3 MARSH HALL - GREEN OAK CARPORT + RAISED PATIO

Mr & Mrs C Sykes

LISTED BUILDING APPLICATION TO KIRKLEES METROPOLITAN BOROUGH COUNCIL

AUGUST 2026

Stephenson.
ARCHITECTS

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1_ INTRODUCTION.

1.1_ INTRODUCTION.

This Design and Access Statement has been prepared by Stephenson Architects on behalf of the applicant to accompany the planning application for the proposed alterations at 3 Marsh Hall, Thurstonland.

This statement responds to the requirements of the Town and Country Planning Order 2006 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

This structure and content of this statement has been informed by DCLG Circular 01/2006 ‘Guidance on changes to the Development Control System’ and ‘Design and Access Statements; how to write, read and use them’ (CABE 2006).

The planning application proposals that are considered within this Statement have been a collaboration between the design team, having worked together to consider the context of the site. Identifying the constraints and opportunities that this presents. The proposal is a consolidated response to this analysis.

2_ SITE ANALYSIS + CONTEXT.

1.2_ SITE ANALYSIS + CONTEXT.

3 Marsh Hall lies perpendicular to Marsh Hall Lane on the outskirts of Thurstonland. The building is joined to a more recent barn conversion to the west, with three dwellings to the north of the site. The wider surrounding context is farmland with the density of built form increasing southward towards the village centre.

The dwelling is surrounded by similar properties in terms of mass, scale & materiality and is part of a residential enclave on the northern edge of Thurstonland.

To the South of the application site is designated as a Conservation Area, the Thurstonland Conservation Area.

The Conservation Area has a dispersed built character with informally arranged sandstone properties clustered around areas of open space. The area appears relativity open and is contained by farmland, stone walls and hedgerows along its edges.
The architecture has an inconsistent grain. The buildings are set into varying sized plots and there is a variation of size and scale of properties.

The properties are generally of two-storeys, but variation in status of the properties means they often have very different scales. The piecemeal development of the area, together with the fact that there was never a nucleated or linear origin of the settlement, means that the orientation of the plots is also inconsistent, with some facing the roads/lanes and others not.



View looking North away from the site along Marsh Hall Lane



View looking Southwest into the site from Marsh Hall Lane.



View looking South away from the site on Marsh Hall Lane



View looking East away from the site on Marsh Hall Lane.

2.1_ EXISTING LAND USE.

Private Dwelling House - C3

The property's use historically is C3 - Dwelling House

2.2_ SITE DESCRIPTION + CONDITION.

3 Marsh Hall is a two-storey stone-built house with an out-shot to the rear. The building has a stone-slate roof, with stone detailing to window heads and cills, and painted timber windows. The property as existing has a spacious, predominantly rectangular plan with the main entrance positioned on the east elevation out of plain-sight.

The footprint of the building cover an area of approximately 204 sqm. The condition of the building is good following the refurbishment in 2011.

The property as existing benefits from generous residential amenity space with a garden wrapping around the property to the rear and side (east elevation).

Marsh Hall is a Grade II Listed building (LBS 341188)

2.3_ PLANNING BACKGROUND.

The local authority planning website has the following listed:

- Application 2010/90739 - Alterations and construction of garage

- Application 2010/90738 - Listed Building Consent for alteration and construction of garage



View looking southwest into the site from Marsh Hall Lane.



View looking Northwest into the site from Marsh Hall Lane.

3_ DESIGN.

3.1_ DESIGN OBJECTIVES.

Proposals seek to sympathetically create covered parking with a small secure storage facility and raised terrace, utilising high quality materials and carefully considered design strategy which seeks to enhance the buildings functionality as a family home.

Ensure through good design, proposals have minimum impact on the residential amenity of neighbouring properties and the character of Marsh Hall, and that significant material harm is avoided.

3.2_ USE.

Proposed use is C3 - private dwelling house. The existing building is the original dwelling house built over two storeys with a small single story out-shot to the north elevation.

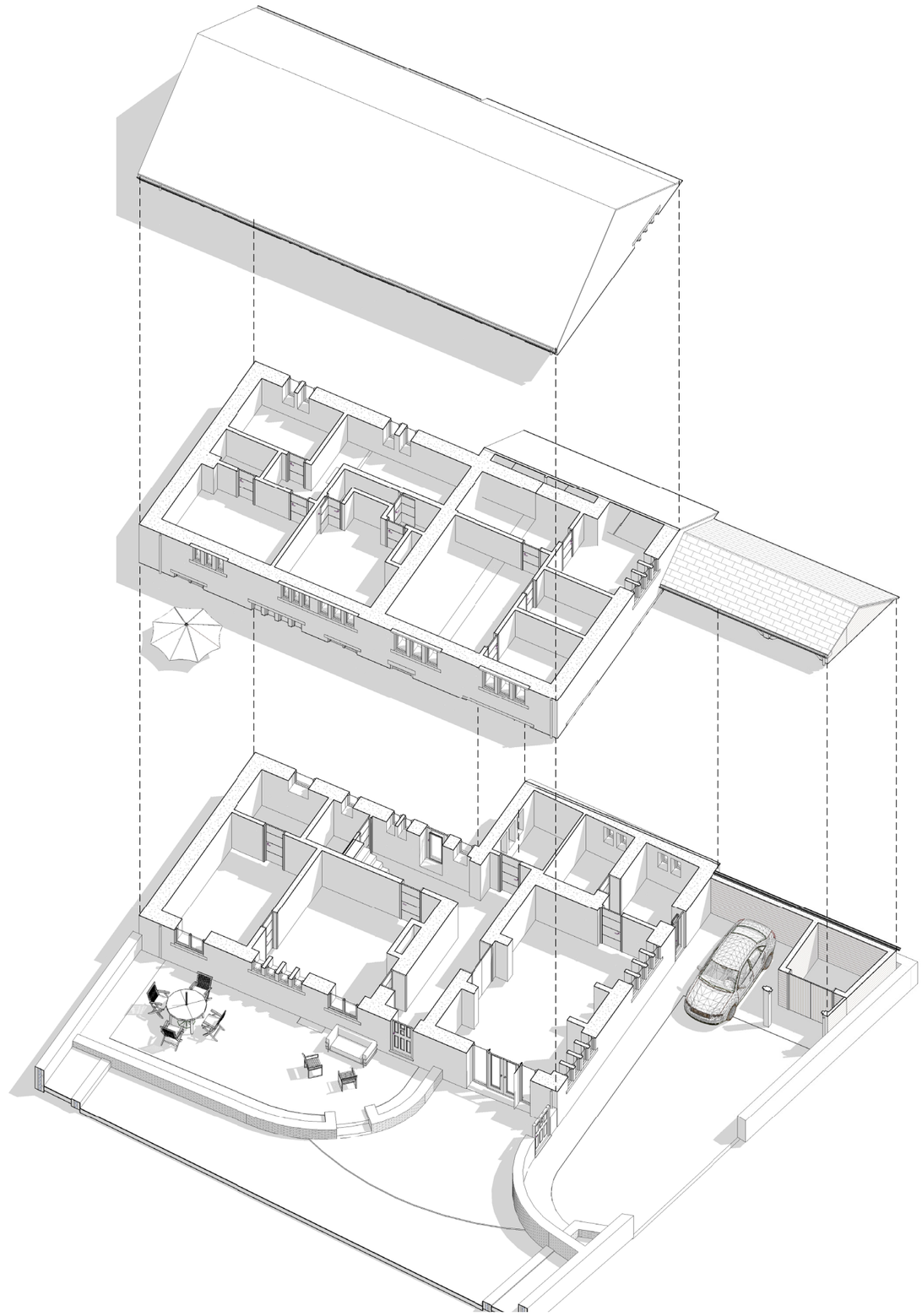
The proposed carport will provide covered parking with a small storage facility to provide the occupants a secure external store for garden equipment, bicycles etc.

The raised patio shall provide an external area of hard-standing to sit, relax and entertain, taking advantage of the sublime setting of Marsh Hall.

3.3_ AMOUNT.

The total ground floor area as existing provides 141sqm with a predominantly open plan arrangement, with the first floor as existing providing 116sqm.

The proposed carport extension has an overall footprint of 27sqm, with 6sqm being storage.

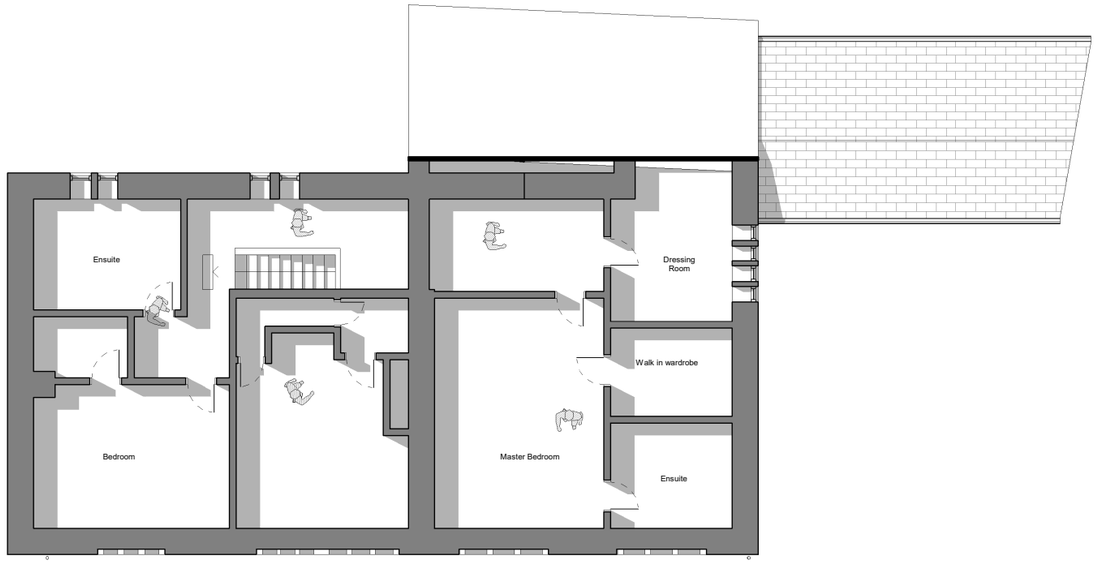


3.4_ LAYOUT.

The existing property is laid out as a spacious open-plan 4-bedroom family home in-keeping with the wider vernacular. All additions and alterations are designed to be in a similar architectural style of the wider vernacular in terms of materiality and scale, strengthening the property's relationship with its contextual setting.

The proposal to create a raised patio shall provide an external area of hard-standing to sit, relax and entertain, taking advantage of the sublime setting of Marsh Hall.

The new proposed carport shall be a high quality structure that incorporates a small secure storage area of 6sqm.



Proposed Floor Plans - NTS

3.5_ SCALE + APPEARANCE.

The proposed materials have been carefully considered to be in-keeping with the scale and architectural style of the existing property and the wider contextual setting. The proposed carport extension will be constructed using high quality, timeless materials in a sympathetic contemporary architectural style, to harmoniously complement the existing dwelling.

The height of the proposed extension has been kept to a minimum with the proposed roof being pitched to follow that of the existing, albeit at a lower level to ensure subservience and preserve the primary facade. The primary facade is also preserved due to the set back of proposed extension ensuring the original building is legible.

3.6_ MATERIALITY

The proposal primarily utilises the existing building fabric, however new elements comprise of the following palette of materials and design styles to create an addition that will sit harmoniously within the setting of Marsh Hall.

These include:
- Green Oak Frame.
- Natural Stone Roof Slates
- Green Oak Cladding
- PPC Aluminium rainwater pipes & gutters – Textured Black.

3.7_ ACCESS

The site is accessed via Marsh Hall Lane to the east, with the existing driveway providing refuse storage and off street parking. The property is accessed via the external door to the east elevation. There is an existing secondary access to the dwelling from the courtyard to the north, which also serves the other dwellings in the group.

The road facing facade of the original building is preserved due to the set back of the new carport.

New green oak carport with pitched roof, subservient to the existing, with natural stone slates.



View looking Northwest into the site from Marsh Hall Lane

4.0_ CONCLUSION.

In our opinion, we believe the proposals to be considered outlined in this document should be supported for the following reasons:

The proposals do not impact the setting and would make a positive contribution to the character of the existing area, providing variety to the local architecture.

Due to the location of the site, the works will have no detrimental impact on the neighbouring properties.

The proposed development is appropriate in scale and materiality with the neighbouring houses within the established context.

The size and scale of the proposed development respects the height and character of its surroundings.

The carport extension is subservient to the host dwelling.

The proposals will provide a high-quality extension in a desirable area and will secure the building for long-term use.

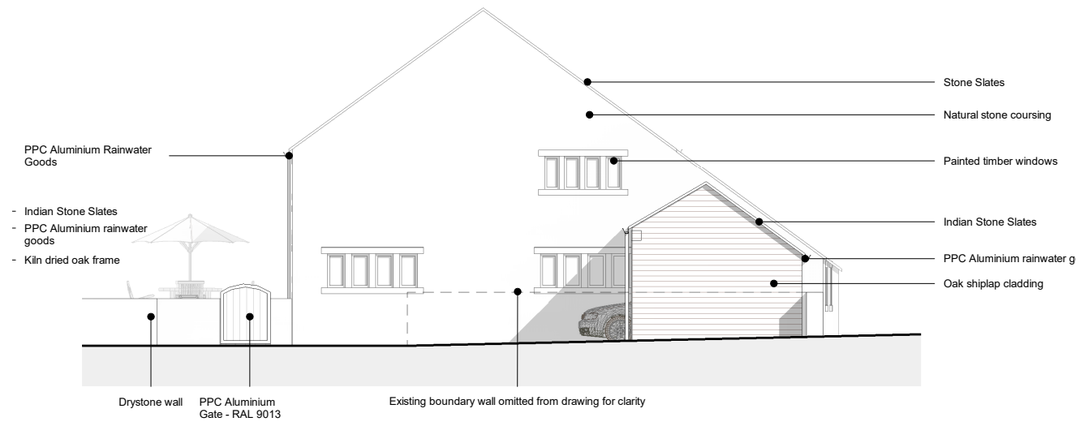
The proposed accommodation has been designed to create minimal harm to the listed asset and is considered here to be far less impactful than proposals approved under application 2010/90739.

The proposal is well considered and will provide an appealing environment for the Client, tailored to their brief.

Overall, we believe proposed development respects and complies with all the key national and local policy. As such, we believe the proposed development would have a positive impact on the surrounding area.

We trust that the above provides sufficient detail to accompany this application, however, should you require any additional information please do not hesitate to contact **Stephenson** Architects.







Proposed Elevations

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