



Design and Access Statement

Proposed Residential Development at
Headlands Works, Headland Road, Liversedge, WF15 7NT

July 2024

RSHR-MWA-XX-XX-RP-A-0001_P2



MARTIN WALSH
ARCHITECTURAL

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P1	S2	TD	MW(j)	01.07.2024	First issue
P2	S2	TD	MW(j)	15.08.2025	Layout amendments

I.0 Introduction

This Design and Access Statement accompanies a detailed planning application for a proposed construction of 33 houses off Headlands Road, Liversedge.

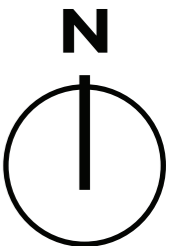
This Statement is within accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006; and Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

This document describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.



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Location Plan
(Not to scale)



2.0 Context

The application site is located off Headlands Road in Liversedge.

Liversedge is a small town that lies between Cleckheaton, Mirfield and Heckmondwike. It is situated approximately 4.5 miles south-west of Leeds.

The site is bound to the north by Highgate Beds, to the west is Spen Valley High School, south and east there are residential areas. A public footpath runs along the northern boundary.

The site currently houses dilapidated industrial buildings with a service yard accessed directly from Headlands Road.

Headlands Road connects with Huddersfield Road which is a major bus route to other towns and cities.

The site is 1.16 hectares/2.8 acres.

Outline planning permission for residential development of 33 dwellings was approved in 2013 (2013/91037) and 2017 (2017/93112).



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Site Photographs

The following photographs show the existing site, including the existing buildings and boundary treatments.

The site plan adjacent highlights viewpoints for the photographs.





Figure 1 – Existing Site Access



Figure 2 – Public Footpath



Figure 3 – School Fields



Figure 4 – Existing building

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Figure 5 – Existing Building



Figure 6 – Existing Building



Figure 7 – Existing Building



Figure 8 – Existing Yard



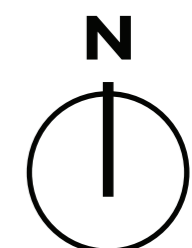
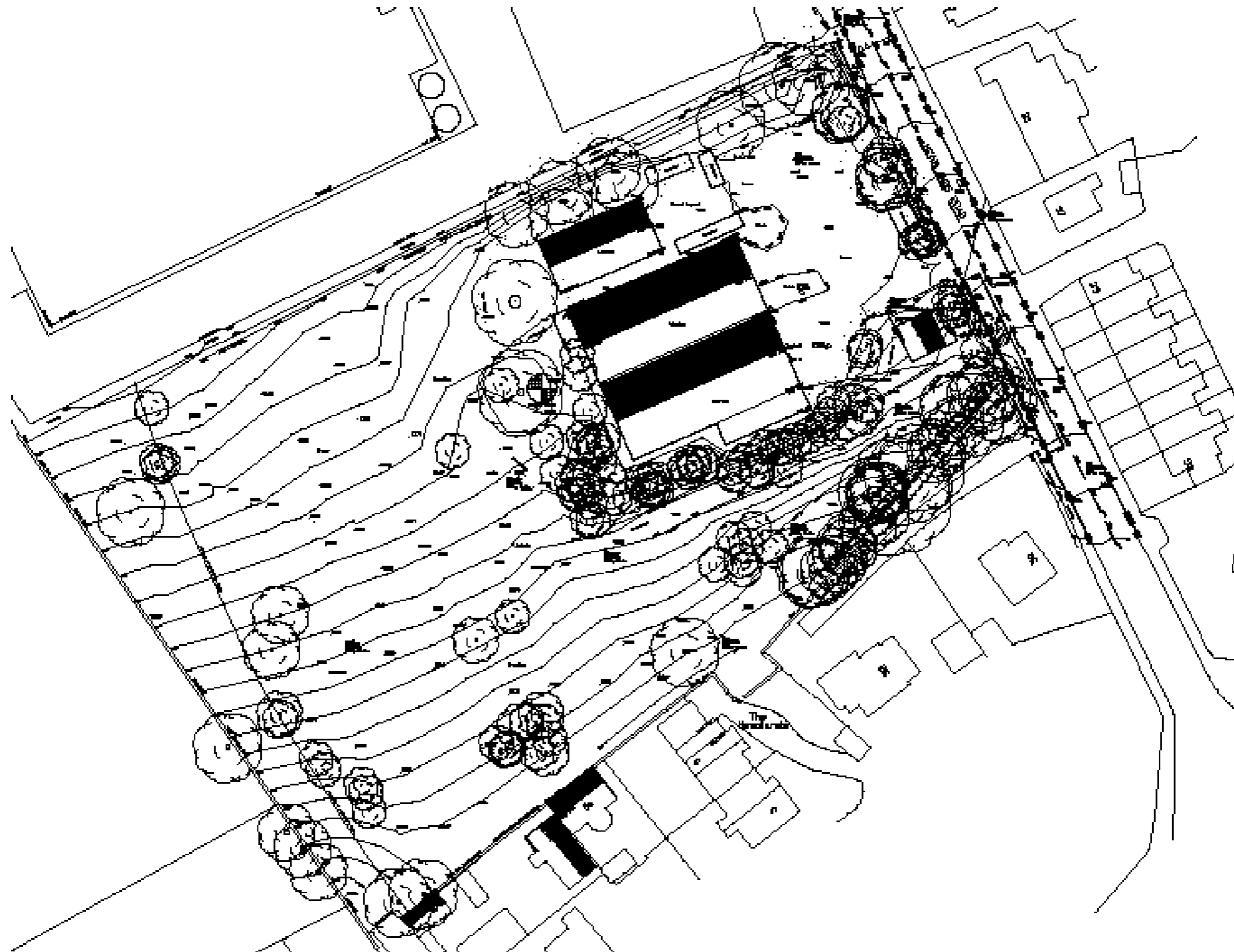
Figure 9 –View from the rear field to the existing industrial units



Figure 10 –View of Highgate Beds unit to the north

Topographical Analysis

The site slopes from the south from around +94.5m to +85.5m at the north boundary. From the existing site entrance in the east it slopes gently from around +88.16 to around +89.52 to the west.



3.0 Identity

Proposed Materials

- Marshall Cromwell reconstituted pitched face stone for the houses and garages.
- Marshall Cromwell reconstituted stone for the retaining/garden walls.
- Black windows and doors.
- Grey concrete interlocking roof tiles.



4.0 Built Form

Proposed Layout

The scheme proposes to construct 33 houses and public open space accessed from Headlands Road.

The houses are all two storey and are a mix of 2, 3 and 4 bedroom detached, terraced and semi-detached dwellings.

Refer to Studio 413's landscape proposals and schedules on page 16 for the extensive landscape scheme.



House Type Schedule

Type	Beds	No.
A	4	3
D	2	16
E	3	5
G	3	9
Total	66	33

Housing Mix

Type	No.	%	1stly & Spen %
1 and 2 beds	16	48.4	50 - 60
3 beds	14	42.4	50 - 40
4- beds	3	9.1	15 - 35

Scale and Massing

The proposed dwellings have been considered in context with the surrounding built form. This has been taken into account when considering storey heights of the new dwellings.



5.0 Movement

Access and Movement

External Access

The site is safe and accessible for all cars, bikes and pedestrians.

Access to the site is from Headlands Road.

4 bed houses have been allocated 3 parking spaces.

2 and 3 bed houses have been allocated 2 parking spaces.

8 visitor parking spaces have been provided.

Electric vehicle charging points will be provided to each dwelling.

Each house also has an integrated cycle store.

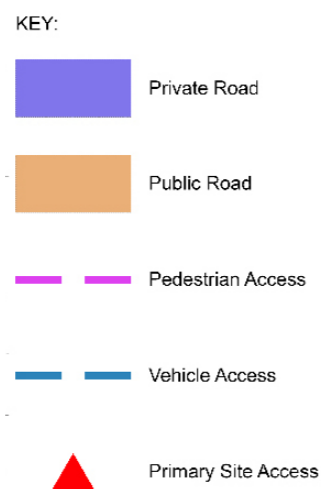
Internal Access

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities, the elderly and carers of young children should be considered as an integral part of the design process. Meeting these needs provides buildings that perform better for all users.

We shall endeavour to design buildings for optimum ease of use by their occupants and visitors.

MWA is fully aware of the requirements under Approved Doc M (AD-M) of the Building Regulations and as such, all designs shall conform to the requirements of AD-M, where the requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.



6.0 Nature



The proposal aims to enhance the setting of the site and an accompanying ecological report has been prepared by Brooks Ecological which identifies the ecological constraints and recommendation for the development. Soft landscaping will include the flowery lawn public open space, native hedges, grass verges, woodland and forestry planting and lawned gardens. Hard landscaping features will include the adopted road, private roads, driveways and visitor parking spaces.

Installations of roosting and nesting features for fauna within the proposed dwellings will enhance the environment for wildlife within the site.

- Red Line Boundary
 - ★ Sett or Den
 - ◇ Existing Medium Urban Tree
 - ◇ Existing Small Urban Tree
 - Line of trees
- HABITATS**
- Bramble scrub
 - Developed land; sealed surface
 - Mixed scrub
 - Other neutral grassland
 - Other woodland; broadleaved
- Google Satellite

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Client
Martin Walsh Architectural

Project Name
Headlands Works, Liversedge

Project No. Dwg. No.
LDP-24-P218 1001

Dwg. Title
Landscape Proposals

Revision Status
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Filepath

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7.0 Homes & Buildings

Introduction

This section outlines key design policy guidance, which, together with a detailed appraisal of the site and its surroundings, will inform development proposals.

National Planning Policy Framework

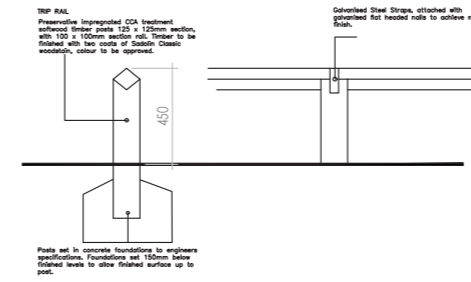
National Planning Policy Framework (NPPF) sets out a framework for all development and states that there should be a presumption in favour of sustainable development.

Secured by Design

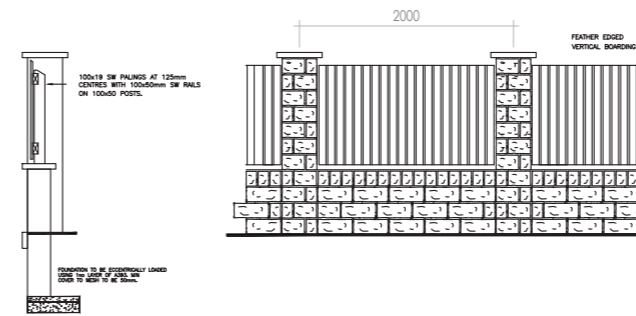
Secured by Design is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks.

In achieving Secured by Design, the following principles should be considered and addressed:

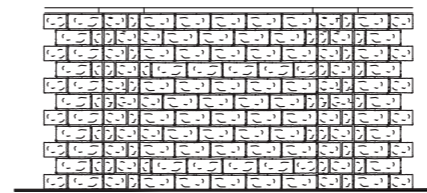
- Environmental quality and sense of ownership: Provision of high quality landscape settings for new development to help create a sense of place and strengthen community identity. These spaces tend to be well used and offer fewer opportunities for crime.
- Natural surveillance: Public and semi-private areas should be visible from nearby buildings or from well-used rights of way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.
- Access and footpaths: Secluded access points and routes should be avoided; roads to groups of buildings should promote a sense of identity and ownership; location of planting should avoid the creation of hiding places; good visibility should be maintained along footpaths and routes.



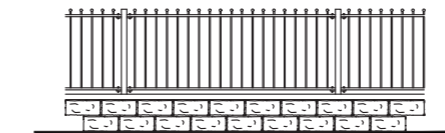
BOUNDARY TREATMENT DETAIL:
450mm TIMBER HIGH KICK RAIL TO THE POS (NTS)



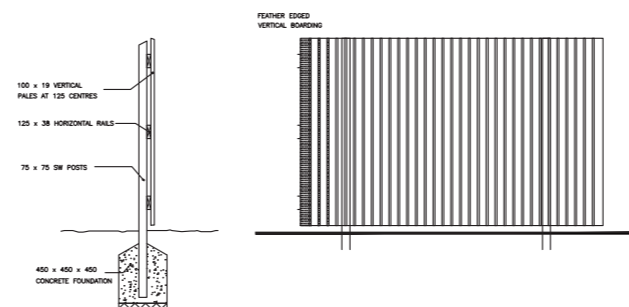
BOUNDARY TREATMENT DETAIL:
1650 - 1800mm STONE WALLING WITH FENCE PANELS (1:50)



BOUNDARY TREATMENT DETAIL:
1800mm STONE WALLING (1:50)



BOUNDARY TREATMENT DETAIL:
PATIO STONE WALLING WITH RAILINGS (1:50)



BOUNDARY TREATMENT DETAIL:
1800mm HIGH TIMBER VERTICAL BOARDED FENCING (1:50)



8.0 Resources

Sustainability should be the key driving factor for any new development.

Consideration has been given to the orientation of the new dwellings, their location and placement of glazing and solar shading to maximise natural light but also minimise glare.

The dwellings rely on fabric first approach. Fabric first approach translates as passive solar design (harnessing the sun's energy), highly insulated floors, walls and roofs, high performance windows, doors and good overall air tightness, so no draughts can get in and no warm air can escape.

These elements coupled with energy-efficient lighting and air source heat pumps will improve the dwellings energy efficiency and also help reduce CO2 emissions.

These measures and careful material selection mean the development could perform well above current Building Regulation requirements.



9.0 Summary

This statement has been prepared in support of a full planning application which seeks outline approval for the construction of 33 houses, an adopted road and public open space.

The proposed development has been carefully structured around the existing site features and topography, responding positively to the existing context.

The existing industrial units are old stock with major defects such as cracked floor slabs and damp penetration.

Outline planning approval has been approved by Kirklees Council in both 2013 and 2017 for residential development.

The site occupies a sustainable location in Liversedge that has good transport links and is close to a junior and high school.

It is apparent that an opportunity exists to provide much needed housing of high quality, and to greatly improve on the existing housing stock. The development will regenerate a dilapidated site, compliment its surroundings and improve the quality of the built environment.

We are hopeful that Kirklees Council will see that MWA and both Robert & Richard Seale, sons of the late Harry Seale, are conscientious that the land is developed in a sensible manner for the local community and environment.

