FAUM



Land at Birkhead St

Contemporary Infill Private Residence

Design Statement | First Issue | September 2026

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1.0 Introduction

Faum Architecture has been appointed to prepare proposals for the redevelopment of vacant land at the junction of Birkhead Street and Cawley Lane, Heckmondwike.

The application seeks full planning permission for the demolition of the existing garage outbuilding and the construction of a detached three-bedroom family dwelling, together with private amenity space, off-street parking, landscaping and associated boundary treatments.

The proposal has been carefully developed in response to the compact corner site, its two street frontages, irregular geometry and the change in level across the land. A split-level arrangement provides accommodation over lower-ground, ground and loft floors, allowing the building to sit efficiently within the site while maintaining a domestic scale appropriate to the surrounding residential area.

The development would make productive use of a vacant and underutilised urban infill site. It would replace an isolated garage structure and areas of hardstanding with a permanent residential use, creating a high-quality family home and a more attractive and active frontage to both Birkhead Street and Cawley Lane.



The Site

2.0 Site & Context

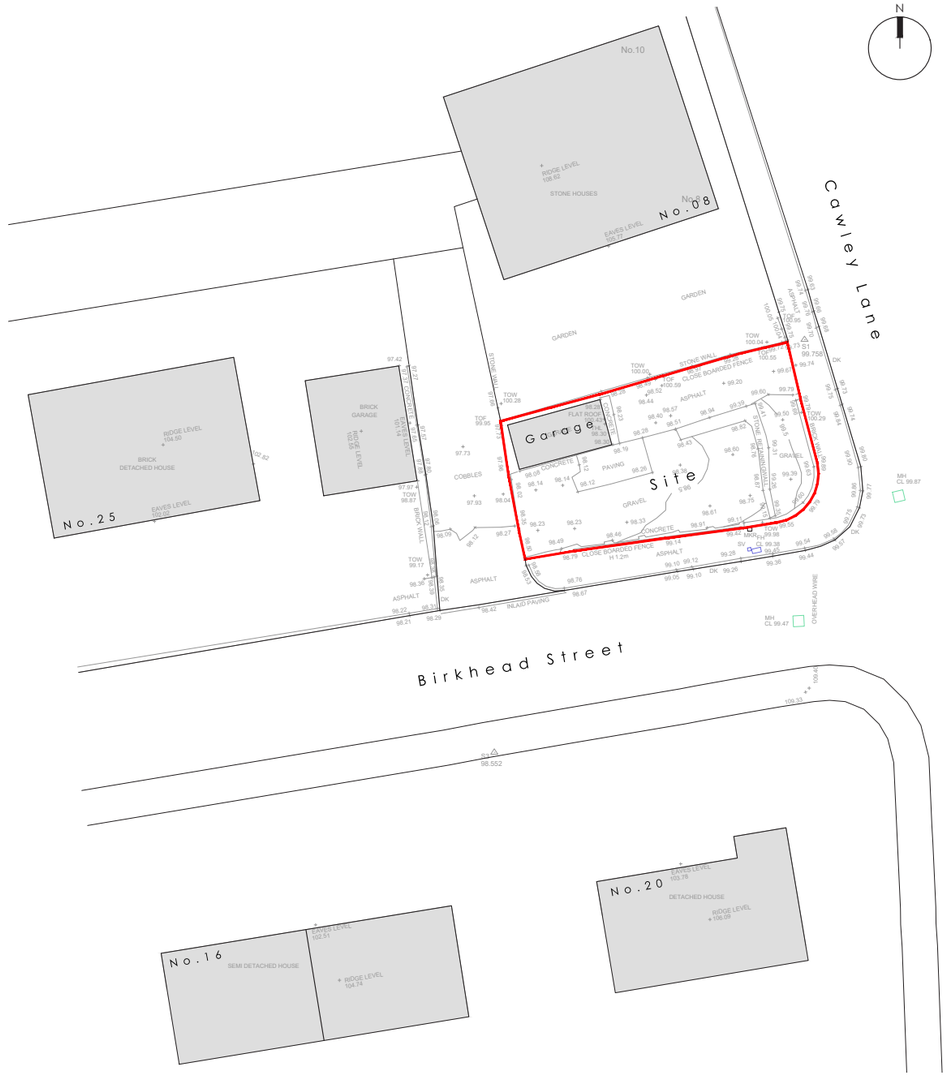
The application site is located at the junction of Birkhead Street and Cawley Lane within an established residential area of Heckmondwike. It comprises a small and irregularly shaped infill plot which is presently vacant apart from an existing garage outbuilding, hardstanding and boundary treatments.

The surrounding area is predominantly residential and contains dwellings of varied age, scale and architectural character. Brick walling, pitched roofs and domestic window proportions nevertheless provide a consistent visual character. The corner position makes the site prominent in views along both Birkhead Street and Cawley Lane.

The site is enclosed by neighbouring residential properties and addresses two existing streets. Ground levels vary across the site and the adjoining street scene. These changes in level have informed the proposed finished-floor levels, building height, entrances, garden arrangement and relationship with neighbouring dwellings.

The existing garage and vacant land make a limited contribution to the appearance and activity of the streets. Their redevelopment provides an opportunity to repair the street edge, introduce natural surveillance and create a building which turns the corner positively.

The footprint, massing and window positions have been arranged to maintain an appropriate relationship with neighbouring properties. Principal outlook is directed toward the public streets and the development's own private external spaces, while more limited openings are used on elevations where neighbouring amenity is more sensitive.



Existing Site Plan







The Site and Context

3.0 The Proposal

The proposal comprises the demolition of the existing garage and the construction of one detached three-bedroom dwelling. The accommodation is arranged across lower-ground, ground and loft floors, using the site's changing levels to provide a practical family home without requiring an excessive building footprint.

The principal volume is expressed as a simple pitched-roof form, supplemented by lower side elements and a full-height glazed entrance feature. The design combines familiar domestic proportions and materials with carefully controlled contemporary detailing.

3.1 Use and Amount

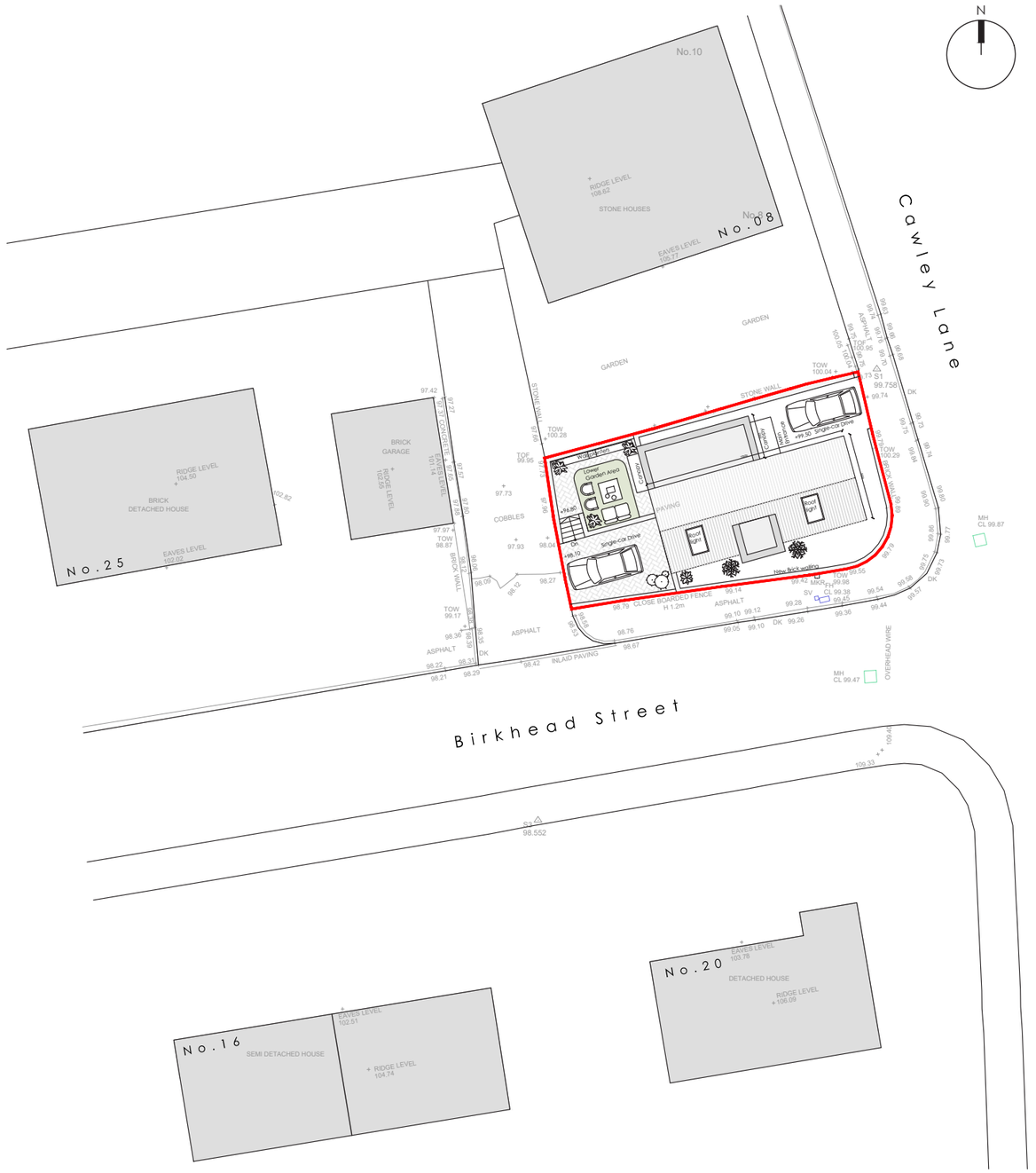
The proposed use is a single dwellinghouse suitable for family occupation. The lower-ground floor contains the kitchen and utility accommodation, with direct access to a sheltered private garden and seating area. The ground floor contains the principal lounge, bedroom 01 and family bathroom. Two additional bedrooms are accommodated within the loft floor, making efficient use of the pitched roof volume.

The amount of development is limited to one family dwelling of around 110m2. This is appropriate to the size of the site and the character of the surrounding residential area. The proposal avoids overdevelopment while retaining usable private amenity space, external circulation, landscaping and off-street parking.

3.2 Layout and Access

The dwelling is positioned centrally within the plot, broadly parallel with Birkhead Street. The accommodation is arranged over three levels in response to the sloping site. The kitchen and utility room occupy the lower-ground floor, with direct access to the garden. The lounge, bathroom and one bedroom are at ground-floor level, with two further bedrooms within the roof space.

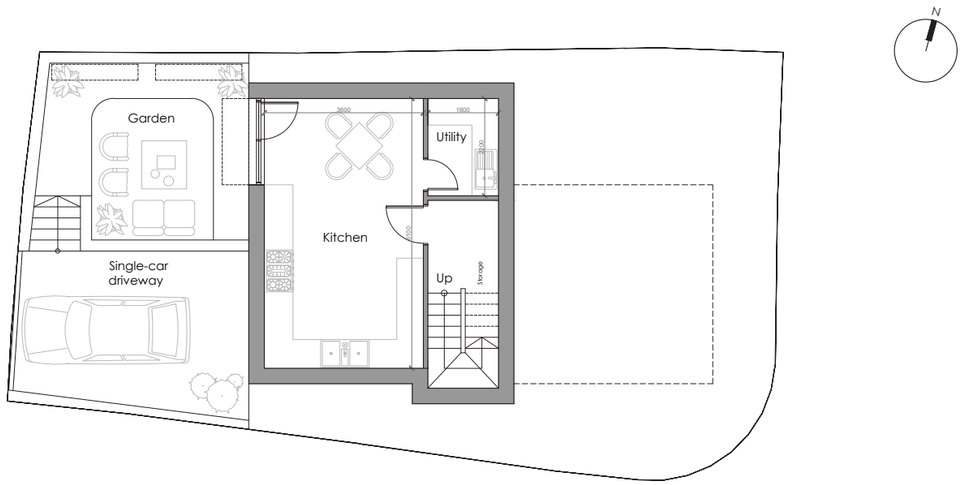
Two access points and single-car parking spaces are proposed: one from Birkhead Street and one from Cawley Lane. A private lower garden provides space for seating, planting and outdoor recreation, with additional landscaping around the site boundaries and entrances.



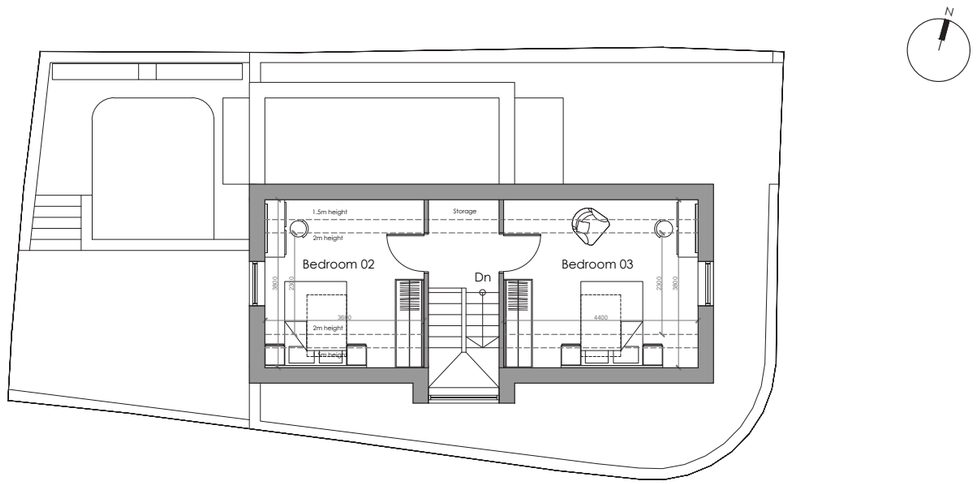
Proposed Site Plan

3.0 The Proposal

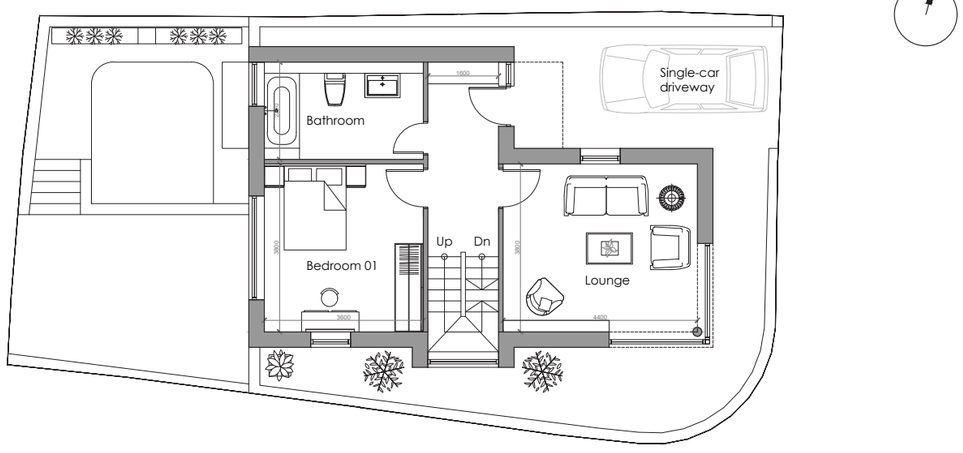
3.3 Proposed Floor Plans



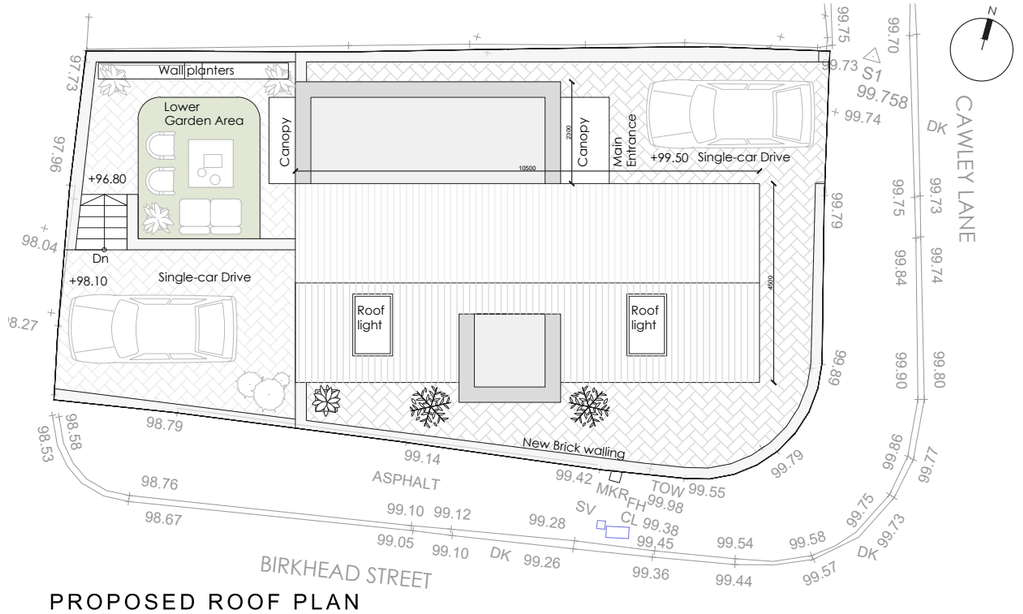
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED LOFT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

3.0 The Proposal

3.4 Scale and Massing

The principal building reads as a compact one-and-a-half-storey dwelling, with bedrooms contained within the pitched roof. The change in site level allows a lower-ground storey to be expressed on parts of the development without the building appearing as an uninterrupted three-storey structure.

The pitched roof and gabled elevations reduce the perceived mass of the building and relate to the domestic form and scale of surrounding housing. Lower side elements step down toward the site boundaries, helping to mediate between the principal volume, the external areas and neighbouring properties.

The building's corner position is addressed positively. Its form and openings provide visual interest from both Birkhead Street and Cawley Lane, while the roof profile establishes a clear residential identity without competing with the scale of the surrounding dwellings.

3.5 Residential Amenity

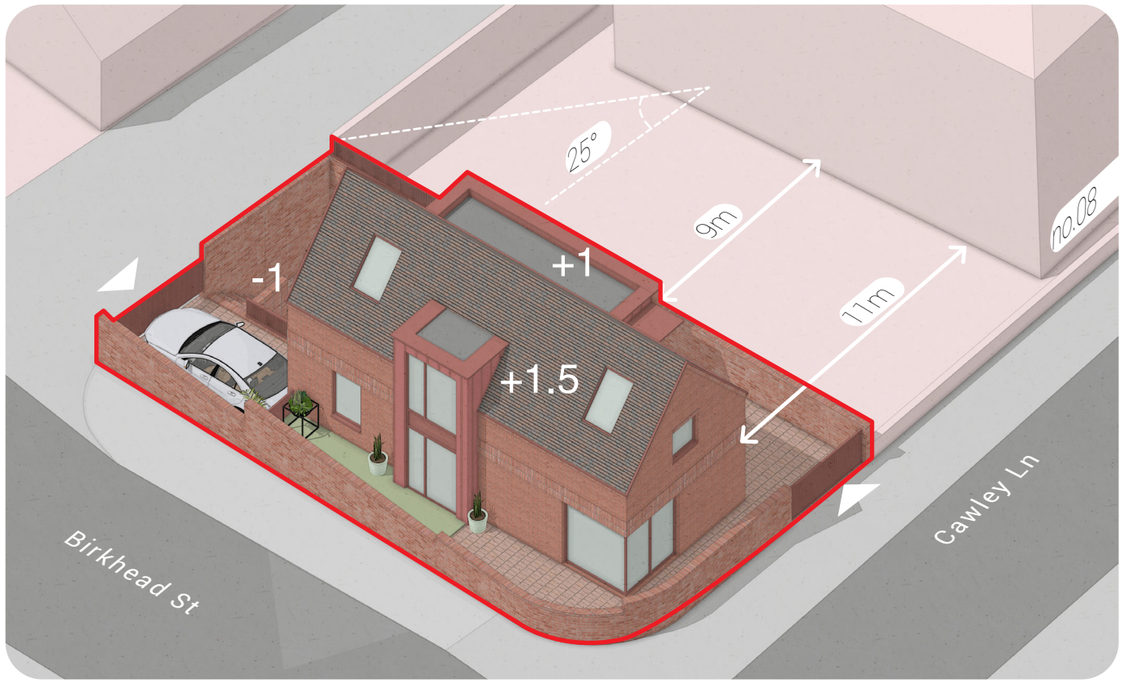
The scale, orientation and window positions have been designed to protect neighbouring amenity. Principal windows face the streets or the dwelling's private garden, while openings on more sensitive elevations are limited to reduce overlooking. Rooflights provide daylight to the loft bedrooms without the additional bulk of dormer windows.

The submitted elevation demonstrates that the proposal complies with the 25-degree daylight rule in relation to the neighbouring property. The separation distance, site levels and pitched roof therefore maintain adequate daylight and limit the building's visual impact.

The roof slopes away from the neighbouring property, further reducing its apparent mass. Overall, the proposal would not result in an unacceptable loss of daylight, outlook or privacy.



Proposed Residence - Visual Concept



Proposed Site Model

3.0 The Proposal

3.6 Appearance and Materials

The dwelling adopts a contemporary gabled form with a strong central circulation bay, carefully proportioned openings and rooflights set within the roof slopes. The circulation bay identifies the entrance and introduces vertical emphasis to the principal elevation.

The material palette is drawn from the neighbouring red-brick dwelling and the wider residential setting. Red/brown brick forms the principal elevations, while bands of soldier-course brickwork create strong horizontal lines that break down the building's scale and add depth, rhythm and texture.

Red standing-seam metal cladding complements the brickwork and introduces a contemporary architectural language within an otherwise restrained and traditional building form. Matching red-framed glazing reinforces this detail, while the dark grey tiled roof provides a simple and recessive finish.

The overall palette feels new and contemporary while following the established principles of scale, form, colour and material found in the surrounding houses. The dwelling therefore establishes its own identity while remaining closely connected to its context, completing the Birkhead Street frontage and creating a positive transition around the corner into Cawley Lane.

3.7 Landscape and Boundary

The landscape strategy concentrates the principal private amenity space within the lower garden. This area provides space for seating, planting and family recreation and is directly connected to the kitchen accommodation.

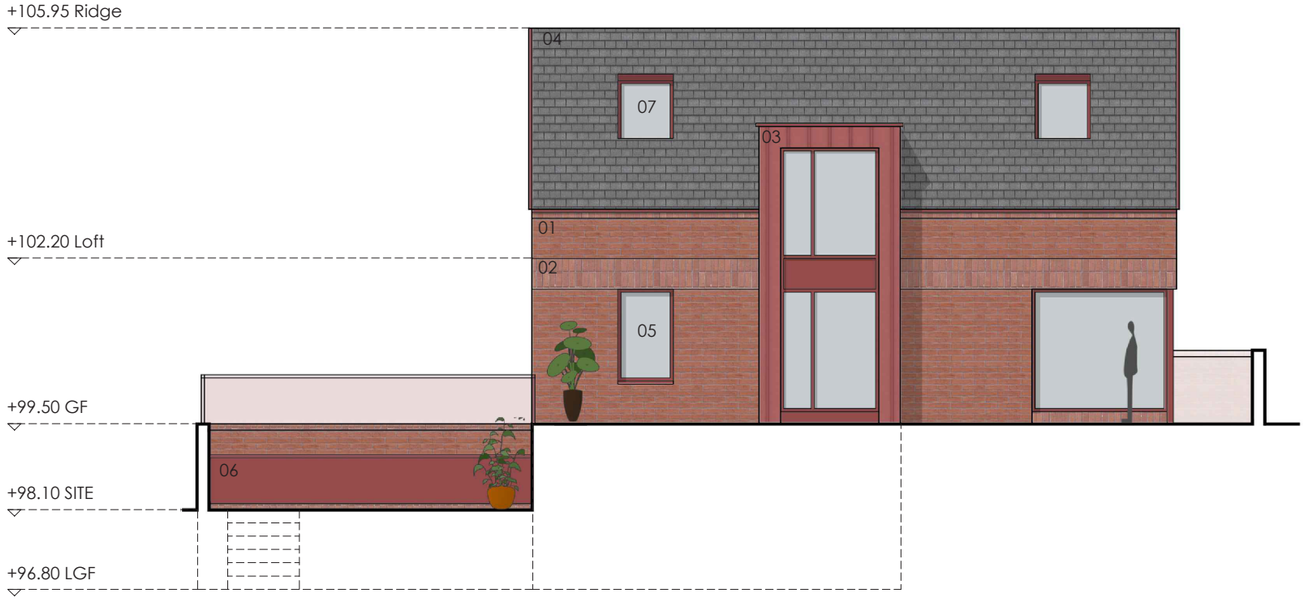
Planting is also incorporated around the site boundaries and beside the entrances, softening the building and improving the appearance of the currently vacant plot. Brick boundary walls and gates provide privacy and security while continuing the material character of the dwelling and surrounding streetscape. The curved wall at the street corner follows the geometry and existing brick walling of the site.



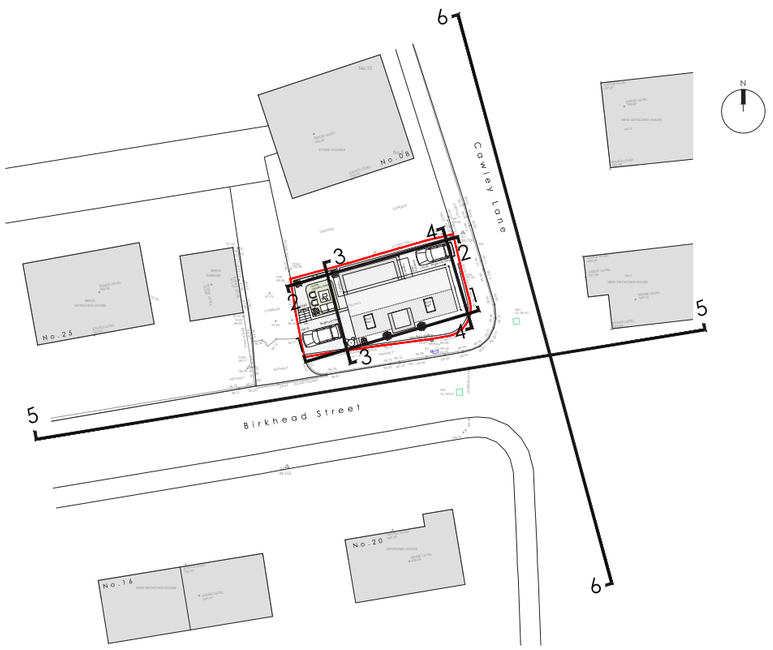
Character References

3.0 The Proposal

3.8 Proposed Elevations



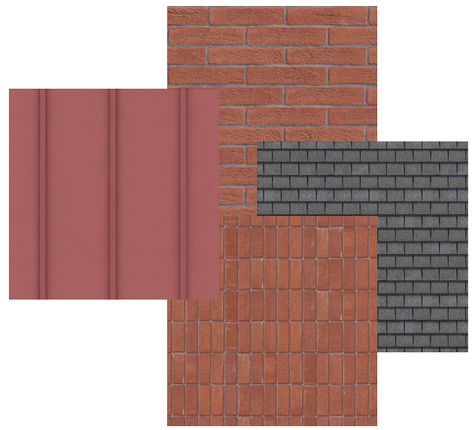




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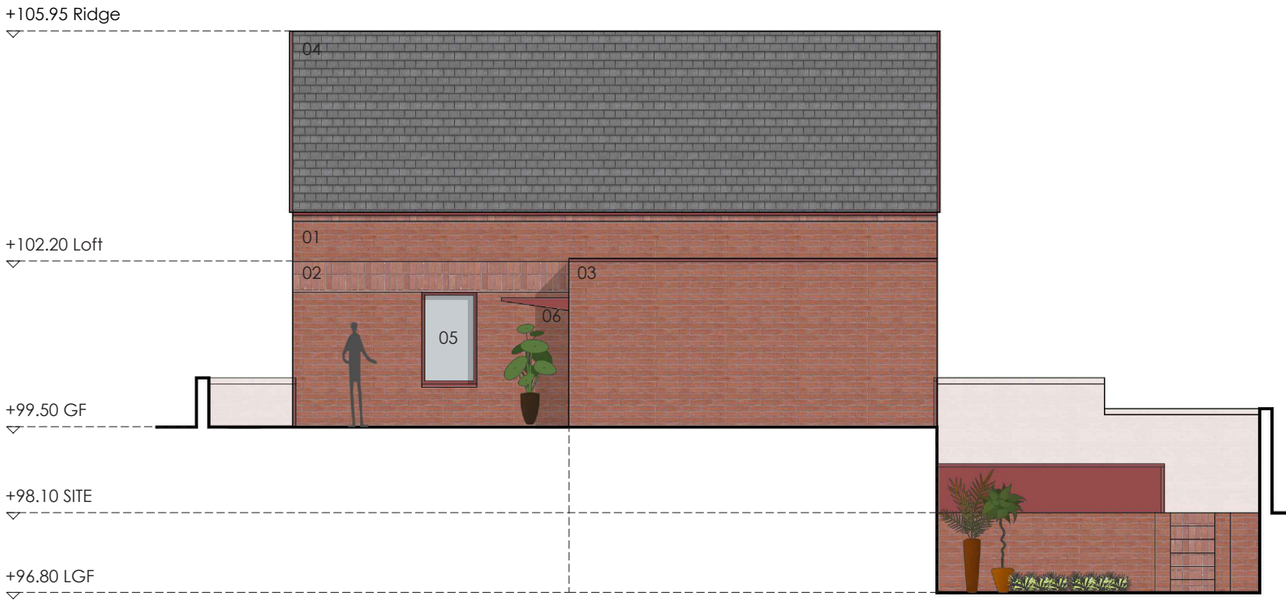
1. Natural red/brown brick facade/front walling.
2. Natural red/brown brick-horizontal soldier course band.
3. Vertical standing-seam metal cladding, Red
4. Roof covering, grey concrete/plain roof tiles.
5. Powder-coated aluminium windows/doors and glazed walling, Ruby Red.
6. Powder-coated metal fencing/canopy/ rainwater goods/coping, Dark Red.
7. Velux Rooflights

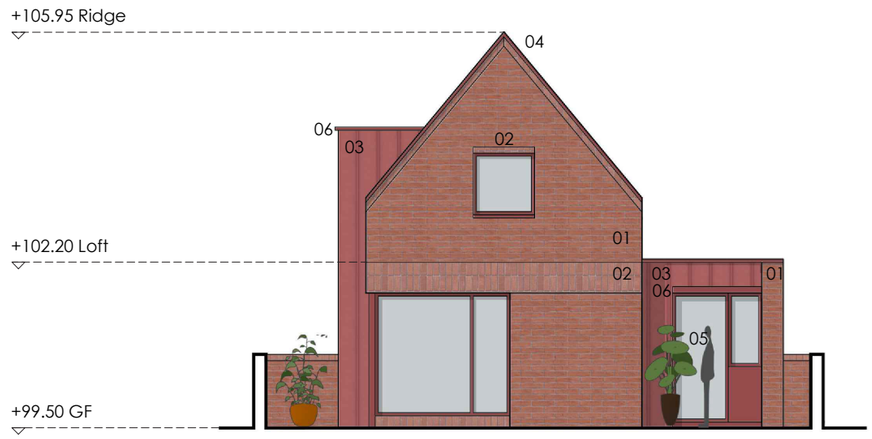
Proposed Material Palette

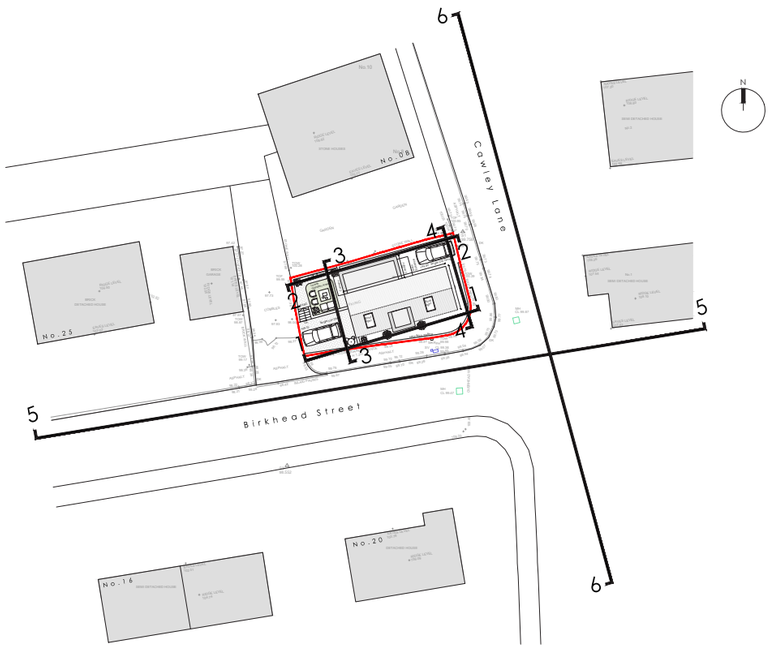


3.0 The Proposal

3.8 Proposed Elevations



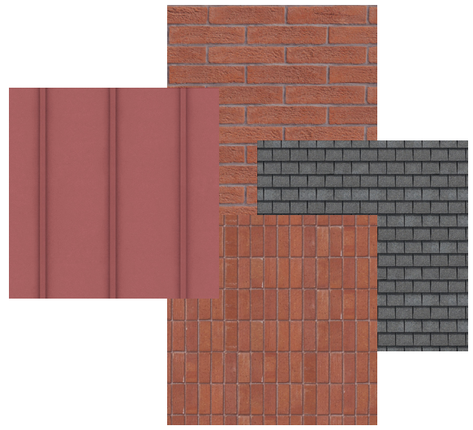




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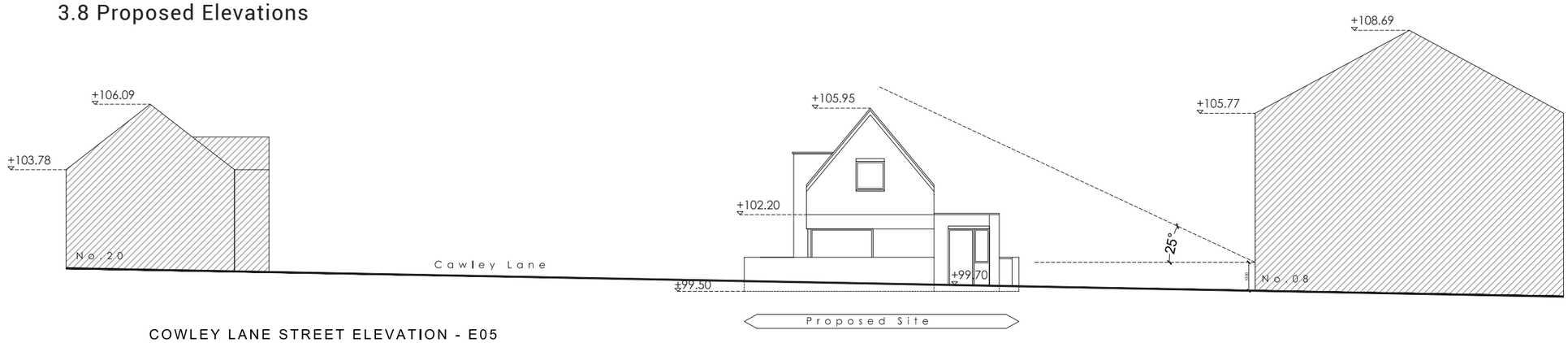
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Proposed Material Palette

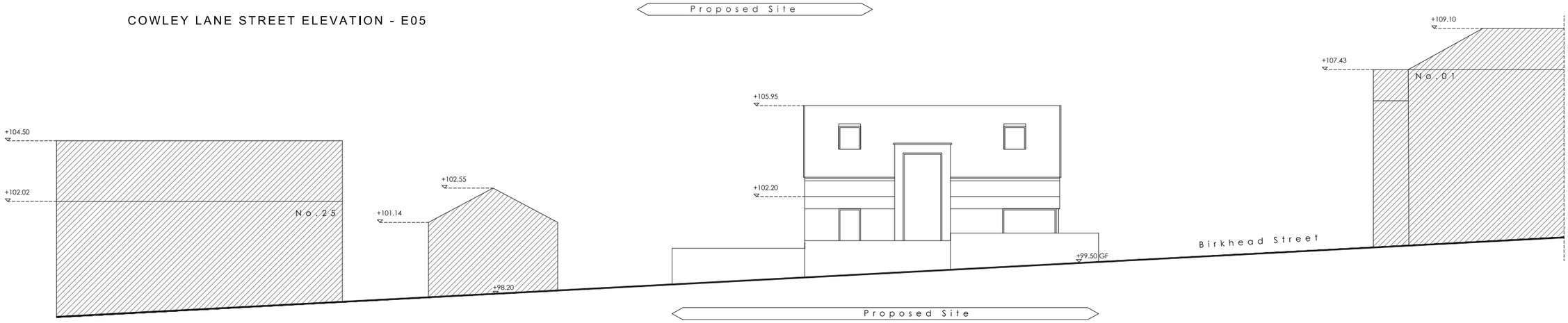


3.0 The Proposal

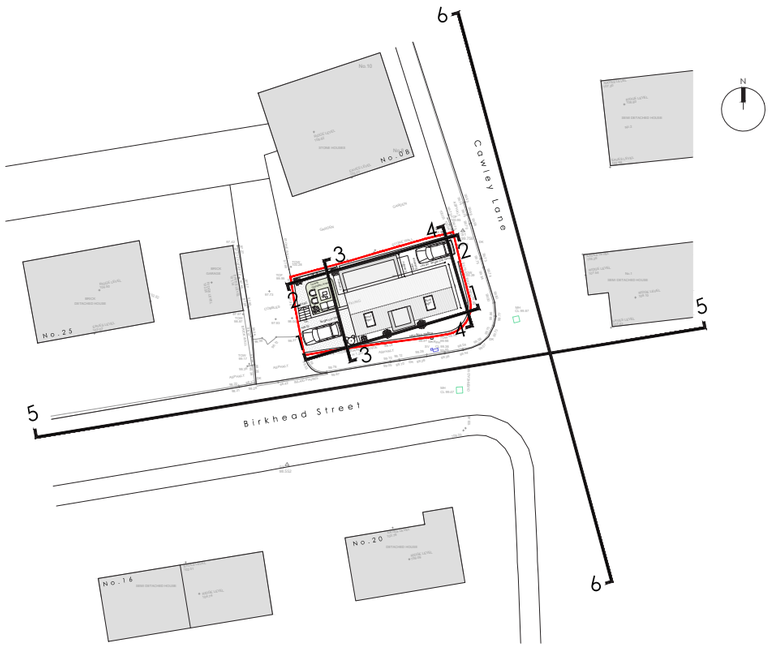
3.8 Proposed Elevations



COWLEY LANE STREET ELEVATION - E05



BIRKHEAD STREET ELEVATION - E06



3.0 The Proposal

3.9 Proposed 3D Views









3.0 The Proposal

3.9 Proposed 3D Views









4.0 Conclusion

The proposal provides a considered redevelopment of vacant infill land at the junction of Birkhead Street and Cawley Lane. It replaces an existing garage outbuilding with one detached three-bedroom family home and uses a split-level arrangement to respond to the site's limited area, irregular geometry and changing ground levels.

The dwelling's pitched form, brick construction and domestic scale respond positively to the surrounding residential character. Red standing-seam cladding, framed glazing and carefully controlled detailing provide a high-quality contemporary identity without detracting from the established street scene.

The design incorporates off-street parking, usable private amenity space, active street frontages, secure boundaries and new landscaping. The building's orientation, window positions, stepped massing and relationship with the illustrated 25-degree line demonstrate that neighbouring daylight, outlook and privacy have been considered as integral parts of the design.

The development would make efficient use of underutilised urban land, contribute an additional family home to the local housing supply and improve the appearance and surveillance of a prominent corner site.



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