COMBINED DESIGN & ACCESS / HERITAGE STATEMENT

PROJECT TITLE

Proposed Residential Link Extension

Old Joiners Shop, Weirside, off Garfield Place, Marsden, Huddersfield, HD7 6DA

JOB NUMBER

2415

CLIENT

Mr & Mrs Jones

DATE

August 2026

Prepared By:

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1. Introduction

This combined Design and Access and Heritage Statement has been prepared in support of a planning application for the erection of a small-scale single-storey link extension to the existing residential property at Old Joiners Shop, Weirside, off Garfield Place, Marsden.

The application site is located within the **Marsden Conservation Area** and the proposals have therefore been carefully considered in relation to the character and appearance of the surrounding area and the special architectural and historic interest of the Conservation Area.

The proposal seeks to provide a modest and practical extension to improve the accessibility and functionality of the existing dwelling. In particular, the extension will provide:

- improved and more convenient level access for a wheelchair user;
- dedicated storage for a mobility scooter and wheelchair;
- additional lobby/utility accommodation;
- improved access arrangements associated with the existing garage;
- continued retention and use of the existing detached garage/workshop; and
- an improved relationship between the dwelling, access and ancillary accommodation.

The proposed extension has been deliberately designed as a **subservient, single-storey addition**, using stonework and roof materials to match the existing building and the established vernacular character of Marsden.

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2. The Site and Existing Property

The application property is an existing residential dwelling situated at Weirside, accessed from Garfield Place and Weirside. The property forms part of an established and somewhat informal arrangement of buildings and shared access routes.

The existing site includes the principal dwelling, a detached garage/workshop and associated hardstanding and access areas. The existing drawings identify shared access arrangements serving neighbouring properties and the stables, together with the existing detached outbuilding.

The property is characterised by traditional built form and materials, with stonework forming an important component of its appearance. The existing detached garage is also constructed in a form and scale appropriate to the established group of buildings.

The site is somewhat visually enclosed by the surrounding buildings, boundaries, access arrangements and neighbouring outbuildings. Consequently, the proposed extension will be read primarily as a small-scale addition to the existing residential property rather than as a new or independent building within the Conservation Area.

The proposal does not involve the demolition of the principal dwelling or detached garage and does not seek to introduce a new dwelling or materially intensify the established residential use.

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3. The Proposed Development

The proposal comprises a **single-storey link extension** to the existing dwelling.

The extension will provide approximately 18m^2 of additional internal accommodation in the form of a lobby/utility room. The space is particularly important in enabling the existing dwelling to better meet the needs of a wheelchair occupant, providing a more practical and accessible entrance arrangement together with dedicated storage for a mobility scooter and wheelchair.

The proposed arrangement includes:

- a new accessible entrance;
- powered access door;
- level/ramped wheelchair access from the driveway;
- additional lobby and utility accommodation;
- storage provision for mobility equipment;
- retention of the existing garage/workshop;
- amended garage access arrangements; and
- associated alterations to openings and access arrangements.

The proposed plans show the existing garage being retained, with its internal use continuing as garage/workshop accommodation. The proposed access arrangement allows the garage to remain a useful and functional part of the property while improving the overall accessibility of the dwelling.

The proposed elevations demonstrate that the extension is intentionally modest in scale and incorporates **stone to match** and **roof tiles to match** the existing building.

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4. Design Approach

The design approach has been guided by the need to provide a practical improvement to the existing dwelling whilst ensuring that the extension remains sympathetic to its historic and architectural context.

The extension has therefore been designed with the following key principles:

4.1 Scale and Massing

The extension is deliberately restricted to a **single-storey form** and is substantially subordinate to the existing dwelling.

It does not seek to compete with or dominate the principal building and its modest footprint ensures that the existing form of the dwelling remains the predominant element when viewed within the site.

The proposal therefore accords with the principle that domestic extensions should remain subservient to the host property and should not overwhelm the original building.

4.2 Form and Appearance

The proposed extension adopts a simple architectural form which reflects the established character of the existing property rather than introducing an unnecessarily complicated or contemporary addition.

The extension will read as a clearly subordinate element attached to the existing building, with its scale and form appropriate to its position within the site.

The proposed design also responds to the somewhat informal arrangement of buildings around the property, where ancillary buildings, shared access routes and varied roof forms contribute to the existing character.

4.3 Materials

Particular importance has been given to the choice of materials due to the site's location within the Marsden Conservation Area.

The proposed extension will be constructed using **stonework to match the existing building**, with **roof tiles to match the existing property**.

This approach ensures that the extension forms a coherent relationship with the existing building and reflects the predominantly vernacular stone character identified within the Marsden Conservation Area Appraisal.

The use of matching materials will help the extension assimilate into the existing building rather than appearing as a visually discordant addition.

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5. Relationship with the Marsden Conservation Area

The site is located within the Marsden Conservation Area, which was designated in 1974. Kirklees Council's Marsden Conservation Area Appraisal identifies the area's special character as deriving in part from its picturesque Pennine setting, steep surrounding slopes, vernacular stone architecture and characteristic roofscape.

The proposals have been designed to respond positively to these characteristics.

In particular:

- the extension is single storey and modest in scale;
- the existing principal building is retained;
- the existing detached garage is retained;
- the extension does not introduce a new independent building;
- stonework will match the existing building;
- roof materials will match the existing building;
- the extension is positioned in a relatively enclosed part of the existing site;
- the established relationship between the property and surrounding buildings is maintained; and
- the proposal does not seek to alter the principal architectural character of the dwelling.

The proposal is therefore considered to **preserve the character and appearance of the Marsden Conservation Area**.

There is no intention to imitate historic detailing unnecessarily or create a pastiche structure. Instead, the proposal adopts a simple and appropriately scaled form while using traditional materials that allow the new work to sit comfortably alongside the existing building.

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6. Heritage Significance and Impact

Kirklees Council advises that planning applications affecting heritage assets should identify the significance of the asset, assess the impact of the proposal and explain whether the proposal will harm, enhance or preserve that significance.

In this instance, the relevant heritage asset is the **Marsden Conservation Area**, rather than the proposal involving the alteration of a listed building.

The heritage significance of the Conservation Area is derived from the collective character of Marsden, including its traditional stone buildings, historic settlement pattern, topography, roofscape and relationship with the surrounding Pennine landscape.

The proposed development will have no material adverse impact upon these characteristics.

The extension is small in scale and located in association with the existing dwelling and ancillary buildings. It does not introduce a visually dominant structure or materially change the established settlement pattern.

Importantly, the use of matching stone and roof materials will ensure that the addition remains visually compatible with the existing built form.

There is therefore considered to be **no harm to the significance of the Conservation Area** arising from the proposal.

Indeed, the scheme provides an opportunity to improve the functionality and accessibility of an existing dwelling while retaining its established architectural character.

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7. Accessibility and Inclusive Design

Improving accessibility is a fundamental reason for the proposed development.

The existing arrangement does not provide the most practical level of access for the wheelchair occupant. The proposed extension has therefore been designed around the specific accessibility requirements of the occupants.

The proposed arrangement provides a more direct and convenient route into the dwelling, incorporating a powered access door and a ramped/level approach from the driveway. The proposed plans specifically identify the driveway being ramped to provide **level wheelchair access**.

The extension also provides dedicated internal storage for a wheelchair and mobility scooter, avoiding the need for these items to be stored within the principal living accommodation or external areas.

The additional lobby/utility space will improve day-to-day circulation and provide a more suitable transition between the external access arrangements and the internal accommodation.

The proposal therefore represents a meaningful improvement in **inclusive and accessible design** for the occupants.

This is particularly relevant to the principles within the Kirklees House Extensions and Alterations SPD, which promotes accessible, inclusive and safe design as part of high-quality residential development.

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8. Access and Parking

The property is served by established shared access arrangements. The existing site drawings identify shared access drives associated with neighbouring properties and the stables.

The proposals do not seek to create a new vehicular access onto the highway.

The existing detached garage will be retained and the proposal incorporates an amended access arrangement to improve the functionality of the garage and the wider site.

The proposals therefore do not result in the loss of the property's established garage provision or require a significant alteration to the established access arrangements.

The revised arrangement also assists in providing the necessary wheelchair access to the dwelling.

There is consequently no anticipated adverse impact upon highway safety arising from the development.

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9. Residential Amenity

The proposed extension is modest in scale and located within the established built form of the site.

Its single-storey nature limits the potential for overlooking, overshadowing or an overbearing impact upon neighbouring properties.

The surrounding context already includes neighbouring buildings and detached outbuildings, and the proposed extension will remain proportionate to this established arrangement.

The development will therefore retain an appropriate level of privacy, outlook and amenity for neighbouring occupiers.

This accords with the relevant provisions of Policy LP24 and the Kirklees House Extensions and Alterations SPD concerning residential amenity and the prevention of overbearing development. The SPD specifically identifies privacy, outlook, overshadowing and adequate outdoor space as key considerations in the assessment of domestic extensions.

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10. Compliance with the Kirklees House Extensions and Alterations SPD

The Kirklees House Extensions and Alterations SPD was adopted in June 2021 and provides detailed guidance for extensions and alterations to existing residential properties. It supports the implementation of Policy LP24 of the Kirklees Local Plan.

The proposal is considered to respond positively to the principal design considerations of the SPD.

Key Design Principle 1 – Local Character and Street Scene

The SPD requires extensions and alterations to be in keeping with the appearance, scale, design and local character of the area and street scene.

The proposed extension is appropriately scaled, single storey and uses materials to match the existing property. It therefore responds positively to the established character of the site and Marsden.

Key Design Principle 2 – Impact on the Original House

The SPD advises that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.

The proposed addition is clearly subordinate to the existing dwelling and uses matching stone and roof materials. It will therefore remain visually secondary to the principal building.

Residential Amenity

The proposal has been designed to avoid undue impacts upon neighbouring properties in terms of outlook, privacy, overshadowing and overbearing effects.

Construction Materials

The use of matching stonework and roof tiles is particularly appropriate given the traditional vernacular character of Marsden.

Parking and Access

The existing garage is retained and the established access arrangements remain substantially unchanged, subject to the proposed amendments necessary to facilitate improved accessibility.

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11. Compliance with Kirklees Local Plan Policy LP24

Policy LP24 of the Kirklees Local Plan is the principal local design policy applicable to house extensions.

The policy requires good design to be at the core of development proposals and requires, amongst other matters, that the form, scale, layout and details of development respect and enhance the character of the townscape, heritage assets and landscape.

The proposal complies with the objectives of LP24 because:

- the scale of development is modest and appropriate to the host dwelling;
- the extension remains subordinate to the original building;
- the form and appearance are compatible with the existing property;
- traditional stone and matching roof materials are proposed;
- the proposal respects the established character of the site;
- residential amenity is maintained; and
- access and inclusive design are materially improved.

The development therefore represents an appropriate and proportionate extension to an established residential property.

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12. Heritage Policy and the National Planning Policy Framework

The National Planning Policy Framework places significant importance upon the conservation of the historic environment and requires proposals affecting heritage assets to be considered in proportion to their significance.

The Government published a new National Planning Policy Framework on **17 August 2026**, replacing the previous December 2024 Framework. The revised Framework has restructured the heritage provisions into a dedicated set of policies concerning the historic environment, including specific policy relating to Conservation Areas.

The new Framework's approach continues to require development affecting heritage assets to respond appropriately to their significance and supports proposals which conserve elements of Conservation Areas that make a positive contribution to their character or significance. The revised framework also places emphasis upon understanding significance and designing development to avoid or minimise conflict with conservation objectives.

The current NPPF approach is therefore supportive of a proposal which:

- understands the character and significance of the Conservation Area;
- responds positively to local architectural character;
- retains features which make a positive contribution to the area;
- uses an appropriate scale and form;
- employs materials sympathetic to the existing historic environment; and
- avoids unnecessary harm to the significance of the heritage asset.

The proposal meets these objectives.

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13. Statutory Duty under the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The proposals have been designed with this statutory requirement firmly in mind.

The development retains the existing dwelling and detached garage, introduces only a modest single-storey addition, uses matching stone and roof materials, and does not materially alter the established character of the site.

The proposal is therefore considered to preserve the character and appearance of the Marsden Conservation Area.

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14. Sustainability and Adaptation of the Existing Dwelling

The proposal represents the adaptation and improvement of an existing residential property rather than the creation of a new dwelling.

The extension will enable the occupants to remain within their existing home while providing accommodation specifically required to meet changing accessibility needs.

The provision of dedicated mobility equipment storage and improved wheelchair access will improve the long-term usability of the dwelling and help ensure that the existing property remains suitable for occupation.

This represents a positive and sustainable use of the existing housing stock.

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15. Conclusion

The proposed development represents a **small-scale, carefully considered and proportionate extension** to an established residential property within the Marsden Conservation Area.

The proposal provides clear functional and accessibility benefits to the occupants, particularly through the provision of improved wheelchair access, dedicated mobility scooter and wheelchair storage and additional utility/lobby accommodation.

From a design perspective, the extension is deliberately modest and subordinate to the existing dwelling. The existing detached garage is retained and the established site arrangement is respected.

From a heritage perspective, the proposal responds directly to the identified character of the Marsden Conservation Area through its scale, form and use of traditional materials. The proposed stonework and roof tiles will match the existing building, ensuring that the extension integrates successfully with the established vernacular character of the area.

The development will not result in the loss of any building or feature which makes a positive contribution to the Conservation Area and will not materially affect the established roofscape, settlement pattern or wider character of Marsden.

The proposal is therefore considered to:

- comply with the relevant principles of the **Kirklees House Extensions and Alterations SPD**;
- accord with **Policy LP24 – Design** of the Kirklees Local Plan;
- appropriately respond to **Policy LP35 – Historic Environment**;
- preserve the character and appearance of the **Marsden Conservation Area**;
- accord with the heritage principles of the **current National Planning Policy Framework**; and

- satisfy the statutory duty under **Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**.

On this basis, the proposal represents an appropriate form of development which enables the existing dwelling to be adapted to meet the accessibility requirements of its occupants without causing harm to the established architectural and historic character of the Marsden Conservation Area.

Planning permission is therefore respectfully requested.