

Design and Access Statement

for

Erection of a Single Dwelling (Modified Design)

on

Land Adjacent

Law Head Farm, Law Slack Road
Hade Edge, Holmfirth HD9 2RY

for

Mr & Mrs R.A. Deakin

June 2016



Architecture
Project Management
Surveying
Planning
Conservation


HEPPENSTALLS 
Chartered Architects & Surveyors

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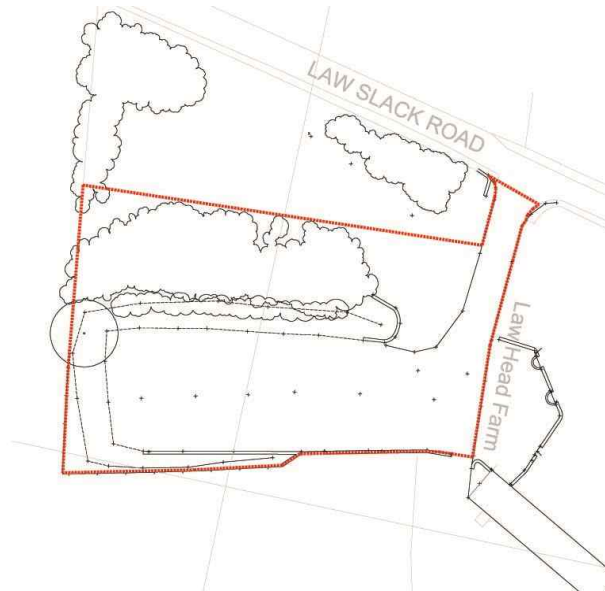
Appendix 1 Coal mining report

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1. INTRODUCTION

- 1.1 This application is a modified design proposal for full planning permission to construct a single storey dwelling on land currently used as an HGV operating centre and occupied by Law Head Farm, off Law Slack Road Hade Edge.

The applicant's family have lived in the farmhouse since 1916



2. THE SITE & USE

SITE

- 2.1 Law Head Farm is situated on the east side of Law Slack Road in generally open countryside and has a wide access drive from Law Slack Road which gives access to the farm buildings together with a metalled area due east of the farm used for residential parking and turning and a second metalled area due south of the farmhouse utilised for HGV parking. There are landscaped areas due west of the farmhouse. These areas are considered to be within the associated use of the existing farm and are fenced off from the remaining land of the applicants.
- 2.2 The application site is situated due south of the existing farmhouse and comprises of a hard-core open area approx. 57.00m long by 22.00m wide being approximately 50% of the application site area. The plateau is some 4.50 m below the surrounding ground level at the south and west sides with matching contours on the north east corner



- 2.3 Law Slack Road runs parallel approx. 45.00m away from the application site on the west side whilst Law Common Road is approx. 87.00m due south of the site

USE

- 2.4 Since 1939 to the late 1970's the applicants operated a coal merchant business from Law Head Farm whereby the land adjoining was utilised for coal storage bagging and distribution, however the service and amenity buildings have since been removed.
- 2.5 The application site has been utilised by commercial vehicles for at least 40 years and is currently used as a heavy goods vehicle operating centre in conjunction with the applicants business. The applicant has a current HGV operator's licence OB 39644 for the site.
- 2.6 The following historic photographs confirm the current use



2001



2003



2005

- 2.7 There are extensive areas of existing tree screening to the west and south west corner of the application site to the extent that the site is not visible from the surrounding roads



Existing tree screening from West side from Law Slack Road



Existing tree screening viewed from South along Law Slack Road

- 2.8 Parts of the parked vehicles are visible from Law common road where it is possible to notice the slight impact of the roofs of the vehicles.



Existing site viewed from Law Common Road to South East



Existing site viewed from Law Common Road to South

3. SURROUNDING PROPERTIES

- 3.1 Other than Green Gate Farm due west of Law Slack Road there are no surrounding properties nearby.

4. RELEVANT PLANNING POLICIES

- 4.1 The application site is within the Green Belt and as such the National Planning Policy Framework (NPPF) 2012 applies. Para 88 confirms that

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 4.2 Para 89 confirms that the LPA should regard construction of new buildings as inappropriate in the Green Belt however the exceptions to this are partial or complete redevelopment of previously developed sites whether redundant or in continuing use which would not have a greater impact on the openness and character of the Green Belt.

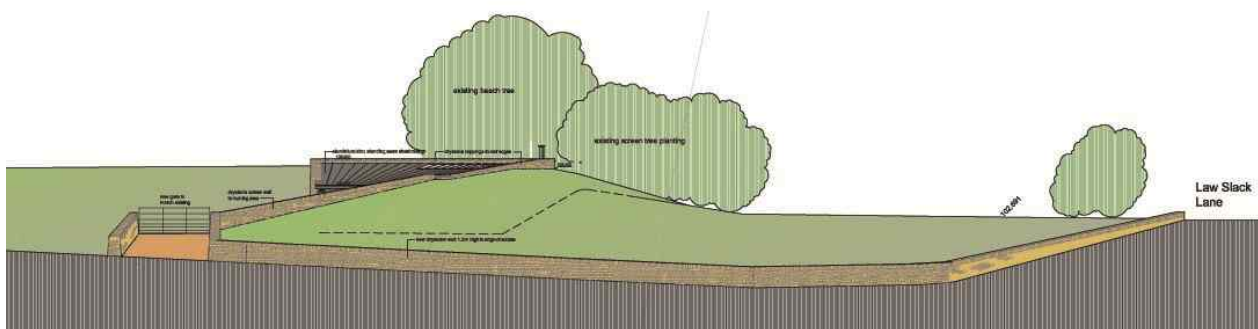
5. THE PROPOSAL- DESIGN, TOPOGRAPHY AND MASS

- 5.1 The proposal comprises of a single storey dwelling designed in such a manner as to sit within and yet restore the nature of the green belt and have lesser impact than the current use.
- 5.2 In this way the proposal will restore and preserve the openness and character of the Green Belt.
- 5.3 The site is accessed from the north side, which currently presents an open hardcore area with a clear vision in to the existing site activities.



Existing activities visible from entrance

- 5.4 The proposal will be screened by an earth sheltered garage with gentle landscape contours down to the existing access. The drystone walls to the access will be reinstated and a 4m wide farm track created parallel to the existing wall on the east boundary to give access to the adjoining field on the east side together with access to the garage. A drystone screen wall will support the edge of the earth sheltered embankment and also shelter the drive turning area which will be screened from the northerly aspect.



Section through existing access with elevation of proposal

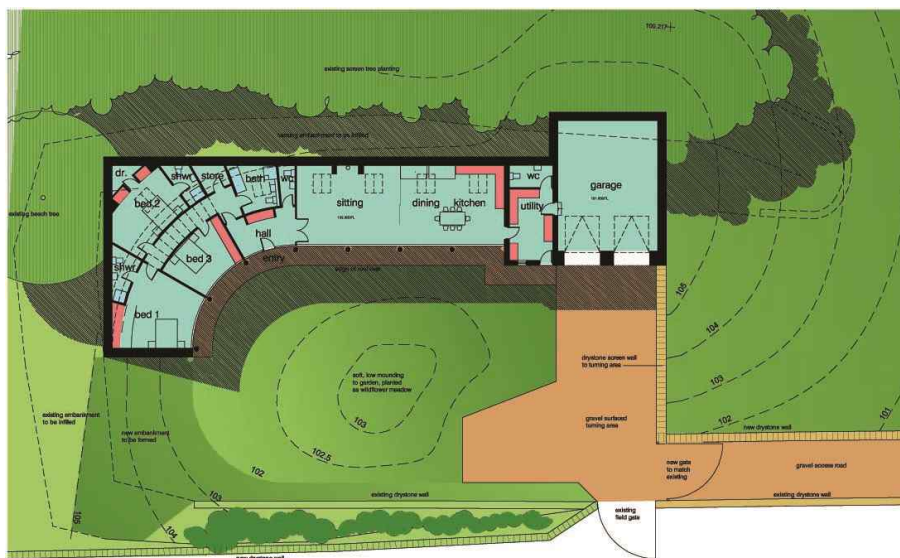


Existing entrance to south side



Dry stone wall to one side of entrance path, new wall 4.00m parallel

- 5.5 The open area to the east of the building footprint will be gently contoured (rather than the existing steeply sloping embankments) from the top of the existing southern embankment developing into a lightly contoured soft mounding in front of the glazed façade. This mounding will have the effect of reducing the impact of the proposal when viewed from the 4m wide gravelled access.

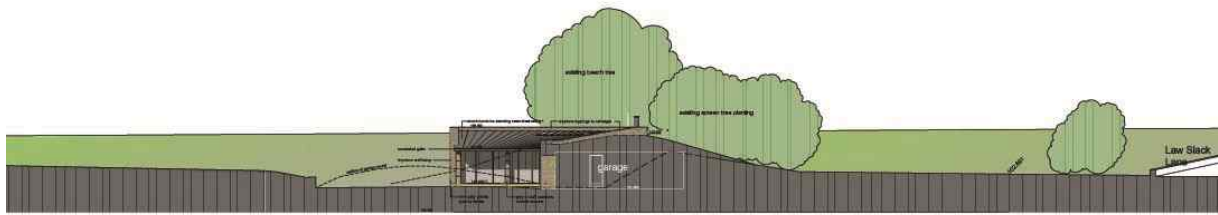


Plan showing ground contours

- 5.7 The proposal has been carefully developed and considered in such a manner as to restore and enhance the Green Belt. The current hard standing area has been reduced by 80% with consequent improvement in the site.

Scale

- 5.8 The building occupies a footprint of 335 sqm which has been determined by the site configuration and the clients brief for accommodation. This gross area includes the earth sheltered garage.



- 5.9 The height of the highest point of the roof is 3.90m whilst the lowest point is 2.40m. This height is no greater than the difference between the existing plateaux of the site and the highest contours on the south and west sides. The impact on the surrounding area in terms of scale will be negligible.

Appearance

- 5.10 The walls where exposed will be faced in drystone walling to match the existing field and highway boundaries.
- 5.11 The roof will be covered in dark grey standing seam metal roofing and be highly insulated. Roof glazing will be as close to the roof plane as possible without comprising weather tight details. The gutters will be composite and concealed behind a dark grey metal fascia.



- 5.12 The windows will be triple glazed with gas filled cavities and be positioned beneath a shaded roof overhang.
- 5.13 The roof overhang to the east and north sides will be supported on stone circular posts set on to a natural stone paved and setted margin beneath the roof overhang as hard landscaping
- 5.14 The open grassed areas will be planted in wildflower meadow seed rather than a domestic garden layout

- 8.3 BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 8mg/l BOD, 13mg/l SS and 4mg/l ammonia - The system is Certified to European Standard EN12566-3 and fully compliant. See manufacturer's information in Appendix 2
- 8.4 The treatment plant will be sited as indicated on drawing 4238-02-04a. There are no known boreholes or springs within 50m of the location which is 17.5 m away from the habitable building and within 34 m of the public highway.

9. SUMMARY AND CONCLUSION

- *This is an application for full planning consent for one dwelling.*
- *The site is within the use of Law Head Farm and is proposed on a section of the land currently used as a **Heavy Goods Vehicle operating centre** in continuous use for at least the last 40 years*
- *Despite the pre-existing buildings having been removed the site is **brownfield in nature**.*
- *This modified design proposal has been carefully developed and considered in such a manner as to **restore and enhance the Green Belt**.*
- *The proposal will **protect and enhance a sense of place** through good design, **appropriate materials, textures and colours, working with the landscape, site topography, orientation and existing natural and built form***
- *The proposed height of the building is within the highest contours of the existing land with the result that **the development will be unseen***
- *The **impact of the development** from the surroundings is **an improvement** and the development reflects the existing embankment on the south and west sides.*
- *The **proposed use when set against the existing use is preferable** to the HGV use in this position and will result in an **improvement to the site having less impact on the openness of the Green Belt***
- *In assessing and determining development proposals, local planning authorities should apply the **presumption in favour of sustainable development***