



DESIGN AND ACCESS STATEMENT

ROYD MOOR HOUSE FARM

MARCH 2024

DEMOLITION OF AGRICULTURAL BUILDINGS
AND ERECTION OF 2 DWELLINGS

L'ARCHE DEVELOPMENTS (YORKSHIRE) LTD
The Studio 3 The old Brickworks, Thurstonland , Huddersfield, HD4 6UY, Telephone: 07787226469 or
07779724443
Company Number 8145594 VAT no. 141626335

Design and Access Statement for application to demolish agricultural buildings and erection of 2 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 and 2, these buildings are marked up on the existing site plan as the following buildings 5,6,7,8 & 15,16,17,18,,19 & 20, these are a mixture of concrete, timber and metal cladding construction barns and expanses of tarmac 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 2 new dwellings built in their place. The area of buildings to be removed take up a footprint of 1929sqm and the proposed dwellings together take up a footprint of 841sqm which is an overall 56% reduction of building footprint within the areas of Plots 1 & 2.

Access for both dwellings are to be provided by the existing main access point into the farmyard, with Plots 1 & 2 sharing this access the existing bungalow & farmhouse on site that will remain, each plot provides ample parking provisions provided together with refuse wate bin storage designed into the scheme.

Plot 1 is a detached 2 storey residence providing parking space for 4+ cars, ample driveway and turning space and vehicular access down the side to access the fields at the bottom of the garden, and service the treatment plant located in the rear garden, gardens and level patio & amenity space surrounding the dwelling have also been shown . The accommodation internally is designed for the future owner who is disabled and requires the use of a wheelchair fulltime, the accommodation has been designed to allow the owner to have as much level access as possible on the ground floor levels and patio areas externally and gardens. The accommodation provides various respite and therapy areas and rooms which the client requires in house on a weekly basis and a large garage to allow easy access in and out of a specifically adapted vehicle that the owner has full time use of. There is an internal lift installed to allow access to and from the first floor areas also which allows the owner to have full use of both upstairs and the ground floor and a live in carers annexe over the garage has also been provided in the proposal.

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Plot 2 is for a detached 2 storey residence and compliments Plot 1 in its architectural design, providing parking space for 4+ cars, ample driveway and turning space and vehicular access down the side to access the fields at the bottom of the garden, and service the treatment plant located in the rear garden, gardens and level patio & amenity space surrounding the dwelling have also been shown. Internally the dwelling provides 5 bedroom accommodation and also provides a full operational office space over the garage, which the owners business will be using as their base for the company. The owner of Plot 2 also aids and assists the owner in Plot 1 with the day today tasks & running their joint business together.

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 Plot 1 & 2 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 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 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 to the west of the site, 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, there is significant parking spaces available in each dwellings driveway and ample turning space.