

Design and Access Statement

Proposed Redevelopment of Existing Stable Block to Provide Ancillary Accommodation

Copley House Farm, Hunsworth Lane, Bradford, West Yorkshire, BD4 6RN

Prepared by: PARKdesigned Architects

Date: April 2026

1.0 Introduction

This Design and Access Statement (DAS) has been prepared by **PARK**designed Architects to support a full planning application for the redevelopment of the existing stable block at Copley House Farm into ancillary accommodation.

The proposal responds directly to the client's brief to create high-quality ancillary space. We propose to rebuild the existing stable block, maintaining the building volume. The new ancillary accommodation will significantly enhance the functionality of the main farmhouse without compromising the rural character of the farmstead.

This DAS demonstrates how the scheme has been developed through a clear design process and how it responds appropriately to the site context. A separate Planning Statement will address compliance with relevant national and local planning policies.

2.0 Site Description and Context

Copley House Farm is a substantial detached five-bedroom farmhouse situated off Hunsworth Lane in the rural setting of East Bierley, Bradford (postcode BD4 6RN). The property occupies approximately 8.7 acres of grazing land, providing a spacious countryside environment with good access to local amenities and transport links between Bradford and Leeds.

The site comprises:

- The main stone-built farmhouse (pre-1900)
- Associated gardens, terraces, and parking areas
- Outbuildings, including the existing stable block and garage that form the focus of this proposal

The stable block is a traditional agricultural building of modest scale, located adjacent to the main house. The surrounding area is characterised by open countryside, other farmsteads, and low-density residential development typical of a rural village edge. The site is not located within a designated conservation area (East Bierley Conservation Area lies nearby but does not encompass this farmstead). The proposal respects the openness and rural character of the locality.

3.0 The Proposed Development

3.1 Use

The proposed development will provide ancillary accommodation associated with the main dwelling (no independent residential unit). The internal layout has been designed to include the following uses for family and guest enjoyment:

- Pantry
- Office
- Gym
- Games room / Gymnastics Area
- Storage
- WC

3.2 Amount

The proposal maintains the original building volume and footprint, ensuring no net increase in built form or impact on openness.

3.3 Layout

The layout follows the existing L-shaped stable form. Internal spaces are arranged to maximise natural light and functionality:

- Shorter wing / Pantry & Office area
- Longer wing (Gym area): Will accommodate the main entertainment and ancillary functions.

Key internal improvements include:

- Provision of a dedicated workspace.
- Dedicated Games area.
- Storage space.

The new layout will be fully integrated with the main house via existing pathways and the courtyard.

3.4 Scale

The new building matches the existing stable block in height, ridge line, and overall massing. No increase in scale is proposed beyond the replacement of the existing structure with a modern, purpose-built equivalent.

3.5 Appearance

External materials and detailing will match the existing farmhouse and stables (local stone, slate roof, timber windows/doors with traditional proportions). The design is contemporary in its internal planning but traditional in its external form and palette, ensuring it reads as a subservient farm building. Fenestration will be carefully positioned to respect privacy and views.

3.6 Landscaping

Existing courtyard, garden areas, and boundaries will be retained and enhanced. Minimal hard landscaping is proposed to maintain the rural character. Biodiversity enhancements (e.g., native planting, bat/bird boxes) will be incorporated where appropriate.

4.0 Access

Vehicular and Pedestrian Access: Existing farm access off Hunsworth Lane and internal driveways/courtyards will be used. No new vehicular access is required. The proposal maintains and improves pedestrian links between the stables, main house, and garden areas.

Inclusive Access: The ground-floor layout is designed to be fully accessible (level thresholds, wide doorways, accessible WC).

Cycle and Parking: Ample existing parking is available on-site. Cycle storage can be provided within the ancillary building or existing garage.

5.0 Sustainability and Environmental Considerations

The proposal incorporates sustainable design principles, including:

- High levels of insulation and energy-efficient glazing
- Solar roof and Powerwall installation
- EV charger provision
- Potential for low-carbon heating (air/ground source heat pump or connection to future district systems)
- Retention of existing mature landscape features
- Use of locally sourced or reclaimed materials where feasible to reduce embodied carbon

6.0 Conclusion

This proposal represents a high-quality, contextually responsive redevelopment of an existing agricultural building to provide much-needed ancillary accommodation. It fully accords with the client's brief, respects the rural character of Copley House Farm, and complies with national and local planning policies on design, access, and sustainable development.

We look forward to working with Kirklees Council to deliver this sensitive enhancement to the property.