the need for a planning application.

However, rather than pursuing piecemeal development under permitted development rights, the applicant has chosen to submit a comprehensive proposal that:

- Rationalises the existing built form
- Replaces poor-quality structures
- Provides a coherent architectural response
- Uses materials sympathetic to the host dwelling

This approach allows the Local Planning Authority to consider the development holistically and ensures a higher quality outcome for the site.

17. Planning Balance

The proposal provides a number of clear planning benefits.

These include:

- Removal of visually poor and dilapidated outbuildings
- Delivery of higher quality architecture
- Respect for the character of the existing Victorian dwelling
- Improved organisation of ancillary buildings within the site
- Support for family living arrangements and care provision
- Provision of facilities supporting the health, wellbeing and mobility of elderly family members.

The modest increase in floorspace is clearly outweighed by the qualitative improvements delivered by the scheme.

The development therefore represents an appropriate and sustainable form of residential development.

18. Conclusion

The proposed development replaces a series of dilapidated outbuildings with a coherent set of high-quality ancillary buildings that respect the character and setting of the existing dwelling.

The development:

- Responds positively to the site and its surroundings
- Utilises materials consistent with the local vernacular
- Maintains the primacy of the main dwelling
- Preserves residential amenity
- Maintains the spacious landscaped character of the site

The proposal therefore complies with:

- National Planning Policy Framework (2024)
- Kirklees Local Plan Policy LP24 (Design)
- National Design Guide principles

The development is considered to represent well-designed and sustainable development and should therefore be supported.

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