

# Ashmeadow Cottage

Design & Access Statement

May 2026

Joe&Co Architects

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# Ashmeadow Cottage

## 1.0 Introduction

### 1.1 Purpose of the Statement

This Design and Access Statement has been prepared in support of a full planning application for the proposed development of a new residential dwelling within the grounds of Ashmeadow, East Avenue, Lindley, Huddersfield.

Ashmeadow is an established Arts and Crafts residence dating from the early 20th century, located within a designated conservation area. The site has been in long-term family ownership and forms a substantial, mature plot characterised by established landscaping and a strong sense of enclosure.

The proposal seeks to create a **new, purpose-built dwelling** within a subdivided portion of the existing garden. The development has been conceived as a **high-quality, carefully integrated addition** to the site, designed to respond sensitively to both its immediate setting and wider planning context.

The application is driven by a clearly defined residential need, with the proposed dwelling designed to accommodate specific living and care requirements within a domestic environment. As such, the scheme differs from a speculative or standard residential proposal, and instead represents a bespoke response to a defined brief, which has directly informed both the scale and internal organisation of the building.

### 1.2 Covered Content

This statement sets out:

- The context of the site and its constraints
- The design evolution of the proposal
- The rationale underpinning the scale, layout and appearance of the development
- How the proposal responds to planning policy and design guidance

### 1.3 Supporting Documents

This Design & Access Statement should be read alongside the submitted application drawings prepared by Joe&Co Architects, the accompanying Heritage and Conservation Statement prepared by Joe&Co Architects, and the supporting technical documentation submitted with the application. This includes, where relevant, the Tree Survey and Ecological Assessment.

# 1.0 Introduction

## 1.4 Pre-Application Advice

A key focus of the pre-application advice related to design quality and the site's sensitive location within the Edgerton Conservation Area. The Council advised that any future dwelling should be carefully designed to reflect the local vernacular, respond positively to the varied character of surrounding properties, and utilise materials that are prevalent within the local area. Officers noted that, while the principle of a detached dwelling was acceptable, the eventual success of the proposal would depend on an appropriately considered scheme that harmonises with the surrounding townscape and preserves the character and appearance of the Conservation Area.

The Council also reviewed the likely impact on neighbouring residential amenity and concluded that, based on the indicative siting submitted, the proposal was unlikely to cause significant harm to surrounding occupiers. Particular regard was given to relationships with adjacent properties at 2 East Avenue, 4 East Avenue, Virginia Lea and Bredon. Whilst further detail would be required at application stage in respect of scale, height and window placement, the initial feedback was that an acceptable residential relationship could be achieved.

In transport terms, the Highway Authority requested further information in relation to parking provision, access visibility splays, and refuse storage arrangements. These matters have been taken into account within the developed proposals to ensure a safe and practical access arrangement consistent with local standards.

Finally, the Council highlighted the importance of technical supporting information relating to trees, ecology and sustainability. Given the presence of mature trees and protected landscape features, arboricultural surveys and impact assessments were requested, alongside ecological information including bat surveys and biodiversity net gain measures. A climate change statement was also identified as a validation requirement. These matters have informed the ongoing design development and supporting documentation submitted as part of this application.



## 2.0 Site & Surrounding Context

### 2.1 Ashmeadow - The Family Home

Ashmeadow is a substantial Arts and Crafts dwelling dating from 1927, set within approximately 1.1 acres of mature landscaped grounds. The property has been owned and occupied by the Singh family since 2002 and has served as a long-term family home, evolving over time to meet the needs of the household.

Over this period, the family have undertaken continuous investment in both the house and its grounds, including the maintenance and enhancement of its mature landscape setting. The property is characterised by established trees, gardens and planting, many of which have been carefully managed and retained over time, contributing to the wider character of the conservation area.

The application is brought forward in response to the specific needs of a disabled family member. The existing house has already been adapted to accommodate these needs, including the installation of accessible facilities, circulation improvements and care-related spaces.

However, as these needs have evolved, it has become clear that a purpose-built, fully accessible home is required to provide appropriate long-term accommodation. The proposal therefore seeks to create a **separate, self-contained dwelling within the grounds**, allowing independent living within a familiar environment, while maintaining proximity to family support.

This approach reflects:

- The need for **long-term, stable and appropriate accommodation**
- The importance of **familiar surroundings and continuity of care**
- A commitment to supporting independence within a family setting

The proposed development is therefore not speculative in nature, but represents a **bespoke response to a clearly defined and evidenced need**, which has directly informed the design, scale and layout of the scheme.



View from the existing entrance to Ashmeadow

## 2.0 Site & Surrounding Context

### 2.2 Site Location

The application site forms part of the wider Ashmeadow property, located on East Avenue, Lindley, Huddersfield (HD3). The site sits within an established residential area characterised by large detached dwellings set within generous plots.

Ashmeadow itself is a substantial Arts and Crafts house dating from 1927, positioned within a mature and well-established landscape setting. The site lies within a designated conservation area, the significance of which is addressed separately within the accompanying Heritage and Conservation Statement.

The application site comprises a **subdivision of the existing garden**, forming a discrete and contained parcel of land associated with the main dwelling.

### 2.3 Site Description

The site is defined by its mature landscape structure and strong sense of enclosure.

Key characteristics include:

- A heavily vegetated setting with established trees and planting
- Natural screening from neighbouring properties and the public realm
- A site that is largely concealed from wider views due to vegetation and set-back from the road

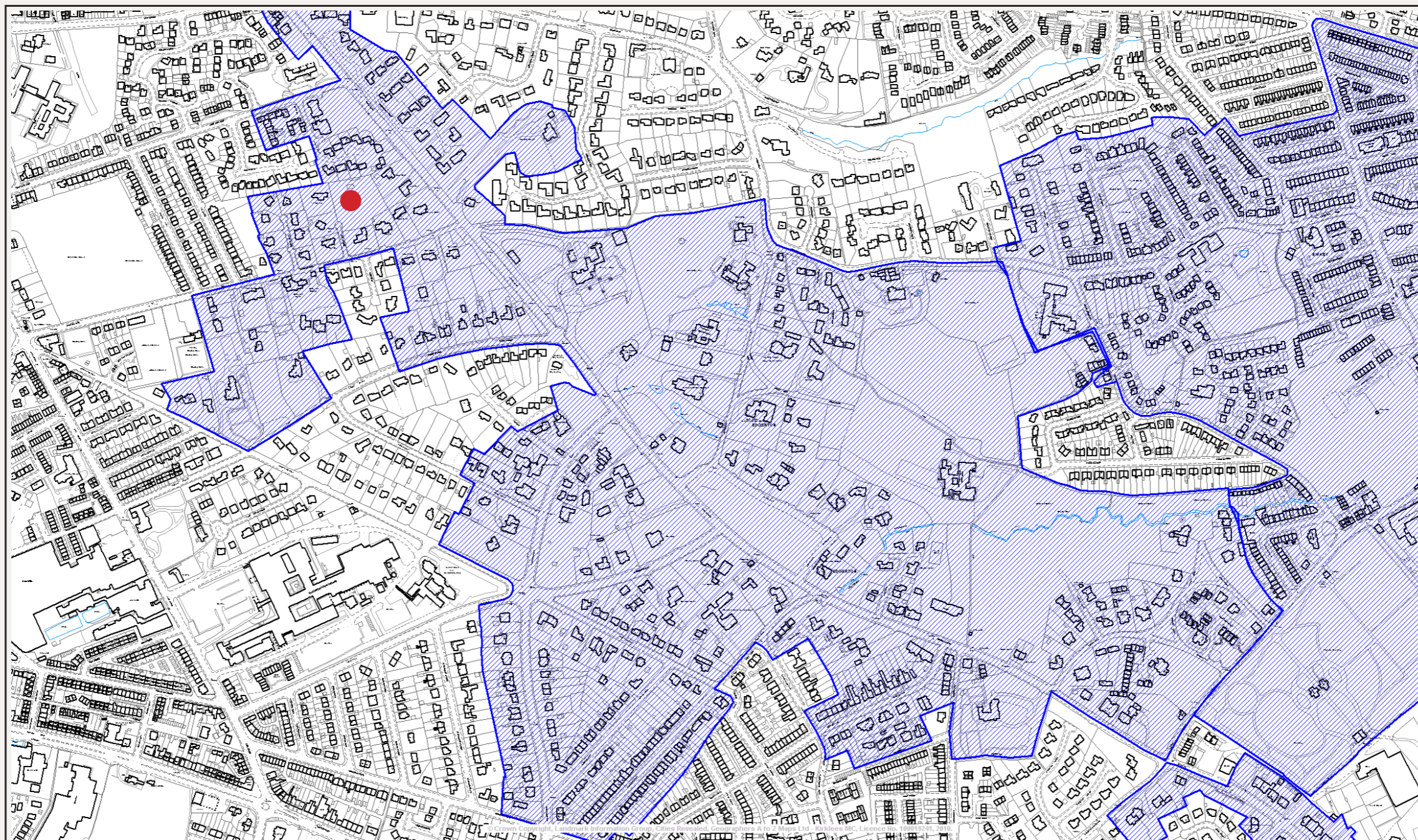
The plot sits within the confines of the wider Ashmeadow garden and benefits from a high degree of privacy, with the surrounding vegetation forming an integral part of the character of both the site and the conservation area.

The landform is not flat, with changes in level across the site influencing how development can be positioned and accessed.



Photographs of existing dwelling





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## 2.0 Site & Surrounding Context

### 2.4 Planning Policy

The application site lies within the administrative area of Kirklees Council and is subject to the statutory Development Plan, comprising the Kirklees Local Plan (adopted February 2019). In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The site is located within the Edgerton Conservation Area and therefore proposals must have regard to policies relating to design quality, heritage significance and landscape character.

#### Principle of Development

Pre-application advice from Kirklees Council confirms that the **principle of residential development on the site is acceptable**, subject to detailed consideration of design, amenity, highways and environmental matters.

This position is reinforced by the strategic context set out within:

- **Policy LP1 (Achieving Sustainable Development)**
- **Policy LP2 (Place Shaping)**
- **Policy LP3 (Location of New Development)**

These policies collectively support development proposals that:

- Contribute positively to the character of an area
- Make effective use of land within sustainable locations
- Respond to local opportunities and constraints

In addition, the Council's current position on housing delivery is a material consideration. The pre-application response confirms that Kirklees is unable to demonstrate a five-year housing land supply, with a recorded supply of approximately 3.96 years and housing delivery below required thresholds.

As a result, paragraph 11 of the National Planning Policy Framework (NPPF) is engaged, establishing a presumption in favour of sustainable development. In this context, proposals for new housing should be supported unless adverse impacts would significantly and demonstrably outweigh the benefits.

The proposed development, comprising a single dwelling within an established residential plot, is therefore considered to make a positive contribution to local housing supply, consistent with the objectives of Chapter 5 of the NPPF.

#### Design, Heritage and Local Character

The primary policy consideration in relation to design is **Policy LP24 (Design)**, supported by:

- **Policy LP35 (Historic Environment)**
- **Kirklees Housebuilders Design Guide SPD (2021)**
- **National Planning Policy Framework – Chapter 12 (Achieving Well-Designed Places)**

Policy LP24 requires that development:

- Respects and enhances the character of the townscape, landscape and heritage assets
- Provides a high standard of amenity
- Promotes safe and accessible environments

The pre-application advice emphasises that particular care is required to ensure that:

- The design reflects the local vernacular and prevailing materials
- The proposal preserves or enhances the significance of the conservation area
- The building sits comfortably within the plot and responds appropriately to neighbouring properties

In addition, the Housebuilders Design Guide sets out key principles requiring development to:

- Take cues from the surrounding built and natural environment
- Create a coherent architectural identity
- Use materials and detailing appropriate to the local context

These requirements have directly informed the design approach, as set out in later sections of this statement.

#### Residential Amenity

Policy LP24 also requires that development protects the amenity of both existing and future occupants. This is supported by:

- **NPPF Paragraph 135(f)**
- **Housebuilders Design Guide (Principle 6)**

The pre-application advice identifies the need to:

- Maintain appropriate separation distances
- Avoid overlooking, overbearing impact and loss of light
- Ensure a high standard of internal and external amenity for future occupiers

The submitted layout demonstrates that appropriate separation distances can be achieved, and that the site is capable of accommodating a dwelling without resulting in unacceptable impacts on neighbouring properties.

#### Highways, Access and Parking

Policies LP21 (Highways and Access) and LP22 (Parking) are relevant in ensuring that development:

- Provides safe and suitable access
- Accommodates appropriate levels of parking

The Kirklees Highways Design Guide sets out requirements for:

- Parking provision
- Visibility splays
- Waste storage and collection

The pre-application response confirms that further detail will be required at application stage, including:

- Parking provision relative to dwelling size
- Visibility splays
- Waste storage arrangements

These matters have been considered in the development of the proposal and will be addressed within the submitted drawings.

#### Trees, Ecology and Biodiversity

The site is subject to significant ecological and arboricultural considerations, including:

- Trees protected within the conservation area and by Tree Preservation Orders
- Location within a Bat Alert Area

Relevant policies include:

- LP30 (Biodiversity & Geodiversity)
- LP33 (Trees)
- NPPF Chapter 15 (Natural Environment)

The pre-application advice confirms that the following will be required:

- Arboricultural Impact Assessment
- Tree survey and protection strategy
- Preliminary Ecological Appraisal and Bat Assessment
- Biodiversity Net Gain assessment (minimum 10%)

These constraints have been a key driver in shaping the layout and positioning of the building within the site.

## 2.0 Site & Surrounding Context

### 2.5 Site Constraints and Opportunities

The design of the proposal has been directly informed by a series of physical and planning constraints, which establish the parameters for development.

#### Constraints

The key constraints affecting the site include:

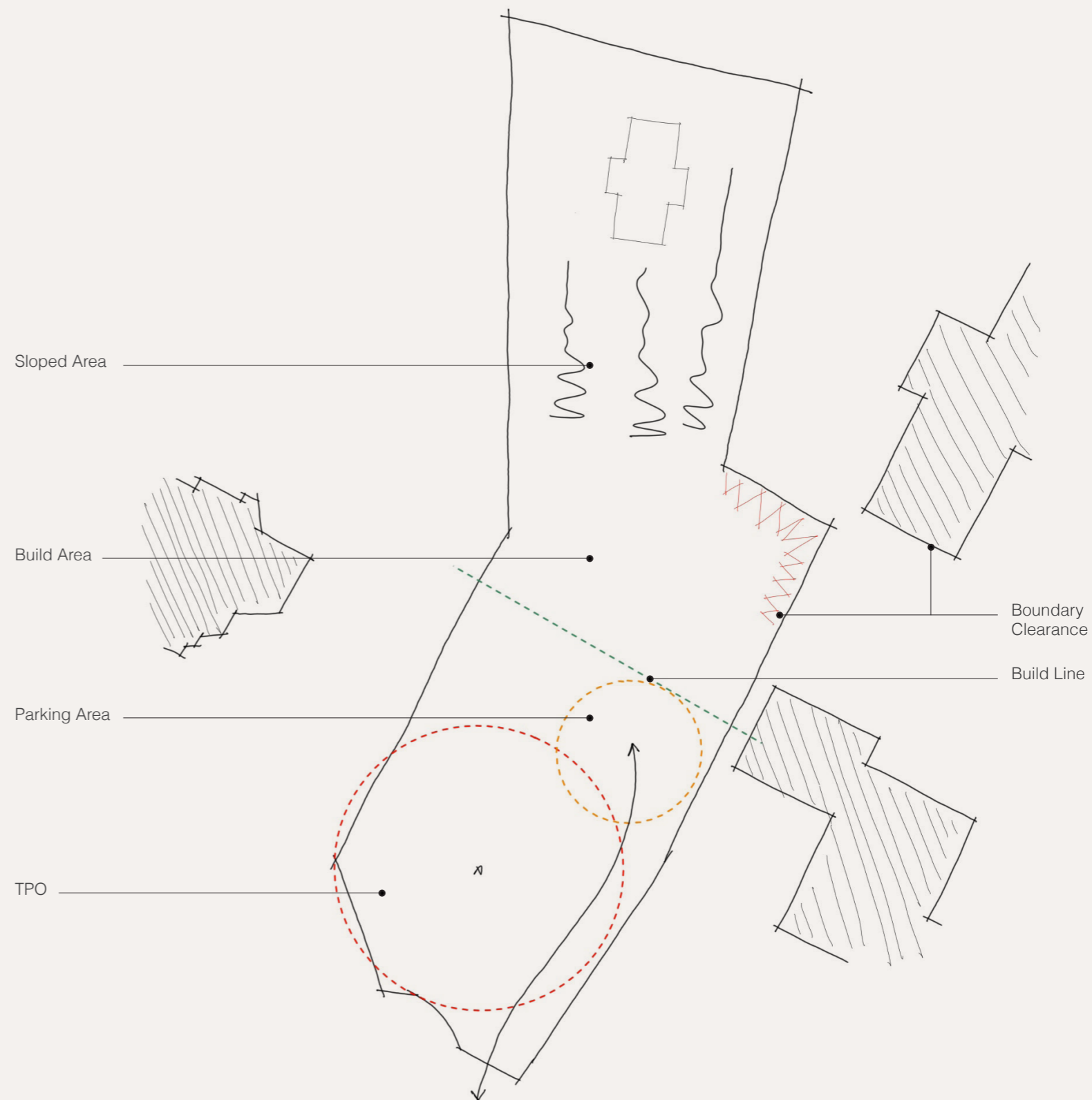
- **Tree Protection Zones (TPO):**  
A mature oak tree within the site establishes a root protection area which restricts the developable footprint.
- **Site Boundaries and Neighbouring Relationships:**  
The irregular geometry of the plot, combined with proximity to neighbouring dwellings, requires careful management of offsets and positioning.
- **Topography:**  
Level changes across the site influence both building placement and accessible movement routes.
- **Access and Turning Requirements:**  
The need to accommodate vehicle access and safe manoeuvring further constrains the buildable area.

These factors collectively define a **realistic buildable envelope**, within which the proposal has been developed.

#### Opportunities

Alongside these constraints, the site presents a number of positive opportunities:

- **Natural Screening:**  
Existing vegetation allows the building to be visually contained within the site
- **Landscape Integration:**  
The wooded character provides an opportunity for the building to be embedded within its surroundings.
- **Separation from Public Realm:**  
The set-back nature of the site reduces visual impact and allows for a more sensitive architectural response.
- **Established Residential Context:**  
The surrounding pattern of large detached homes supports the principle of a single additional dwelling within the plot, subject to appropriate design.



## 2.0 Site & Surrounding Context

### 2.6 Existing Site Condition

The site currently forms part of the established garden to Ashmeadow and is characterised by open lawn areas interspersed with mature trees, planting and informal pathways.

The photographs included at the end of this section illustrate:

- The level of enclosure provided by existing vegetation
- The relationship to the main Ashmeadow house
- The general topography and character of the site



1



2



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## 3.0 Proposal Overview

### 3.3 Design Intent and Approach

The proposal has been developed as a bespoke response to a clearly defined brief, with the design process led by:

- Accessibility requirements
- Operational care needs
- Site constraints (including trees, boundaries and topography)
- The architectural character of Ashmeadow and its setting

The design prioritises:

- Step-free access throughout
- Clear and efficient internal circulation
- Direct connections between internal and external spaces
- A legible and functional layout supporting daily care routines

At the same time, the architectural approach seeks to:

- Reflect the Arts and Crafts character of the existing Ashmeadow house
- Maintain a domestic scale and appearance
- Integrate the building within its landscaped setting

This ensures that the proposal balances functional performance with contextual sensitivity.

### 3.4 Amount of Development

The proposal comprises a single dwelling within a large, established residential plot, representing a low-density form of development consistent with the character of the surrounding area.

### 3.5 Sustainability and Longevity

The proposed dwelling is designed to provide long-term, adaptable accommodation, capable of responding to changing needs over time.

The approach incorporates:

- Accessible design principles
- Efficient spatial planning
- The potential for energy-efficient construction and systems

The proposal aligns with wider objectives for sustainable and inclusive residential development, supporting long-term usability and resilience for its occupants.



Ashmeadow Elevation



Concept Sketch

## 3.0 Proposal Overview

### 3.1 Description of Development

The application seeks full planning permission for the erection of a single, detached residential dwelling within the grounds of Ashmeadow, East Avenue, Lindley.

The proposed dwelling will be formed on a **subdivided parcel of land** within the existing residential curtilage, equating to approximately 0.3 acres of the wider 1.1-acre site.

The development comprises:

- A **new-build, purpose-designed dwelling**
- Associated private garden space
- On-site parking and access arrangements
- Landscaping and external works

The proposal represents the creation of **one additional residential unit only**, maintaining a low-density form of development consistent with the character of the surrounding area.

### 3.2 Nature of Use

The proposed dwelling is intended to function as a single residential dwelling (Use Class C3).

However, it is important to note that the accommodation has been specifically designed to operate as a supported living environment, providing:

- Independent living accommodation for a disabled family member
- Integrated provision for a care team, including on-call facilities
- A layout that supports both independence and assisted living

The dwelling is not intended to operate as:

- A commercial care facility
- A multi-occupancy unit
- Or any form of institutional use

Instead, it remains a single-family dwelling, albeit one designed to accommodate specialist requirements within a domestic setting.



## 4.0 Design Development

### 4.1 Design Evolution

The design has evolved through a process of **testing the client brief directly against the physical constraints of the site**.

Following initial discussions, the required accommodation - including room sizes and spatial relationships - was translated into a working plan. This exercise demonstrated that the original brief generated a footprint that exceeded what the site could comfortably accommodate when considered alongside:

- Boundary relationships
- The protected root area of existing trees
- Access, parking and turning requirements
- Changes in level across the site

Rather than reduce the brief arbitrarily, the design process focused on:

- Prioritising key spatial relationships
- Retaining the most critical elements of the accommodation
- Refining the overall footprint to sit within a realistic buildable envelope

This iterative approach has resulted in a scheme that balances **functional requirements with site responsiveness**, ensuring that the proposal is both deliverable and appropriate to its context.

### 4.2 Zoning Strategy and Spatial Priorities

A clear **zoning strategy** has been fundamental in organising the internal layout of the dwelling.

The plan is structured around three primary zones:

- **Private Zone** - forming the main living accommodation for the primary resident, designed to be comfortable, self-contained and of a high standard
- **Shared Living Zone** - acting as the central core of the house, including living, dining and circulation spaces
- **Ancillary / Care Support Zone** - accommodating operational spaces for carers and support functions

This arrangement ensures:

- A balance between **independence and support**
- Clear separation between private and operational areas
- Efficient day-to-day functioning of the home

The zoning strategy allows the building to operate as a **coherent and legible environment**, supporting both domestic life and care requirements without conflict.

### 4.3 Movement and Circulation

The internal layout has been developed around a clear and legible movement strategy, ensuring that each part of the house can function both independently and as part of a connected whole. The following diagrams illustrate how circulation is organised across the three primary zones of the dwelling.

### 4.4 Formation of Internal Spaces

The internal layout has been carefully developed from the zoning strategy, with **walls and thresholds introduced to reinforce spatial hierarchy and usability**.

This process establishes:

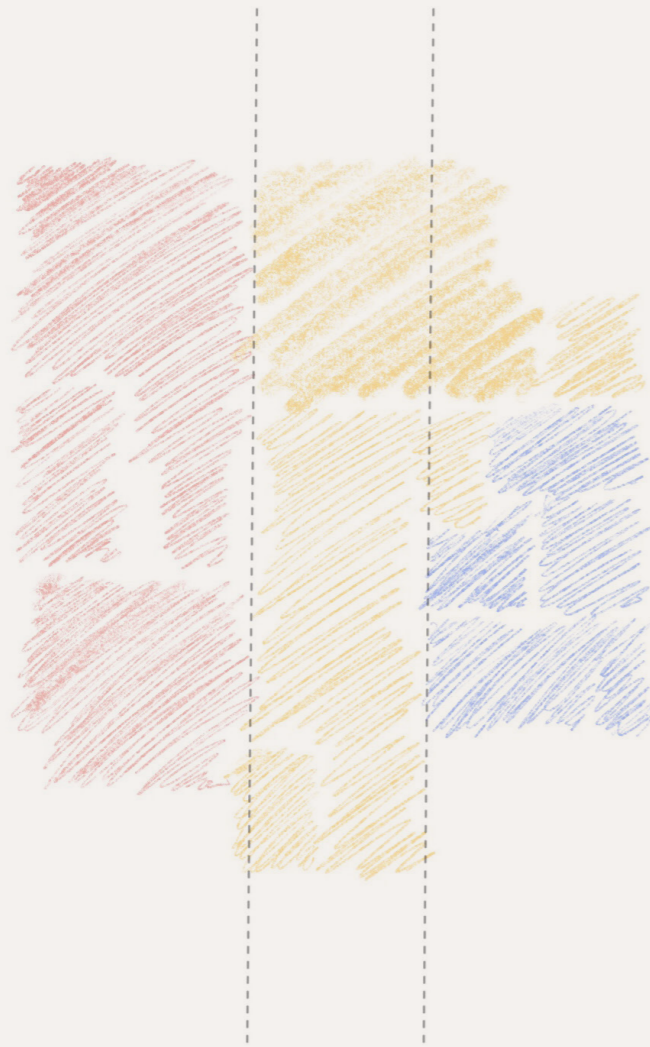
- Clearly defined rooms and functions
- A hierarchy between private, shared and ancillary spaces
- Controlled connections between different parts of the house

The resulting plan maintains:

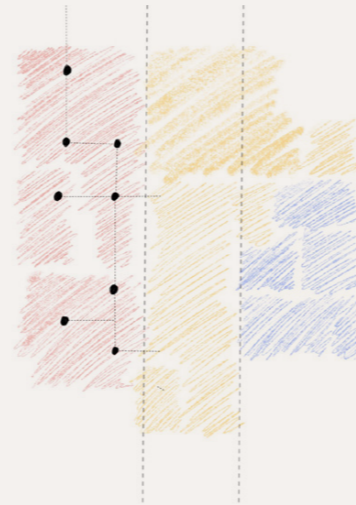
- Spatial clarity
- Functional efficiency
- A strong relationship between circulation and room arrangement

This approach ensures that the internal environment is both practical and intuitive, supporting long-term usability.

## 4.0 Design Development

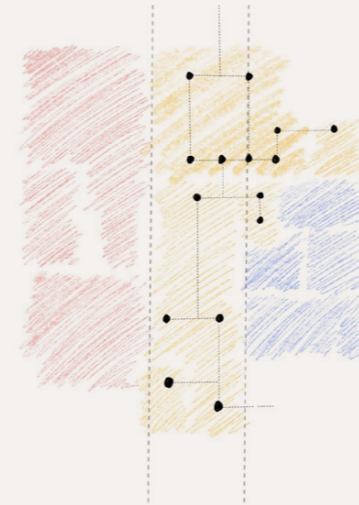


Function and programme diagram



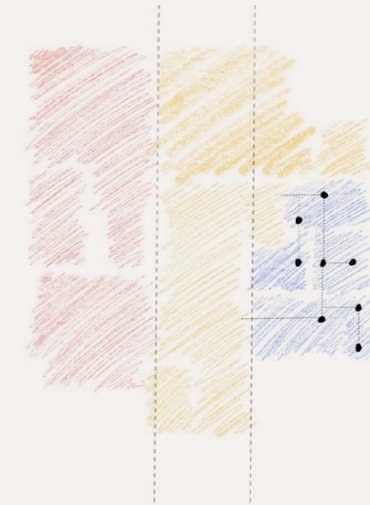
**Private Zone**

The movement diagram shows a calm, self-contained circulation loop, enabling independent use of the space. It allows privacy and autonomy, while maintaining clear connections to the shared areas when needed.



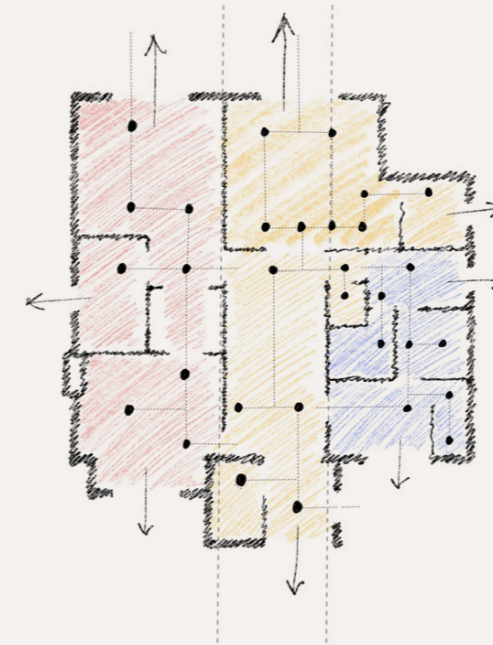
**Semi-Private Zone**

This central zone acts as the connective core of the house. Movement radiates through it, linking private and staff areas. It supports overlap and interaction while allowing clear separation when required.



**Ancillary / Administrative Zone – Staff & Carers (Blue)**

The diagram illustrates an efficient operational loop for staff. This area can function independently, ensuring care and support are close at hand without disrupting family life.



This diagram shows how the circulation logic begins to define built form. Internal walls are introduced to shape rooms, establish thresholds and reinforce hierarchy within the plan.

## 4.0 Design Development

### 4.5 Architectural Precedents and Design Influences

The architectural approach draws inspiration from the **Arts and Crafts movement**, reflecting the character of the existing Ashmeadow house and the wider conservation area.

The design is informed by the principles of **small-scale residential cottages** that demonstrate a strong relationship with their natural surroundings.

Key characteristics include:

- The use of **local stone and timber**, grounding the building within its context
- **Low-pitched roof forms and wide eaves**, contributing to a domestic and informal character
- An emphasis on **crafted detailing**, reflecting the material richness of the Arts and Crafts tradition
- The use of **generous window openings** to maximise natural light and strengthen the connection between internal spaces and the surrounding landscape

These traditional elements are interpreted through a contemporary lens, combining:

- Durable construction methods
- Modern performance standards
- A clear and functional internal layout

The resulting design seeks to achieve a balance between **historical reference and contemporary living**, ensuring the building feels both rooted in its context and appropriate for modern use.



*Photographs of Gate houses in Edgerton*



*Photographs of Gate houses in Edgerton*

## 5.0 Amount & Scale

### 5.1 Overview

The proposal comprises a **single, detached dwelling** within a subdivided portion of the existing Ashmeadow garden, representing a low-density form of development consistent with the prevailing character of the area.

The scale of the development has been carefully derived from:

- The specific requirements of the client brief
- The physical constraints of the site
- The need to maintain an appropriate relationship with the surrounding context

### 5.2 Amount of Development

The proposed development introduces **one additional residential unit** within a large, established residential plot.

While the resulting density is lower than typical policy expectations, this is justified by a number of site-specific factors.

Pre-application advice confirms that:

- The Council is currently unable to demonstrate a five-year housing land supply
- Small-scale developments such as this can make a meaningful contribution to housing delivery

Policy **LP7 (Efficient and Effective Use of Land)** seeks higher densities where appropriate; however, it also recognises that lower densities may be acceptable where this is necessary to:

- Respond to site constraints
- Respect the character of the surrounding area
- Deliver specific housing needs

In this instance, a lower density approach is considered appropriate due to:

- The presence of **mature trees and root protection areas**
- The need to accommodate access, parking and turning within the site
- The requirement to **provide a specialist, accessible form of accommodation**
- The established pattern of **large plots and detached dwellings** within the area

The proposal therefore represents an **efficient and appropriate use of land**, balancing policy requirements with the realities of the site and the nature of the development.

### 5.3 Scale and Massing

The scale of the building has been carefully controlled to ensure it sits comfortably within both the site and its wider context.

Key aspects of the approach include:

- **Containment of built form within the site envelope**  
The building footprint has been refined through the design process to ensure it remains within a realistic and appropriate buildable area.
- **Reduction from earlier iterations**  
Initial testing of the brief resulted in a significantly larger footprint. Through design development, this has been reduced and rationalised to produce a more proportionate and site-responsive scheme.
- **Articulation of massing**  
The building form is broken down through changes in volume, roof form and façade articulation, reducing its perceived scale and maintaining a domestic character.
- **Vertical scale control**  
The upper floor accommodation is contained within the roof form, limiting the visual impact of the building and reducing its apparent height within the landscape.
- **Relationship to boundaries**  
The building is positioned to maintain appropriate separation distances, avoiding overbearing relationships and ensuring that the scale remains proportionate to the plot.

### 5.4 Response to Context

The combined approach to amount and scale ensures that the proposal:

- Reflects the **low-density character** of the surrounding area
- Avoids overdevelopment of the site
- Maintains appropriate relationships with neighbouring properties
- Integrates comfortably within the established landscape setting

Pre-application advice confirms that a dwelling of this nature **would not be out of keeping with surrounding properties**, subject to appropriate design and detailing.

## 6.0 Layout

### 6.1 Overview

The layout of the proposed dwelling has been developed in direct response to the **constraints and opportunities of the site**, including its irregular geometry, existing landscape features and access requirements.

The arrangement of the building and its associated external spaces ensures:

- A clear and functional relationship between internal and external areas
- Appropriate separation from site boundaries and neighbouring properties
- Integration with the existing landscape structure

The layout builds upon the zoning and spatial principles established in Section 4, translating these into a coherent site arrangement.

### 6.2 Site Layout and Positioning

The proposed dwelling is positioned within the site to respond to:

- The irregular shape of the plot
- The location of existing trees and root protection areas
- Boundary relationships with neighbouring properties

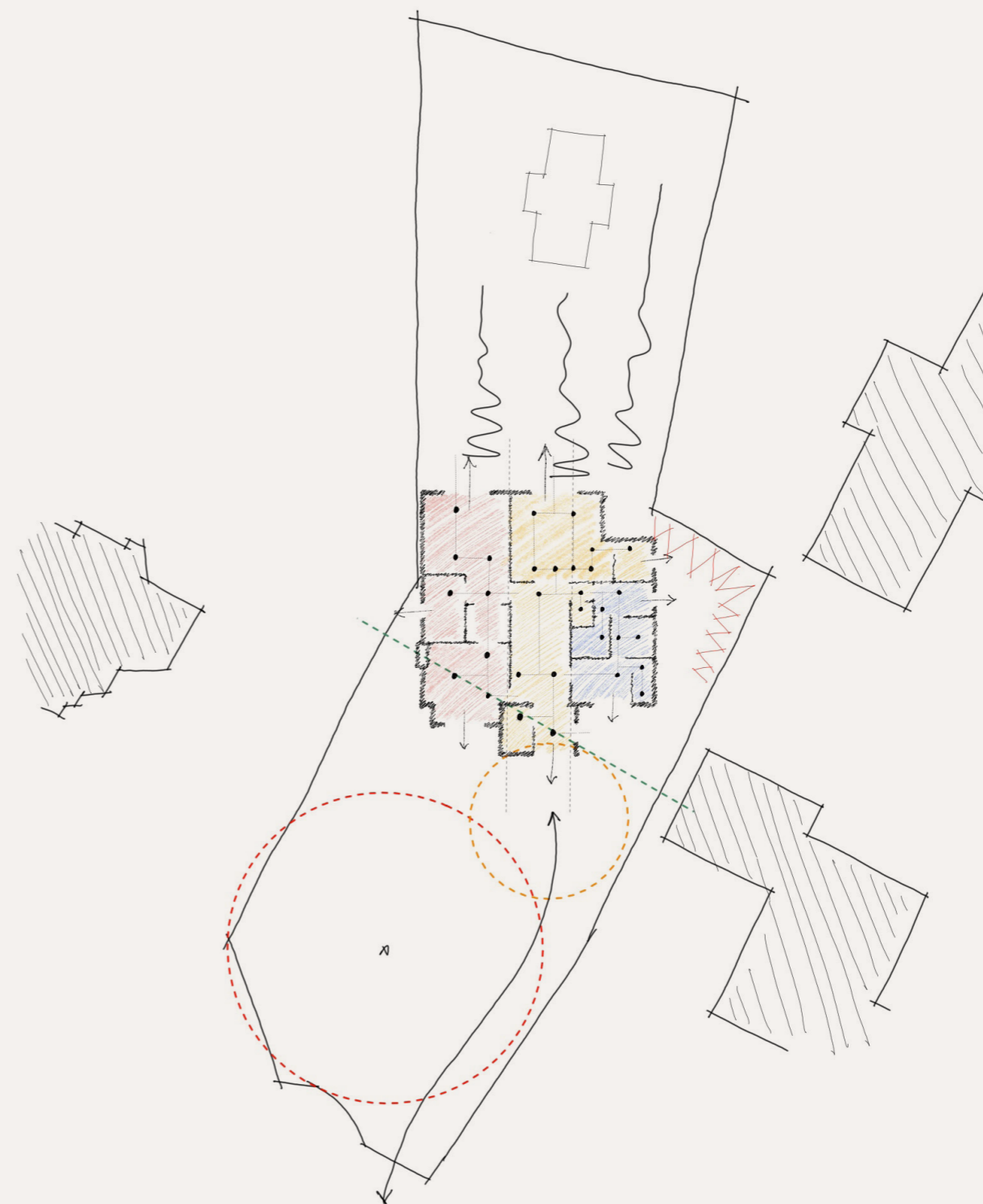
The building footprint has been carefully located within a defined buildable envelope, ensuring that:

- Development avoids sensitive areas of the site
- Appropriate offsets from boundaries are maintained
- The proposal does not appear constrained or over-dominant within the plot

The orientation of the building allows:

- Principal living spaces to engage with private external areas
- A clear distinction between public-facing and private zones
- The building to sit naturally within the geometry of the site

Access, parking and movement are addressed separately within Section 9 of this statement.



Sketch Proposal on Site

## 6.0 Layout

### 6.3 Ground Floor Layout

The ground floor forms the **primary level of occupation**, accommodating the main living, sleeping and care-related functions of the dwelling.

The layout reflects the zoning strategy established earlier, with:

- The primary bedroom suite and associated facilities located within a clearly defined private zone
- Shared living spaces positioned centrally to act as the core of the house
- Ancillary and support spaces arranged to allow efficient operation without disrupting the main living areas

The ground floor has been **specifically designed to achieve a high level of accessibility**, responding directly to the needs of the primary resident as a wheelchair user with complex requirements.

The design has been informed through consultation with an **occupational therapist**, ensuring that the spatial arrangement, room sizes and circulation widths are appropriate for long-term use.

#### Key accessibility principles embedded within the layout include:

- **Single-level living**, with all primary accommodation located on the ground floor
- **Step-free access throughout**, including direct connections to external spaces
- **Generous circulation widths and door openings**, allowing ease of movement for mobility aids
- **1.5m turning circles incorporated throughout the plan**, supporting independent and comfortable navigation
- **Level access at the entrance**, with a covered porch providing weather protection
- **Accessible connections to the garden**, including ramped external routes as indicated on the site layout
- **Level-access wet room facilities**, designed to accommodate assisted use where required

In addition to functional requirements, the layout incorporates a number of design features to enhance usability and comfort, including:

- The use of **curved walls and rounded elements** to reduce sharp edges and improve ease of movement
- **Wide sliding doors** to key spaces
- A clear and uncluttered spatial arrangement, reducing complexity and improving legibility

The resulting plan demonstrates how accessibility requirements have not been treated as an addition, but have instead **fundamentally shaped the layout and spatial organisation of the dwelling**.

This approach ensures that the building functions effectively as both a **home and a supported living environment**, capable of adapting to changing needs over time.

## 7.0 Appearance

### 7.1 Design Approach

The architectural approach draws from the **Arts and Crafts character of the existing Ashmeadow house** and the wider conservation area, while adopting a contemporary interpretation suited to modern living.

The intention is not to replicate historic forms, but to respond to their key principles, including:

- A strong relationship between building and landscape
- Use of natural, locally appropriate materials
- A domestic scale and informal composition

This ensures that the proposed dwelling sits comfortably within its context, contributing positively to the character of the site.

### 7.2 Form and Composition

The building is designed as a 1.5 storey dwelling, with accommodation set within the roof form to reduce its overall massing and visual impact.

The composition reflects a domestic, cottage-like character, with:

- Varied roof forms
- Changes in volume and articulation
- A broken-down massing strategy

This approach avoids a singular or monolithic form, instead creating a building that:

- Reads as a series of smaller elements
- Relates to the scale of surrounding development
- Sits naturally within the landscape setting

The overall form is deliberately restrained, ensuring that the building remains subservient to both the site and its surroundings.

### 7.3 Materials and Detailing

The proposed material palette is informed by the local vernacular and the character of Ashmeadow.

Materials include:

- **Natural stone**, reflecting the predominant material of the main house and surrounding buildings
- **Stone roof tiles**, reinforcing the traditional character of the roofscape
- **Timber elements**, including cladding and detailing, adding warmth and texture

These materials are selected to:

- Provide visual continuity with the existing context
- Ensure durability and longevity
- Support a high-quality architectural finish

Detailing will reflect the principles of the Arts and Crafts tradition, with an emphasis on:

- Crafted elements
- Depth and shadow within façades
- Carefully proportioned openings

### 7.4 Openings and Architectural Expression

Openings are arranged to respond to both internal function and external context.

The design incorporates:

- Generous window openings to maximise natural light
- Carefully positioned openings to frame views of the surrounding landscape
- A balance between solid and void to maintain a coherent façade composition

The use of larger openings supports a **strong connection between internal and external spaces**, while remaining consistent with the domestic character of the building.

### 7.5 Relationship to Conservation Area

The site lies within the Edgerton Conservation Area, and the design has been developed to ensure that the proposal preserves and enhances its character.

The approach aligns with:

- **Policy LP35 (Historic Environment)**
- **Policy LP24 (Design)**
- Relevant guidance within the NPPF

The proposal:

- Draws from established architectural language without direct imitation
- Uses materials appropriate to the local context
- Maintains a scale and form consistent with surrounding development

A detailed assessment of heritage impact is provided within the accompanying **Heritage and Conservation Statement**.

## 8.0 Landscape

### 8.1 Landscape Context

The site forms part of the established garden of Ashmeadow, characterised by a **mature and well-structured landscape setting**.

It includes:

- Established trees, including protected specimens
- Areas of lawn and planting
- A strong sense of enclosure created by vegetation

This landscape structure contributes positively to the character of the conservation area and provides natural screening, reinforcing the **private and contained nature of the site**.

### 8.2 Design Response to Landscape

The proposal has been developed to **work within the existing landscape framework**, rather than impose upon it.

The building is positioned within a defined buildable area to:

- Avoids sensitive root protection areas
- Maintains appropriate offsets from boundaries
- Sits comfortably within the geometry of the site

This approach ensures the proposal remains **subservient to the landscape**, allowing the existing vegetation to continue to define the character of the site.

### 8.3 Trees and Influence on Design

Trees are a primary constraint and have directly shaped both the layout and access strategy.

The site includes trees protected by both Tree Preservation Orders and conservation area controls. Pre-application advice confirms that the site is heavily constrained in this regard.

A significant protected tree at the front of the site has informed:

- The positioning of the building
- The alignment of the access route

The design has been developed to retain this feature, with the access route incorporating a **no-dig construction approach** to avoid harm to root systems (refer to Section 9).

### 8.4 Visual Containment and Integration

The existing vegetation plays a key role in **visually containing the development** within the site.

The building will be:

- Largely screened from surrounding properties and the public realm
- Perceived within the context of the wider garden
- Read as part of the existing landscape, rather than a prominent standalone form

The combination of:

- Mature planting
- Set-back positioning
- Controlled scale

ensures that the development remains **visually recessive** and integrated within its surroundings.

### 8.5 Biodiversity and Environmental Considerations

The proposal recognises the ecological value of the site and its surroundings.

Pre-application advice confirms that:

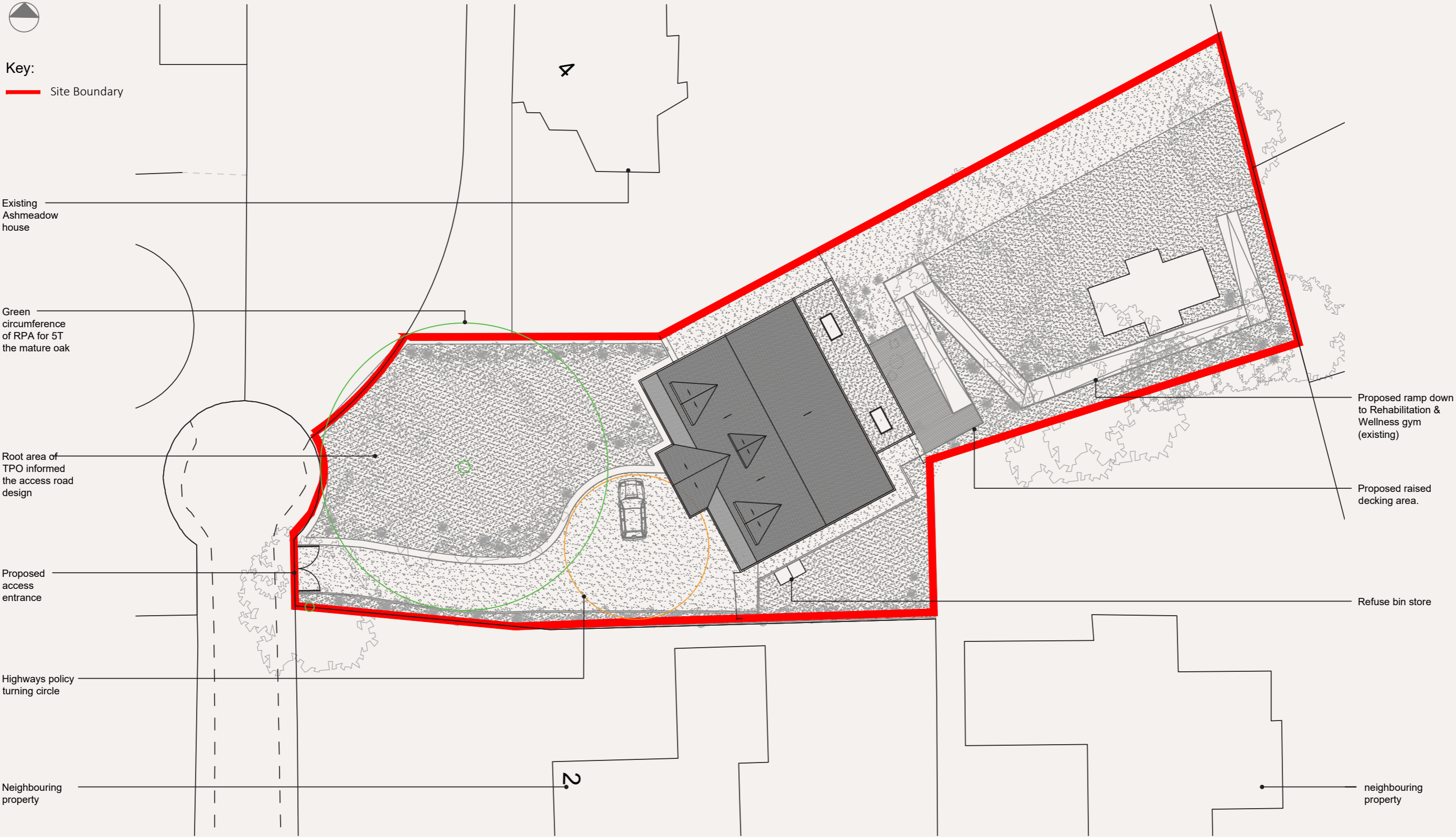
- The site lies within a Bat Alert Area
- Ecological assessment and Biodiversity Net Gain will be required

The design approach supports these requirements by:

- Retaining existing vegetation wherever possible
- Minimising disturbance to the site
- Allowing for biodiversity enhancement as part of the detailed design

This aligns with **Policy LP30 (Biodiversity & Geodiversity) and Policy LP33 (Trees)**.

# 8.0 Landscape



## 9.0 Access

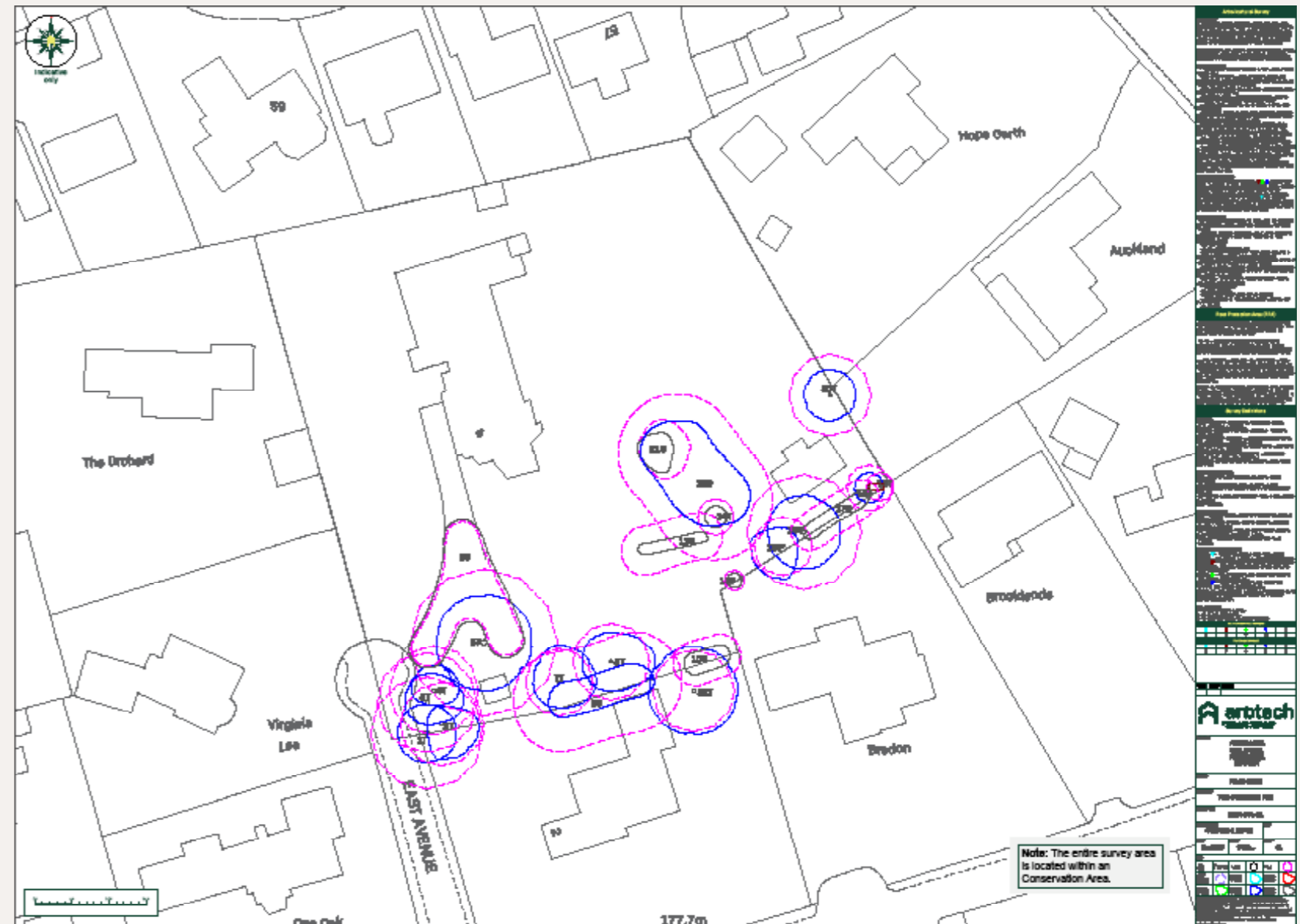
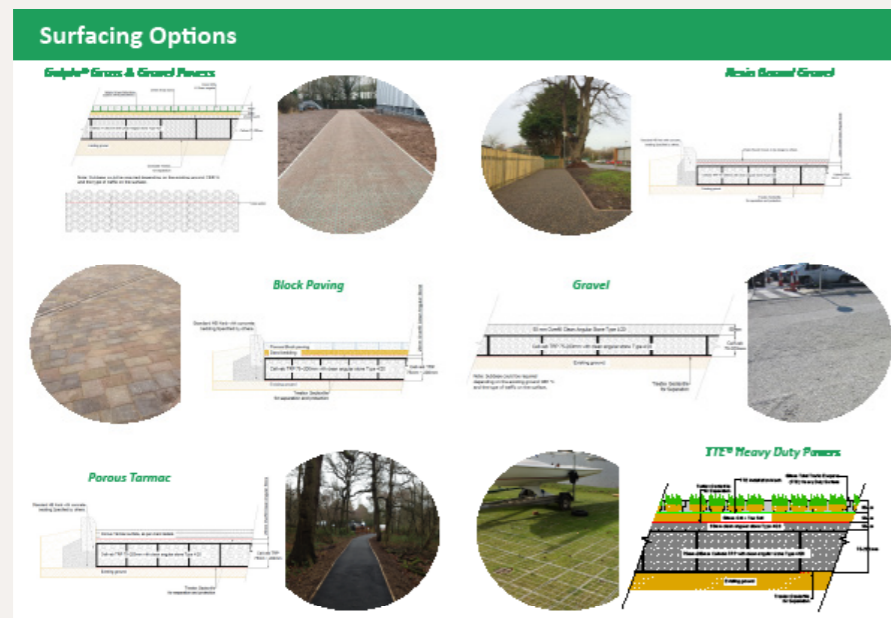
### 9.1 Response to Site Constraints

The layout of the access route has been directly influenced by the presence of a **significant protected tree at the front of the site**.

Rather than removing or altering this feature, the access has been designed to:

- Navigate around the tree
- Maintain appropriate clearance from its root protection area
- Minimise impact on the surrounding landscape

Access to the site is taken from the existing Ashmeadow entrance, avoiding the need for new access points onto East Avenue and maintaining the established character of the site.



## 9.0 Access

### 9.2 Tree-Sensitive Construction Approach

A **no-dig construction method** is proposed in response to the proximity of the access route to the protected tree.

This approach allows the driveway to be constructed above existing ground levels using a permeable, load-distributing structure, avoiding excavation within the root protection area.

This method:

- Protects root systems from damage
- Maintains ground conditions necessary for tree health
- Allows access without compromising existing vegetation

### 9.3 Parking and Turning

The proposal provides **on-site parking and turning space**, allowing vehicles to:

- Manoeuvre safely within the site
- Enter and exit in forward gear

Parking provision will be in accordance with the **Kirklees Highways Design Guide**.

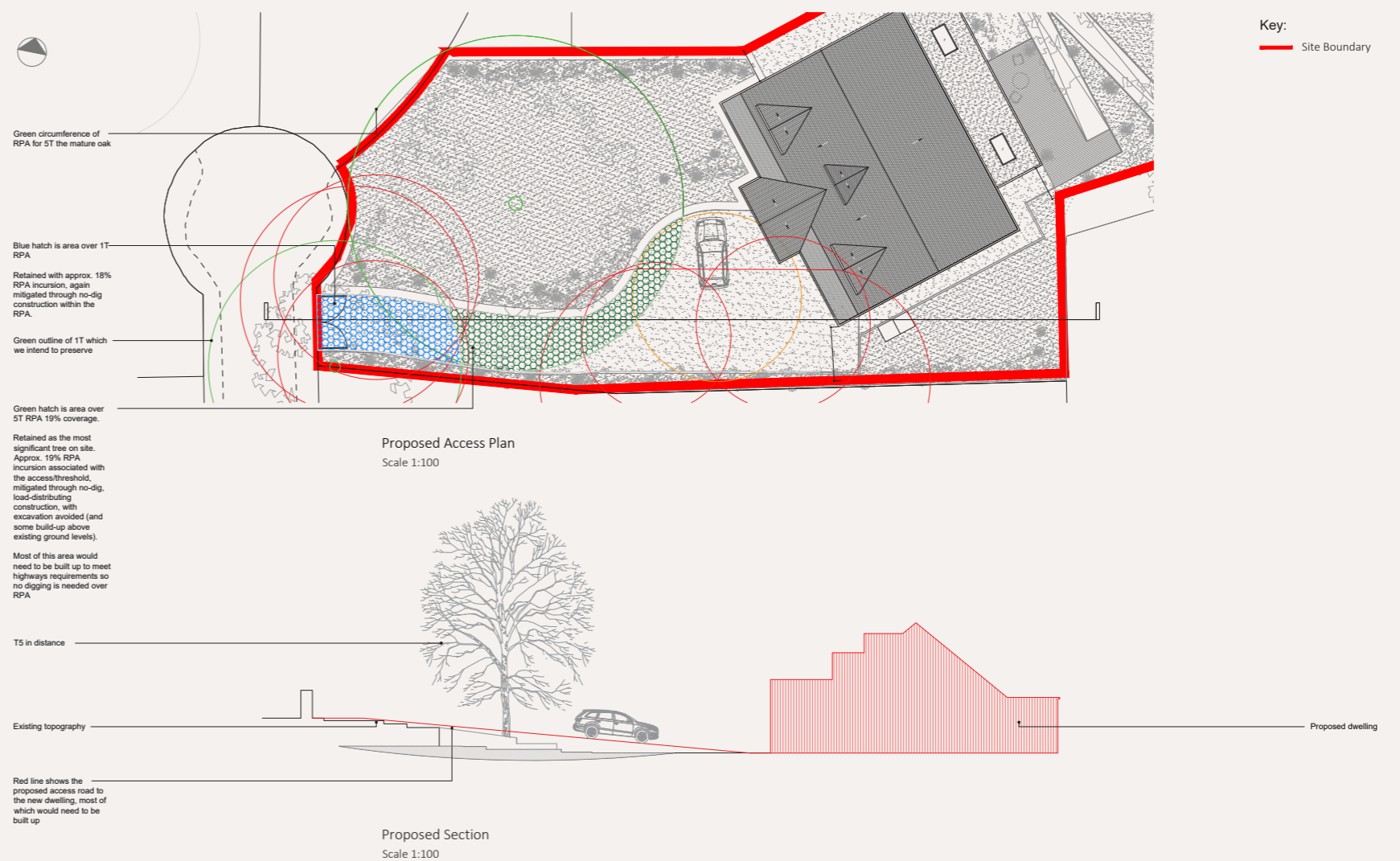
### 9.4 Inclusive Access

A high level of **inclusive access** is embedded throughout the scheme, reflecting the needs of the primary resident.

This includes:

- Step-free access from parking to entrance
- Level or gently ramped routes
- Accessible connections between internal and external spaces

This ensures the dwelling can be used safely and comfortably over the long term.



## 10.0 Conclusion

This Design and Access Statement has demonstrated that the proposed development at Ashmeadow represents a **carefully considered and site-responsive scheme**, developed in direct response to both the physical constraints of the site and the specific needs of the client.

The proposal delivers a **single, purpose-built dwelling** within the grounds of an established residential property, making a positive contribution to local housing provision while remaining consistent with the low-density character of the area.

The design has evolved through a clear and iterative process, responding to:

- Mature trees and landscape constraints
- Site geometry and boundary relationships
- Access and movement requirements

This has resulted in a scheme that is **appropriately scaled, well-positioned and integrated within its setting**.

The layout and internal organisation of the dwelling are informed by a clearly defined brief, incorporating a high level of accessibility and supported living requirements. The proposal provides a long-term, adaptable home, enabling independent living within a familiar environment.

Architecturally, the scheme draws from the **Arts and Crafts character of Ashmeadow and the wider conservation area**, using a natural material palette and a carefully articulated form to ensure the building sits comfortably within its context.

The proposal has been developed in accordance with relevant planning policy, including:

- **Kirklees Local Plan policies LP1, LP2, LP7, LP24, LP30, LP33 and LP35**
- The **National Planning Policy Framework**, particularly in relation to sustainable development, design quality and the historic environment

Overall, the development represents a **sensitive, well-designed and policy-compliant proposal**, which respects its surroundings while meeting a clearly identified need.

## 11.0 Existing Drawings



Key:

Site Boundary



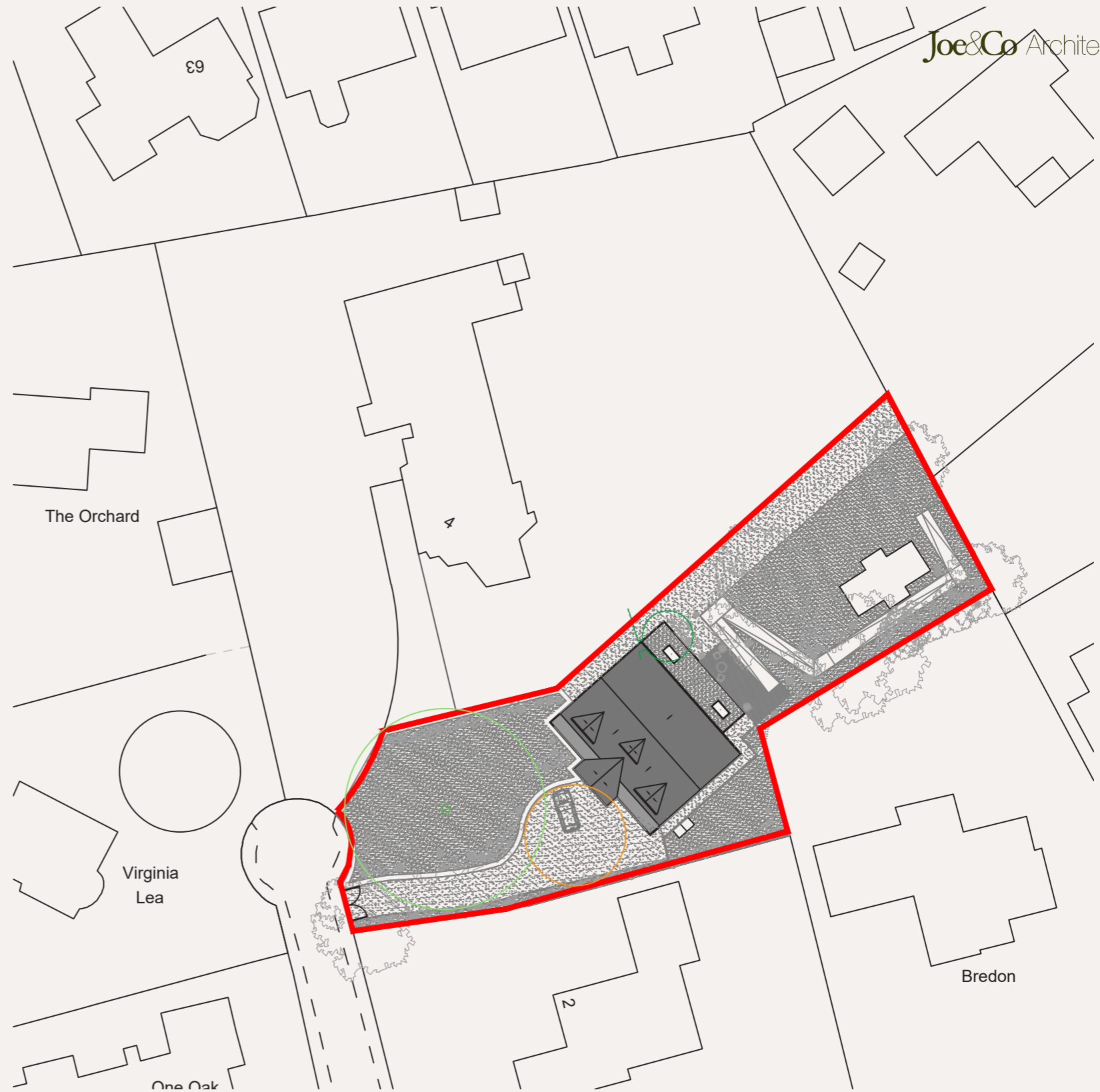
Existing Site Plan

Scale 1:1250



Proposed Site Plan

Scale 1:1250

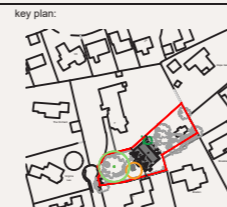


Proposed Site Plan

Scale 1:500

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project:  
Ashmeadow Lodge

title:  
Location Plan

client:  
Private Client

drawing status: Planning  
drawn by: RC  
checked by: JD

scale: 1:1250  
sheet: A3  
date: May 2026

drawing no.: 2504-GA-050  
rev: -

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Key:

Site Boundary

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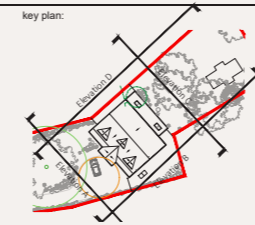


Existing Elevation A  
Scale 1:100



Existing Elevation B  
Scale 1:100

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project:  
Ashmeadow Lodge

client:  
Private Client

scale: 1:100 sheet: A1 date: May 2026

title:  
Existing Elevations A & B

drawing status: Planning drawn by: RC checked by: JD

drawing no.: 2504 EX 200 rev:

Key:

Site Boundary

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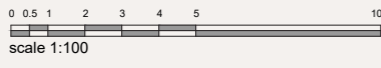
Existing Elevation C  
Scale 1:100



Gym

Existing Elevation D  
Scale 1:100

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project:  
Ashmeadow Lodge

client:  
Private Client

scale: sheet: date:  
1:100 A1 May 2026

title:  
Existing Elevations C & D

drawing status: drawn by: checked by:  
Planning RC JD

drawing no.: rev:  
2504-EX-201 -

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## 12.0 Proposed Drawings



Key:

Site Boundary

Joe&Co Architects

Existing Ashmeadow house

Green circumference of RPA for 5T the mature oak

Root area of TPO informed the access road design

Proposed access entrance

Highways policy turning circle

Neighbouring property

Proposed ramp down to Rehabilitation & Wellness gym (existing)

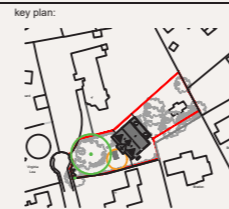
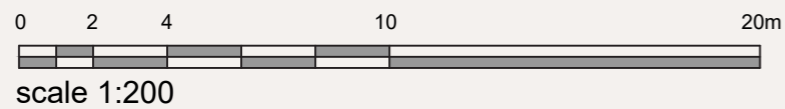
Proposed raised decking area.

Refuse bin store

neighbouring property

Proposed Site & Roof Plan  
Scale 1:200

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project:  
Ashmeadow Lodge

client:  
Private Client

scale: 1:200  
sheet: A3  
date: May 2026

title:  
Site & Roof Plan

drawing status: Planning  
drawn by: RC  
checked by: JD

drawing no.: 2504-GA-120  
rev: -

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Key:

Site Boundary

Joe&Co Architects

Glazed door to outdoor decking.

Key distances from boundary.

Skylight above.

Dining table bench

Curved kitchen island

Glass sliding door.

External door to bin store from utility.

Proposed bin store.

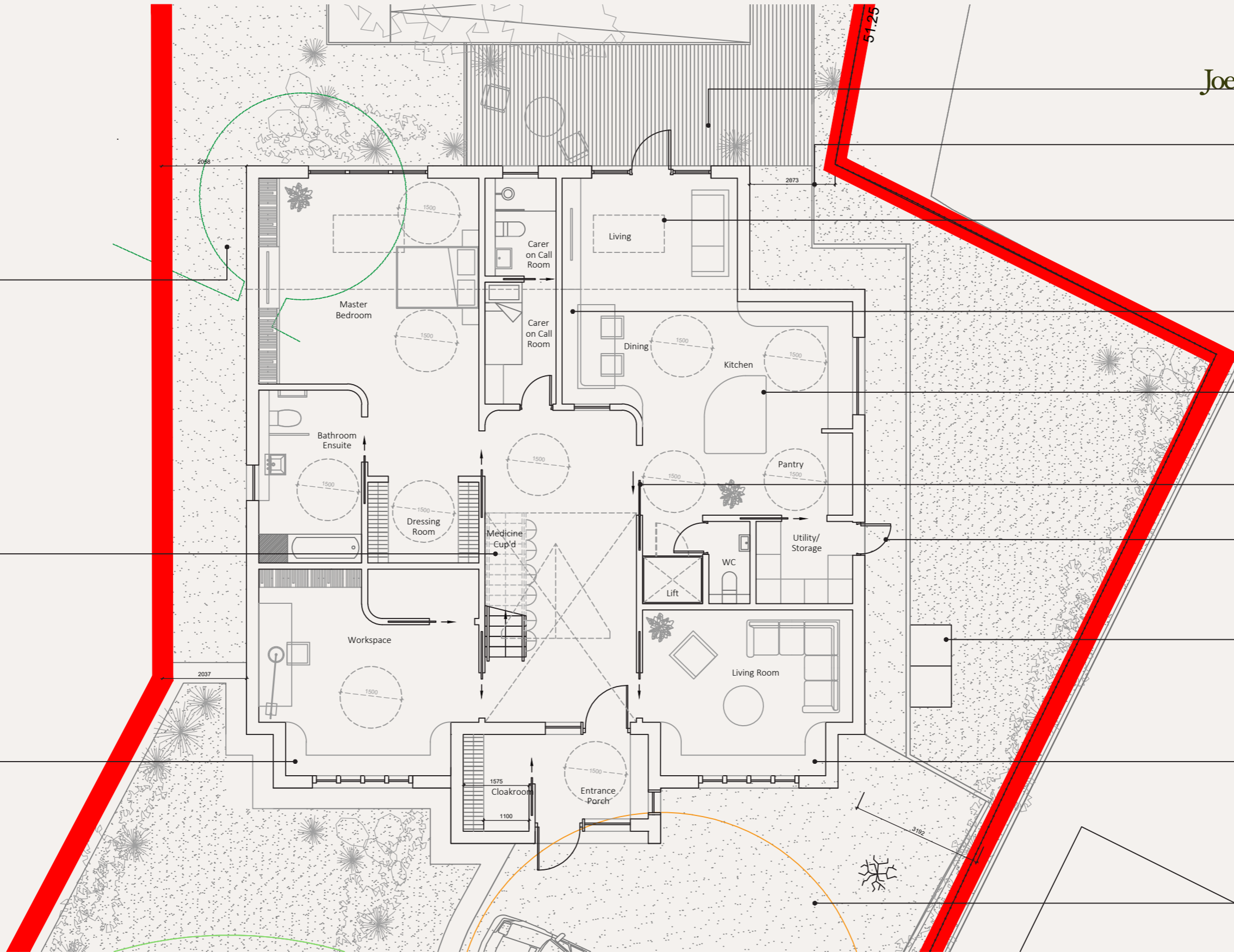
Window bench.

Parking in front of house and turning circle

Existing slab.

Medicine cupboard under the stairs.

Window bench.



Proposed Ground Floor Plan

Scale 1:100

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0 0.5 1 2 3 4 5 10m

scale 1:100

Key plan:



project:

Ashmeadow Lodge

client:

Private Client

scale:

1:100

sheet:

A3

date:

May 2026

title:

Ground Floor Plan

drawing status:

Planning

drawn by:

RC

checked by:

JD

drawing no.:

2504-GA-100

rev:

-

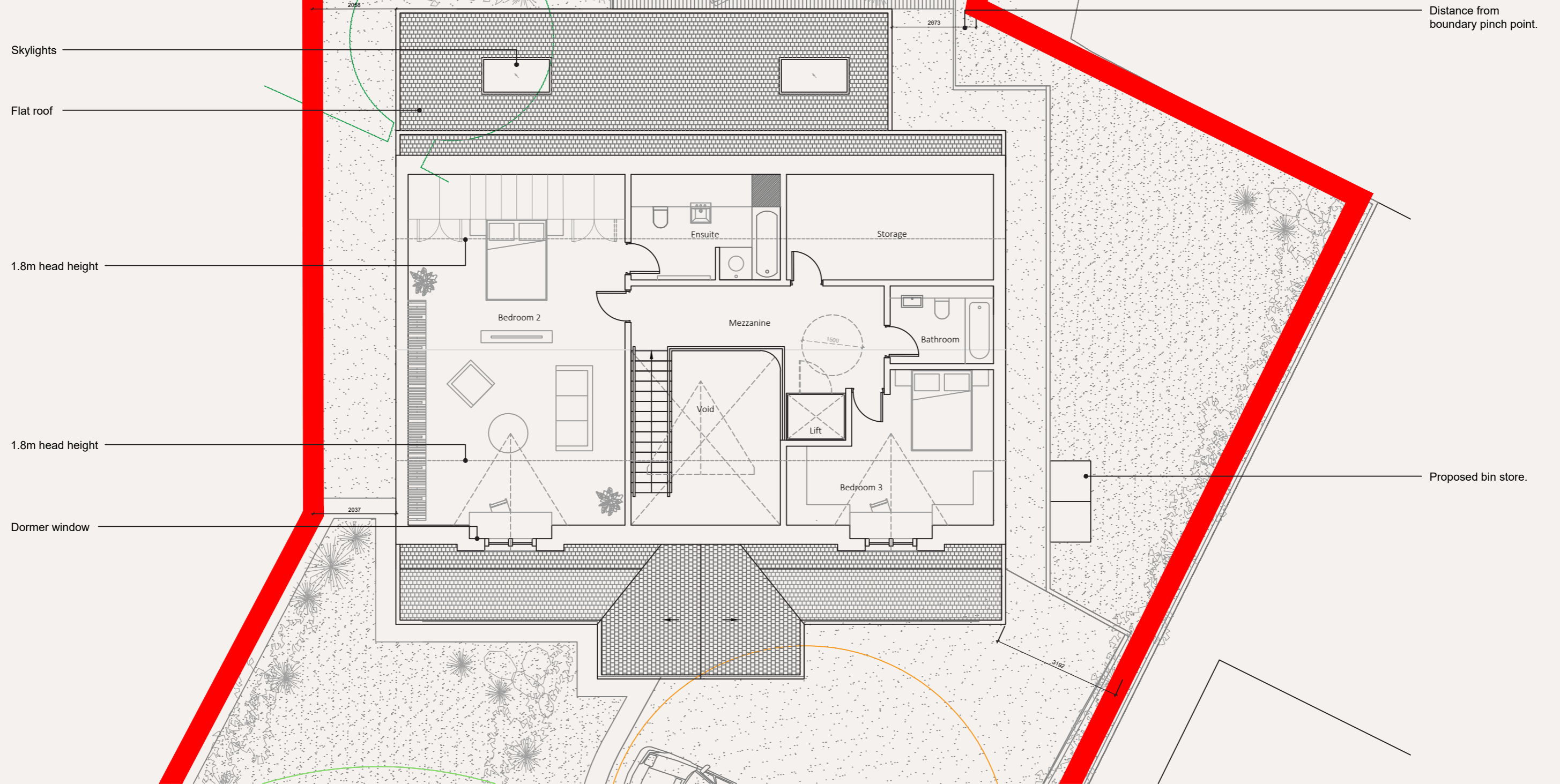
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Key:

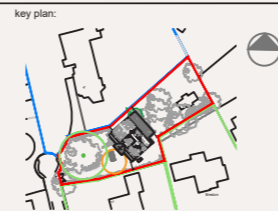
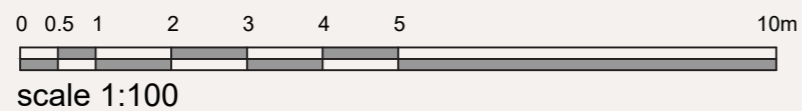
Site Boundary

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Proposed First Floor Plan  
Scale 1:100

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project:  
Ashmeadow Lodge

client:  
Private Client

scale: 1:100  
sheet: A3  
date: May 2026

title:  
First Floor Plan

drawing status: Planning  
drawn by: RC  
checked by: JD

drawing no.: 2504-GA-101  
rev: -

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Key:

— Site Boundary

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stone finished dormer

lead work to windows

stone mullion bay window

timber porch entrance

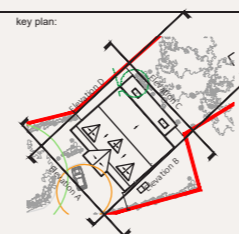
doorway centered to porch

stone work to match existing Ashmeadow

### Proposed Elevation A

Scale 1:50

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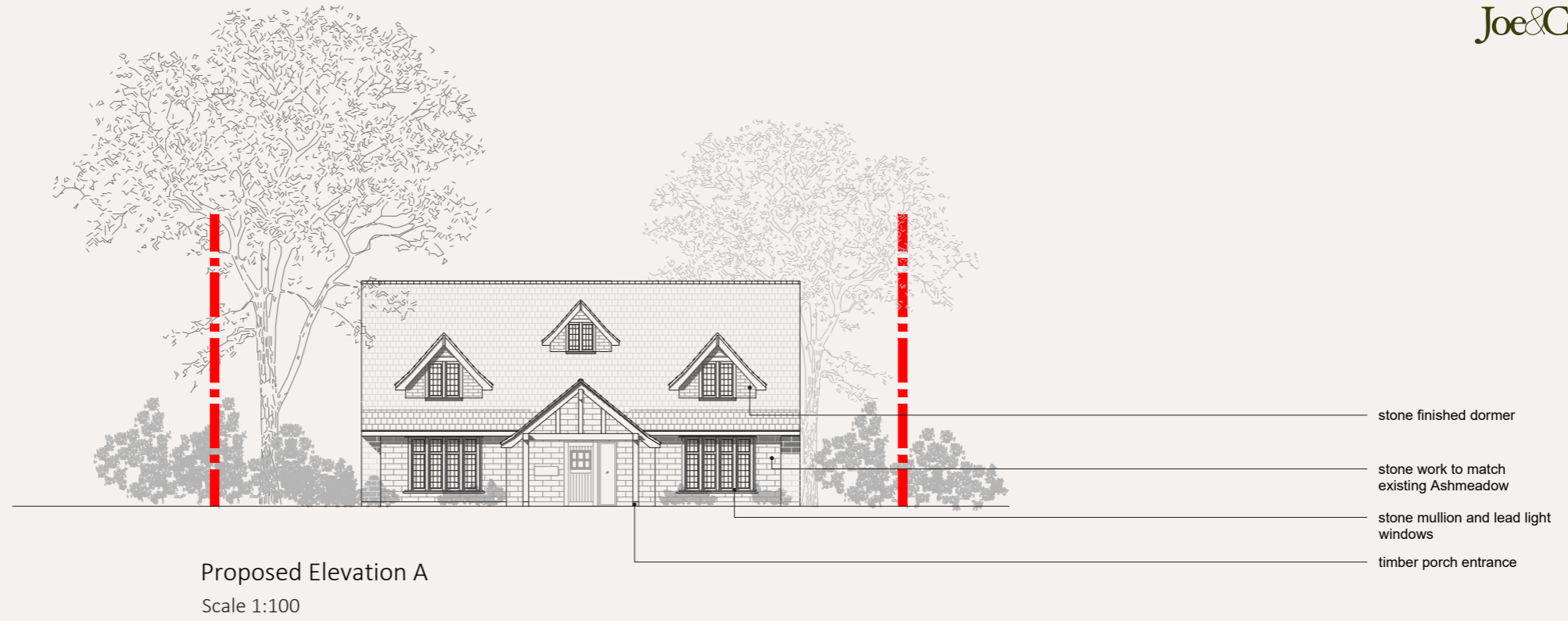
scale: sheet: date:  
1:50 A2 May 2026

title:  
Proposed Elevations A

drawing status: drawn by: checked by:  
Planning RC JD

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2504-GA-202 -

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project:  
 Ashmeadow Lodge


client:  
 Private Client

scale: sheet: date:  
 1:100 A1 May 2026

title:  
 Proposed Elevations A & B

drawing status: drawn by: checked by:  
 Planning RC JD

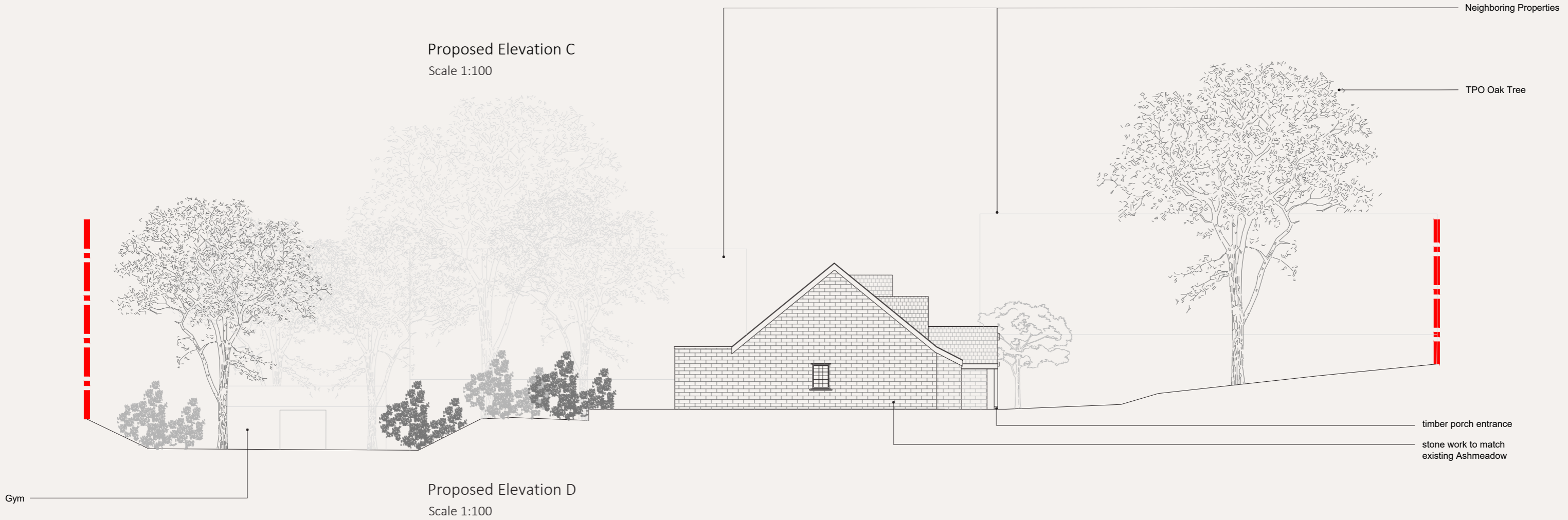
drawing no.: rev:  
 2504-GA-200 -

Key:  
 Site Boundary

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Proposed Elevation C  
 Scale 1:100



Proposed Elevation D  
 Scale 1:100

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project:  
**Ashmeadow Lodge**

client:  
**Private Client**

scale: sheet: date:  
 1:100 A1 May 2026

title:  
**Proposed Elevations C & D**

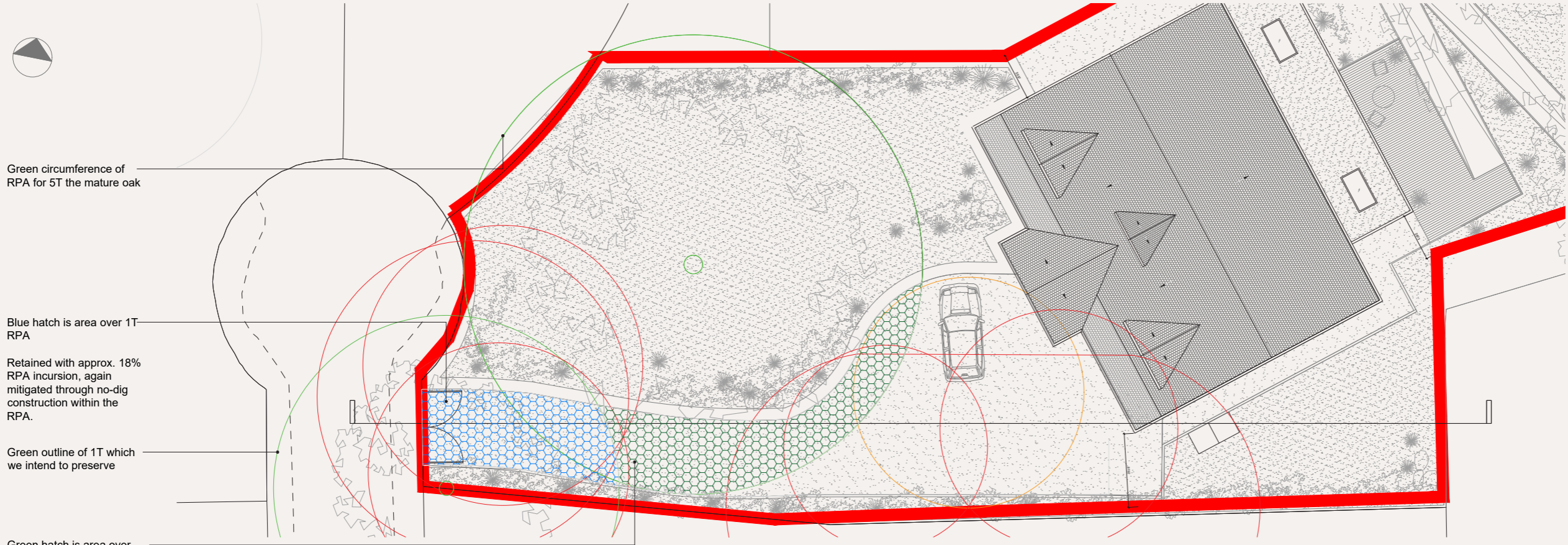
drawing status: drawn by: checked by:  
 Planning RC JD

drawing no.: rev:  
 2504-GA-201 -

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Key:  
— Site Boundary

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Green circumference of RPA for 5T the mature oak

Blue hatch is area over 1T RPA

Retained with approx. 18% RPA incursion, again mitigated through no-dig construction within the RPA.

Green outline of 1T which we intend to preserve

Green hatch is area over 5T RPA 19% coverage.

Retained as the most significant tree on site. Approx. 19% RPA incursion associated with the access/threshold, mitigated through no-dig, load-distributing construction, with excavation avoided (and some build-up above existing ground levels).

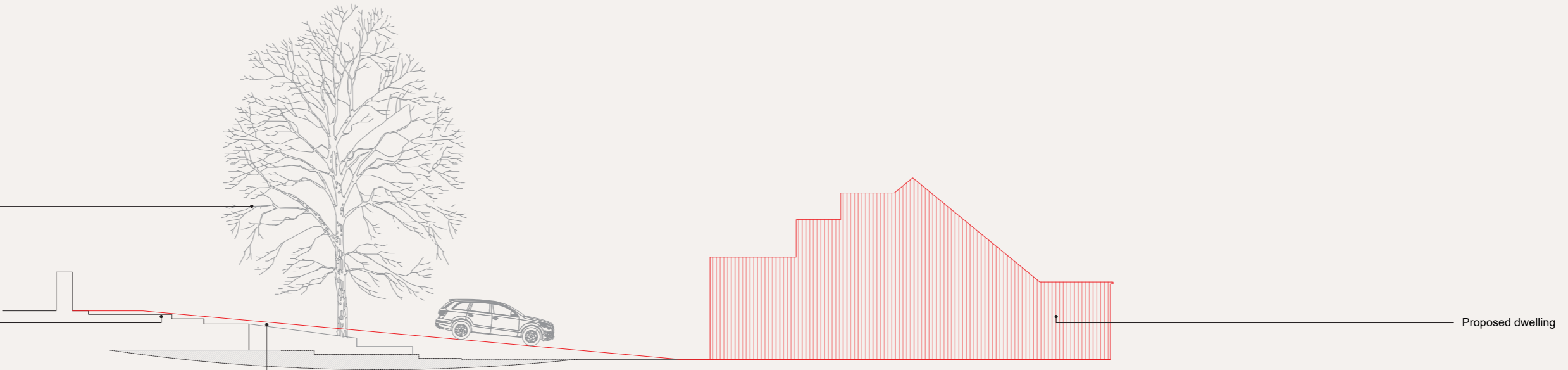
Most of this area would need to be built up to meet highways requirements so no digging is needed over RPA

Proposed Access Plan  
 Scale 1:100

T5 in distance

Existing topography

Red line shows the proposed access road to the new dwelling, most of which would need to be built up



Proposed Section  
 Scale 1:100

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project:  
 Ashmeadow Lodge

client:  
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scale: 1:100 sheet: A1 date: May 2026

title:  
 Proposed Driveway Strategy

drawing status: Planning drawn by: RC checked by: JD

drawing no.: 2504-GA-051 rev: -

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