



DESIGN AND ACCESS STATEMENT

ROYD MOOR HOUSE FARM

MARCH 2024

DEMOLITION OF AGRICULTURAL BUILDINGS
AND ERECTION OF 6 DWELLINGS

L'ARCHE DEVELOPMENTS (YORKSHIRE) LTD
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Design and Access Statement for application to demolish agricultural buildings and erection of 6 detached dwellings with driveways and gardens.

Introduction

The application site is located outside the village of Thurlstone and is a redundant farm and associated agricultural buildings which are a mixture of stone and timber barns together with 2 more modern steel frame agricultural barns.

This application seeks permission to demolish the agricultural buildings in the area of plots 1-6, these buildings are marked up on the existing site plan as the following buildings 1-4 9-14 & 21-23 these are a mixture of concrete, timber, Stone and metal cladding construction barns and large expanses of tarmacadam and concrete hard standing.

A previous application has been approved on the site for the renovation and conversion of some of these building under application no. 2023/0288 which was a Class Q application to establish and secure a significant & viable residential use on the site for 5 dwellings and conversion of the existing buildings.

It is now sought to change this to a more substantial & architectural pleasing scheme with sympathetic design and materials used in keeping with the houses around the existing site, as discussed previously the existing buildings in question are to be removed and 6 new dwellings built in their place. The area of buildings to be removed take up a footprint of 2141sqm and the proposed dwellings together take up a footprint of 1051sqm which is an overall 50% reduction of building footprint within the areas of Plots 1 to 6, which is a significant reduction in the built environment of the site together with a large improvement to the openness of the green belt and biodiversity of the site.

Access for plots 1,2,3 4 & 5 are from the top existing access point and provide a private driveway to service the 5 dwellings together with ample space and turning for the refuse & emergency vehicles, refuse bin collection can be either at the main entranceway or bin collections can be serviced by the refuse vehicle entering the site and collecting the refuse at each dwelling, bin stores are located within each property driveway.

Access for Plot 6 has its own private driveway using the current existing middle access to the farmyard and the refuse bin collection will be at the entrance to this dwelling.

Plot 1, 2,3 are detached 2 storey residence's providing parking space for 3+ cars, ample driveway and gardens to the front & rear, access down the side of the properties are also designed in to access and service the treatment plant located in the front garden, gardens and level patio & amenity space surrounding the dwelling have also been shown.

Plot 4,5 & 6 is for a row of terraced cottage inspired 2 storey residence and compliments the detached dwellings shown as plot 1,2,3 in its architectural design, providing parking space for 3+ cars, ample driveway and turning space and access to both sides of the property and service the

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treatment plant located in the garden, gardens and level patio & amenity space surrounding the dwelling have also been shown.

All of the room sizes have been designed around the SPD house builders design guide together with ample parking space provision and amenity space for each dwelling.

Design

In terms of the design, the properties have been sympathetically designed to be in-keeping with the current style in an around the area of the existing farm , on site there is the farmhouse and stone dairy Parlour and with this in mind both residences are proposed to be built using coursed stone and with decorative & glazed features, The footprint to all of the Plots remain mainly on the existing footprint of the existing agricultural buildings and sheds. Details to the windows and doors we are proposing decorative cill's heads and jambs and roof covering to be proposed as new Indian stone slates. Rainwater goods are proposed as Aluminium ogee gutters and drain pipes. Patio areas are to be flagged and driveway done in tarmacadam.

Landscaping to be sympathetically done and the further introduction of native hedging to the boundaries of each property, which currently is dry stone walls will enhance the biodiversity for birds, mammals and insects.

It is also proposed to install bat boxes to each dwelling.

It is proposed that the properties will benefit from either air source or ground source heat pump for which the necessary trenching required to bury the cables will be laid within the proposed domestic curtilage of each dwelling, supporting the NPPF requirement for the need to support sustainable development.

Materiality

Areas of new stone will be reclaimed natural stone to match the existing stone dairy parlour & farmhouse as closely as possible. New roofing materials will be natural stone slates to match the existing dairy parlour, windows & doors will be aluminium glazed units and doors, with rainwater goods having a matt black finish in ogee style.

Access

The access to the property for vehicles will not be changed in any way from the current access points into the existing farm yard as shown on the proposed site plan, there is significant parking spaces available in each dwellings driveway and ample turning space.