

20th March 2026
Ref 2025/179 DS Rev-A

Land Adjacent 17 Windmill Hill Lane, Emley Moor

Design Statement –

Rev A 27.03.2026 Revised following consultant feedback.

1. Project Summary

Site Address:

Land Adjacent 15-17 Windmill Hill Lane
Emley Moor
Huddersfield
HD8 9TA

2. Introduction & Background

This document has been prepared in support of erection of a detached self-build dwelling. This document acts as a design summary statement, explaining the rationale of the design and decisions taken throughout the self/ custom build design process.

A planning statement has been prepared separately by Hollistic Planning and accompanies the application.

3. Site Context

The site is located within the existing domestic curtilage of number 15-17 Windmill Hill Lane.

The site is currently occupied by areas of lawn, decorative shrubs and garden storage buildings. There is minimal level change on site.

The existing site is accessed via a driveway serving the existing property.

The existing house [nr -1517] is a two storey end terrace property, with a stone fronted main elevation with a brick gable. The roof is of stone slate. The property is of modest scale and features simple detailing such as stone window heads and sills with stone corbels supporting the gutter. The existing house was constructed around 1920-30

Across the road from the site, to the east, sits number 18. This is a substantial stone dwelling. The house is of stone construction, with stone slates and stone window surrounds. The house was constructed in the late 20th century.

Further away from the site along Windmill Hill Lane are a mix of properties. There is a mix of house sizes and styles. The houses are also of varying age from the early 20th century to last 5 years.

The predominant materials are stone walls, with either blue or stone slate roofs.

4. Design Decisions

The proposed dwelling has been carefully designed in response to the site's characteristics, most notably its opportunity to benefit from far-reaching views from the proposed rear elevation across the surrounding open countryside. As a result, the house adopts an 'upside-down' arrangement,

with bedrooms located at ground floor level and the principal living accommodation positioned at first floor level to maximise these views.

At ground floor, the dwelling is accessed via a central entrance hall incorporating a cloakroom/store. This level provides access to all primary rooms, including a shower room, study, utility room and two double bedrooms, one of which benefits from an en-suite. The arrangement ensures a practical and well-organised layout, with a clear distinction between private and shared spaces.

A staircase from the entrance hall leads to the first floor, which accommodates the main open-plan living area. This space has been carefully zoned to create a variety of distinct yet interconnected areas. The arrival point is a lounge space, which in turn leads to a more intimate sitting and reading area. A feature double-sided fireplace provides a focal point and subtle division between the lounge, dining area and kitchen, reinforcing the sense of spatial hierarchy within the open-plan arrangement.

A strong connection between internal and external spaces has been a key driver in the design development. At ground floor level, a private patio is accessed directly from the principal bedroom. At first floor level, a terrace extends from the lounge, providing an elevated outdoor space oriented towards the views. This terrace has been sensitively designed to incorporate screening measures to prevent overlooking of neighbouring properties. It is connected to the garden via a stone external staircase, allowing independent access for occupants and visitors without passing through private bedroom areas. The staircase also facilitates the incorporation of a secure external storage area for bicycles.

The principal habitable rooms are positioned to the rear of the dwelling to take full advantage of the views, whilst also ensuring that there is no adverse impact on the amenity of neighbouring properties. Separation distances are compliant with the requirements of the Kirklees Local Plan, as set out within the accompanying Planning Statement.

Externally, the site layout provides a functional parking area to the front alongside a well-proportioned private garden to the rear, ensuring an appropriate balance between practicality and amenity provision. The proposed parking area is 6m deep by 5m wide which is suitable for off street parking for 2 cars. The proposed drive follows the established access arrangements for other properties along Windmill Hill Lane. The site offers good visibility up and down the lane and the proposed front wall is low to ensure visibility down the lane is maintained.

In terms of scale, the dwelling has been designed to remain modest and in keeping with its surroundings, whilst exceeding the minimum space standards set out in the Nationally Described Space Standards (NDSS).

The architectural approach draws directly from the local vernacular. The front elevation is intentionally modest and traditional in character, constructed in natural stone and incorporating detailing such as stone window surrounds, a string course, corbels, tabling and kneelers. A traditional canopy over the front entrance provides both visual depth and weather protection. The side elevations are simpler in treatment, reflecting their secondary nature, with appropriately placed windows and functional openings.

To the rear, the design introduces a greater degree of glazing to maximise views and natural light, while still maintaining traditional proportions and detailing to ensure coherence with the overall architectural language.

All windows and doors are proposed as high-performance uPVC flush casements, finished in a muted tone to complement the natural materials palette.

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Sustainability has been an important consideration in the design. The applicant is committed to delivering an energy-efficient home, with potential measures including a low-emission heating system such as an air source heat pump, alongside the incorporation of a solar photovoltaic array. At detailed design stage, further enhancements to insulation and airtightness will be explored to exceed current Building Regulations requirements.

Overall, the proposed dwelling is considered to be of an appropriate scale, form and design, responding sensitively to both its immediate context and the wider character of Windmill Hill Lane. It will sit comfortably alongside the existing dwelling at No. 15-17 and contribute positively to the rural streetscape.

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For & on behalf of Hill Rise Architecture Ltd.

Appendix 1 – Indicative 3D images



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