



Design and Access Statement

for

Outline Planning Application for 2 Cottages on
land at Chain Road, Holt Head, Slaithwaite,
Huddersfield HD7 5TY

for

Mr and Mrs A J Swift

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Proposed New Cottages on land at Chain Road, Slaithwaite,
Huddersfield HD7 5TY

DESIGN and ACCESS STATEMENT

The Area and Planning History

The site is accessed from the main Chain Road B6107 and is situated to the West of the old White House Public House, now converted to four dwellings. Application 2013/93486.

The planning history was provided in detail in the previous pre-application enquiry and several developments were approved for this piece of land over the years when the White House was a Restaurant and Public House.

The premises have recently been converted to dwellings and further extended.

The Site and Proposals

The site covers about 0.4 Ha and is included in the green belt with a slight slope up to the northern end.

The proposed 2 Cottages across the front of the site would complete what is currently a small hamlet of dwellings (with the address 'Holt Head') as the site is surrounded by two large house to the North West, a group of terraced housing to the South East (The White House conversion) and a little lower to the South East a terrace of cottages and further dwellings to the North and South.

The proposed development would comprise 2no dwellings, designed in a cottage style with side garages and accessed from a private driveway on the South West boundary with an improved access to the main road.

Design

Context

Not as pre-app only 2

The houses are set away from the main road about the same as the two large houses further along the Chain Road to the North West and would be of a traditional design style using traditional, local materials and be sympathetic to those surrounding the site.

The character of this particular area is stone built houses/cottages and some terraced houses with slate/tile/stone flagged roofs but there are no listed buildings near the site and nor is it in a Conservation Area.

The location plan, scale 1:1250 shows the site outlined in red and a further portion of land to the North also in the ownership of the client and outlined in blue.

The site layout drawing, scale 1:500 shows the layout in more detail with driveways and boundaries.

The construction would be of a low energy design with high levels of insulation, compact design and internal energy recovery. Solar panels may also be an option together with log burning stoves.

The development would fill a need for both housing and energy conservation and assist in reducing greenhouse gas emissions in the long term. An electric car charging point would be included for the cottages.

The cottages would include a double garage and parking in front for a further two vehicles.

The accommodation includes an entrance with toilet leading to a hall with stairs to the first floor and access to the Living Room on one side and the Kitchen and Dining Room the other. A small Study is situated at the back in between the main rooms and the Kitchen has access to the Utility which leads to outside and the Garage.

At first floor the stairs lead to a landing with access to all bedrooms, the front main Bedroom with En-suite and the Family Bathroom.

Scale

The scale and appearance of the cottages are as shown on the application drawings.

Access

Access from Chain Road already exists but this is to be improved by widening and re-building the present boundary walls to a maximum height of 900mm.

The new access will be 5 metres wide and provide a level area of driveway 10 metres deep from road into the site. This is indicated on the drawings.

The new private driveway is shared between the two cottages and provides turning within the site as well as additional parking.

Access will be in a forward direction and passing provided at the entrance for a car leaving and entering and egress in a forward direction.

Site lines are improved with the new access arrangements and wall height reduction for traffic on the main road which has a speed restriction to 50 mph although along this part of the Chain Road it is somewhat less as it leads to the junction with Varley Road a few metres further along.

Conclusion and Compliance with Policy

Kirklees new LDF is now in force and the proposed development would take reference to compliance with the new policies and those in the latest national Planning Policy Framework that would be relevant to the proposals.

Development in the Green Belt is referred to as 'inappropriate' and harmful to the openness of the Green Belt unless outweighed by special circumstances.

These special circumstances are the site being in the centre of other housing and in particular the four new dwellings (The White House) and also the past history of the site and would therefore demonstrate that the development would not be contrary to policies set out in Chapter 9 Protecting Green Belt land of the National Planning Policy Framework.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*