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Design and Access Statement

Erection of two detached dwellings and associated access, parking and landscaping to previously developed site at former Wicken Hall Mill, Smithy Green, Newhey.

This statement has been produced to accompany a planning application for the construction of two detached dwellings within the curtilage of a previously developed site.

Section 1a- Existing Use

The subject site is within the developed curtilage of the former Wicken Hall Mill.

The mill site comprised the subject land and a larger area directly to the south that is intersected by an access road. The mill area to the south has been redeveloped for housing (1-4 Carp View – planning consent ref; 13/00323). The majority of the Wicken Hall Mill buildings were cleared to slab level in or around 2005.

The site is located to the east of the A640 Huddersfield Road to the existing settlement at Smithy Green with the main grouping of buildings comprising a stone built terrace (1-6 Smithy Green), and a modern development of four detached houses (1-4 Carp View).



Image 1 - Subject site in relation to road and Carp View development

The Smithy Green settlement is located to the bottom of a valley with steep wooded slope up to the A640 Huddersfield Road to the west, and steep wooded slope up to the east with Wickenhall Farm and Wicken Hall House located beyond this to the elevated part of the valley.

The subject site is generally level and broadly square in shape with a rubble surface from the clearance of the Mill buildings, remnants of the Mill development and a number of cabins, stored materials and compound utilised by the site owner.

A culvert is constructed under the Carp View development, the road and the subject site before emerging directly to the north of the subject site and discharging to Wicken Hall Clough.

The site fronts Lane Bottom to the west with a retaining wall forming a cut out parking area (7 parking spaces) that the land owner has formed for residents at Smithy Green terrace as part of the development proposals.

Lane Bottom connects the Smithy Green settlement with further development to the north comprising a stone built terrace (31-37 Pioneers Villas), the Bulls Head Public House and a large commercial premises (P W Greenhalgh at Ogden mill).

Section 1b- Proposed Use

The proposal is to construct two detached dwellings centrally within the former mill site. The dwellings are of the same design but with the plots handed.

The proposed dwellings have two storeys of accommodation and are designed to reflect the form and design features of the existing buildings at Smithy Green and Carp View.

Section 2 – Amount of development

Two dwellings are proposed with two storeys of accommodation with each comprising 271.59sq m (2,923 sq ft) Gross Internal Area (GIA).

The existing access from Lane Bottom is utilised with the proposed dwellings fronting on to this with a landscaped frontage, driveways and parking areas, and landscaped gardens. Each dwelling has landscaped gardens at the rear with an area of amenity grass, and a paved patio.

The driveways and parking areas are to be surfaced with permeable bound gravel as part of a Sustainable Urban Drainage System (SUDs).

The surface water drainage strategy will be to collect runoff from the roof area and direct it to geocellular storage area located in a landscaped amenity area to the north of plot 2. This will then outfall into the culverted watercourse on site at a controlled rate.

The foul water drainage strategy is to construct separate foul water drains with discharge to a new package treatment plant, prior to outfalling into the culverted watercourse.

Section 3 – Layout

The following accommodation is proposed;

Ground floor – entrance hall with access to stairs to first floor, lounge, study, WC, open plan kitchen and dining, with access to utility and integral garage.

First floor – landing giving access to 5 bedrooms and a bathroom.

Section 4 – Scale & design

The dwellings are sited centrally within the former mill site and fronting the existing access road, and are close to the existing cluster of buildings at Smithy Green and Carp View. The dwellings will be viewed against the backdrop of the existing grouping of buildings and relate closely to these.

The height of the adjacent buildings has been considered and the proposed dwellings are designed to be a lesser height (7.83 metres from finished floor level to ridge), as follows:

- Smithy Green terrace = 8.76 metres FFL to ridge (0.93metres higher than proposal).
- 2 Carp View = 10.88 metres FFL to ridge (3.05metres higher than proposal).
- 3 Carp View = 10.88 metres FFL to ridge (3.05 metres higher than proposal).
- 4 Carp View = 8.59 metres FFL to ridge (0.76 metres higher than proposal).



Image 2 – Smithy Green terrace

Design features from the existing buildings that have been drawn upon include:

- Rectangular building footprint with two storeys of development referencing building form of Smithy Green Terrace.
- Linear development arranged along existing access road similar to terrace opposite and the former mill buildings.

- Pitched roofs with slate coverings (referencing Smithy Green Terrace), and feature pediments (referencing Carp View).
- Stone facings to external walls (referencing existing dwellings).
- Detailing to elevations with stone heads and sills (referencing existing dwellings).



Image 3 – Three storey build at Carp View

An Electric Vehicle Charging Point (EVCH) and secure cycle storage is provided to each dwelling to promote sustainable forms of transport.

Boundary treatments have been kept at a low level (1.2metre high post and rail fencing), and are of a type found in rural and countryside areas to maintain openness.

The development lighting scheme will include the use of appropriate products and screening, to ensure no excessive artificial lighting shines over the boundary trees, retained hedgerow and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

An adequate area of garden/private amenity space is proposed to the rear of the dwellings.

Section 5 – Landscaping

The proposed dwellings are to have a landscaped frontage with landscaped gardens and paved patios to the rear. Mature and substantial landscape features exist to the north and east boundaries and these will be retained.

A Landscaping design is submitted to confirm the hard and soft landscaping details. The proposals aim to provide an appropriate setting for the built form to help integrate it into the surrounding landscape. They aim to enhance the ecological interest and habitat connectivity and seek biodiversity gain.

To the north and east boundaries there are mature trees that provide robust and effective screening of views in and out of the site. The existing trees are to be retained and further supplemented with additional landscaping planting.

To the north of plot 2 an area of woodland wildflower and bulb planting is proposed adjacent to the north boundary and retained trees.

Section 6 – Appearance

The dwellings are designed to respect the form and scale of the adjacent dwellings at Smithy Green and Carp View , and to use materials that are in keeping and to reference design features of the existing buildings.

Section 7 – Access

Access to the settlement is made from Lane Bottom, with further access routes from Huddersfield Road and Wicken Hall.

Each dwelling will have a private drive area that will allow parking for a minimum of two cars, with space for a further car to the integral garages.

Level access and approach will be provided to the dwellings to enable the dwellings to be accessible and to comply with Part M 'Access to and use of buildings' of the building regulations.

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