



KPP  
ARCHITECTS

## DESIGN & ACCESS STATEMENT

---

BLACKMOORFOTT ROAD  
HUDDERSFIELD

CONTENTS

|                               |    |
|-------------------------------|----|
| INTRODUCTION                  | 01 |
| SITE CONTEXT                  | 02 |
| EVALUATION & DESIGN EVOLUTION | 03 |
| DESIGN PROPOSAL               | 04 |
| FULL PLANNING APPLICATION     | 05 |
| OUTLINE PLANNING APPLICATION  | 06 |
| CONCLUSION                    | 07 |

1.0 INTRODUCTION

Overview

This document has been prepared by KPP Architects in support of a hybrid planning application for the Construction of an industrial development with 14No. units of up to 123,000sqft GEA total including integral offices, with associated car and commercial vehicle parking, servicing and landscaping; with new vehicular access from Blackmoorfoot Road and existing vehicular access from Crosland Hill Road.

This Document has been produced by KPP Architects in conjunction with other consultants covering strategic planning advice on drainage, ground investigation, transportation, ecology and noise.

Purpose

The contents have closely followed the requirements set out in The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 which sets out the formal requirements for Design and Access Statements tailored to suit the extent of the proposal including:

Site Context

Assessment of the physical and cultural context of the site

Design

- |              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Use:         | How the buildings and spaces will be used                              |
| Amount:      | How much would be built on the site                                    |
| Layout:      | How the buildings and surrounding spaces could be arranged on the site |
| Scale:       | How big the buildings and spaces could be                              |
| Landscaping: | How open spaces could be treated to enhance and protect the character  |
| Appearance:  | What the buildings and spaces could look like                          |

Access

- Vehicular & Transport links: Why access points and routes have been chosen and how the site responds to the existing layout and public transport provision.
- Inclusive access: How everyone can get to and move through the place on equal terms.

Full Planning Application

This report is in support of a Full Planning Application seeking permission for up to 75,000sqft GEA of industrial units (Use Classes B2, B8 & Eiii with ancillary offices).

Outline Planning Application

This report is in support of an Outline Planning Application seeking permission for up to 43,000sqft GEA of industrial units (Use Classes B2, B8 & Eiii with ancillary offices).



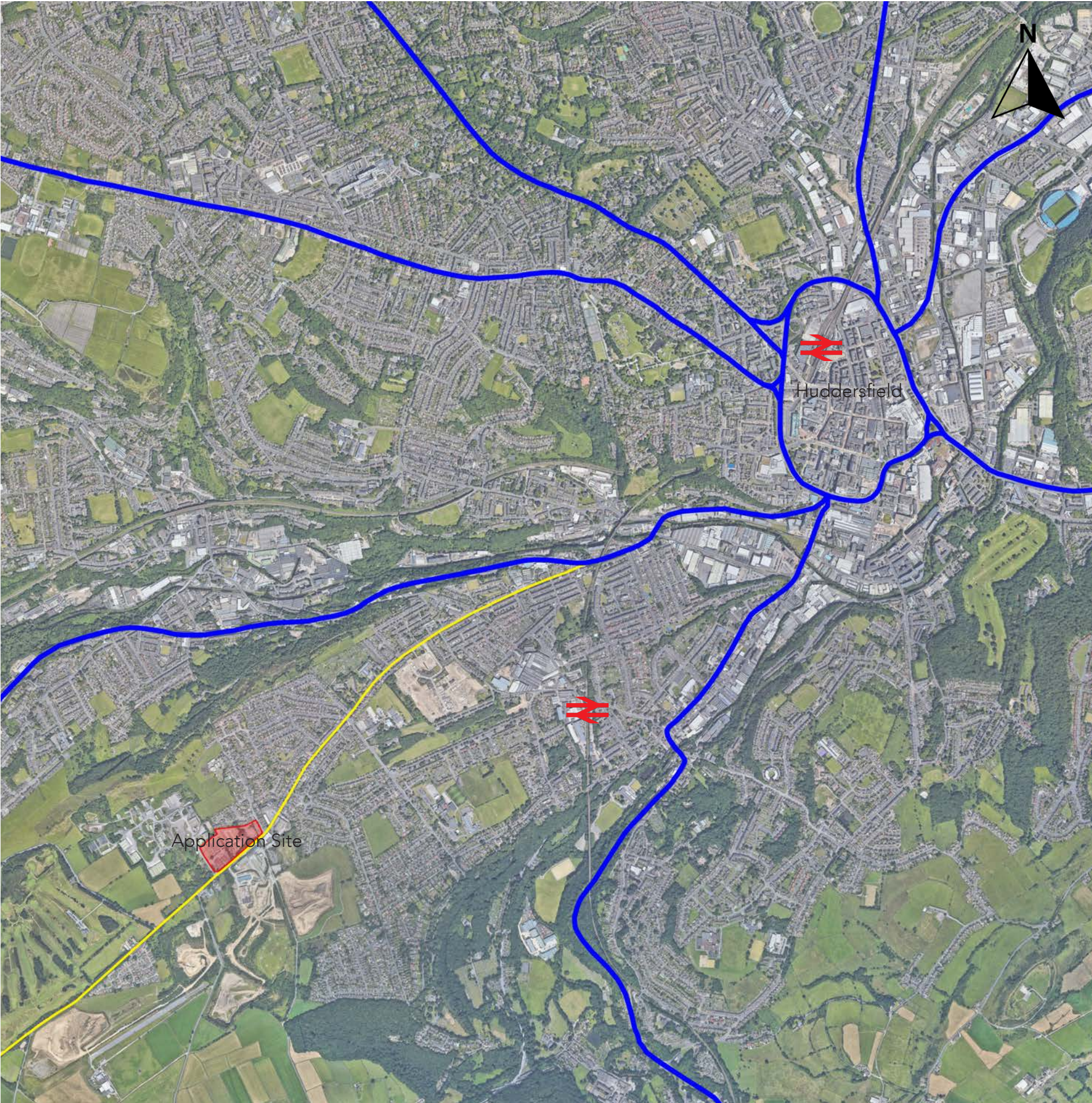
Above - Site Red Line Boundary

2.0 SITE CONTEXT

2.1 THE WIDER AREA

Key:

- Application site
- Train Station
- Primary road network
- Blackmoorfoot Road



Above - Wider area of the site and Huddersfield town centre.

2.2 LOCAL CONTEXT & CHARACTER

The application site is approximately 3.34Ha/8.26 Acres.

The site was most recently occupied by Lowdham Leisureworld as a caravan sales and storage centre. Lowdham operated from a small number of buildings across the site that have mostly been demolished. Only the larger sales office and workshop remain.

Most of the site is covered by macadam hardstanding or gravel surfacing. The site falls approximately 15m from the west boundary to the east boundary on Crossland Hill Road. The site is mostly bounded by dry stone walling. To the north, several houses on Mason Court and Greystone back on to the site boundary. Further west is the Black Cat Fireworks site and Standard Drive. The southern boundary is neighboured by Blackmoorfoot Road and the eastern boundary by Crosland Hill Road.

Key:

- ① Black Cat Fireworks
- ② Residential streets (Greystone & Mason Court)
- ③ Wellfield Quarry
- ④ Standard Drive houses
- ⑤ Woodcock & Wilson LTD
- ⑥ Yorkshire Engineering LTD
- ⑦ WG&R UK LTD
- ⑧ The Sand's House Pub
- ⑨ Matlock House



Above - Local Context & Character

[illegible]

The map is a historical cadastral or topographical map of the Crossland Moor area. It shows the parish of Crossland, which is centrally located and outlined in red. Surrounding parishes are labeled: Lower Lintwharfe to the north, Upper Lintwharfe to the south, and Airedale to the west. The map includes numerous place names, such as Crossland Hill, Crossland Hall, Crossland Moor, and Crossland Moor House. It also shows various roads, rivers, and landmarks, including the Manchester Old Road and the River Wharfe. The map is detailed with numerous small features, such as fields, woods, and buildings, and is marked with a grid of letters and numbers.

07

2.4 KEY VIEWS - EXISTING SITE



1 - Southwest corner of site (highest point)



2 - Existing sales office and workshop building



3 - Existing access on Crosland Hill Road (lowest point)



Above - Location of key views

2.5 KEY VIEWS - SURROUNDING AREAS



4 - Northeast on Blackmoorfoot Road towards Huddersfield



5 - Southeast on Blackmoorfoot Road away from Huddersfield



6 - Junction of Blackmoorfoot Road and Crosland Hill Road



Above - Location of key views

2.6 EXISTING CONNECTIONS

The application site is approximately 1.83 miles from Huddersfield town centre. The site will be accessed via Blackmoorfoot Road.

Bus routes run along Blackmoorfoot Road serving Huddersfield Town Centre, Meltham, Slaithwaite, Wilberlee, and Blackmoorfoot. There are stops in both directions on the Crosland Hill Road junction and Standard Drive junction.

Huddersfield train station is 2.3 miles away. Huddersfield is well connected with multiple services per hour to Leeds, Manchester, Wakefield, Castleford, Sheffield, Barnsley, Bradford, and Halifax. The railway station can be reached in 12 minutes by car, 29 minutes by bus, and 57 minutes by walking.

There are footpaths adjoining the site along Blackmoorfoot Road and Crossland Hill Road. The footpath along Blackmoorfoot Road is 1.8m wide, widening to 3m at the junction with Crossland Hill Road. The footpath on Crossland Hill Road is also 3m wide at the junction and narrows to 2m along the road.

Key:

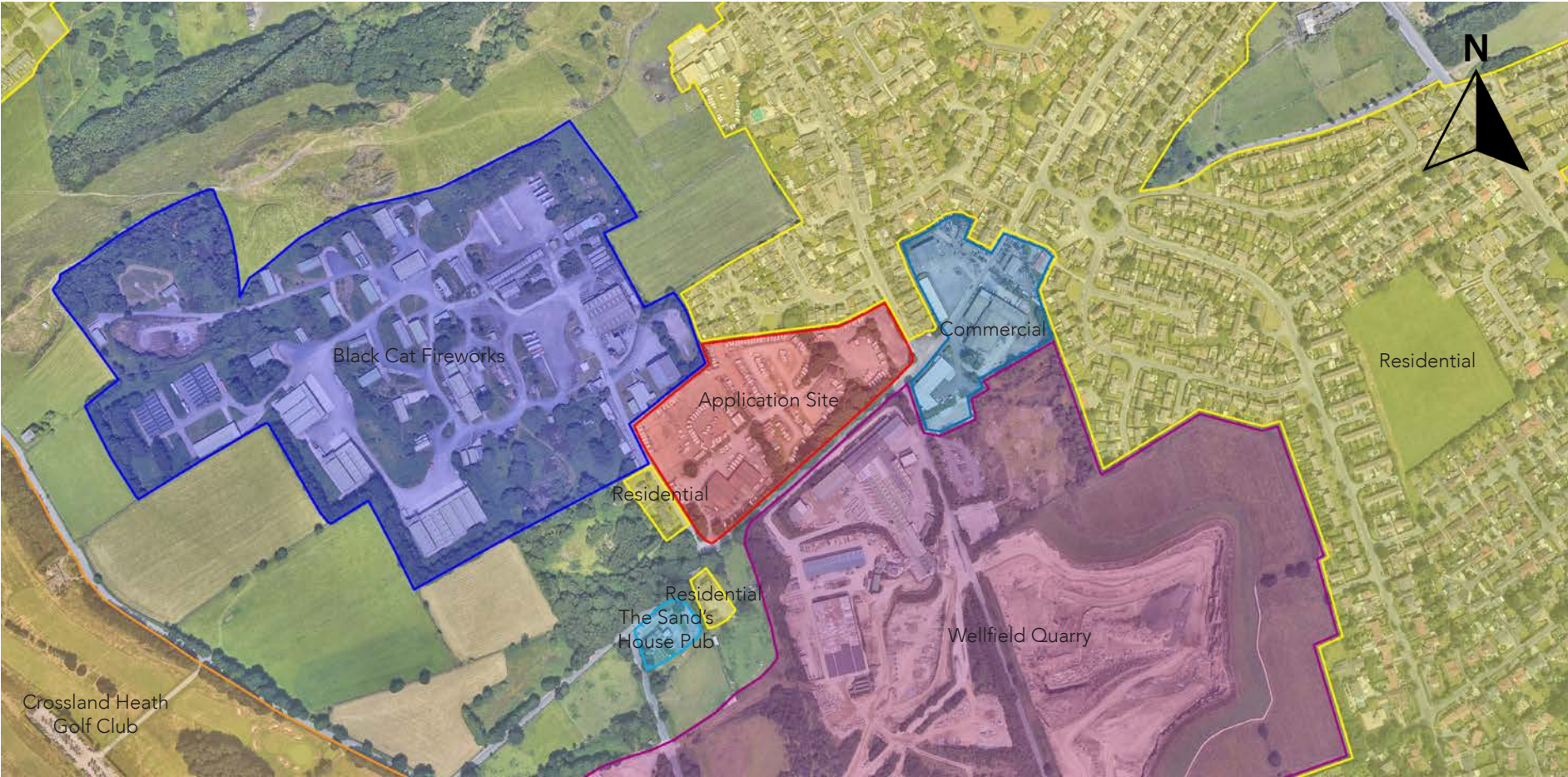
- Application site
- Blackmoorfoot Road
- Crosland Hill Road (No HGV access)
- Bus stops



Above - Existing site connections

The application site lies between industrial and residential areas. It is intended for the development to bridge the gap between the residents and industrial operations. The site will provide further employment opportunities and possible amenities for residents in the units with frontages on Crosland Hill Road.

- Key:
- Application site
  - Black Cat Fireworks
  - Residential
  - Wellfield Quarry
  - Commercial
  - Crossland Heath Golf Club
  - The Sand's House Pub



Above - Land use plan



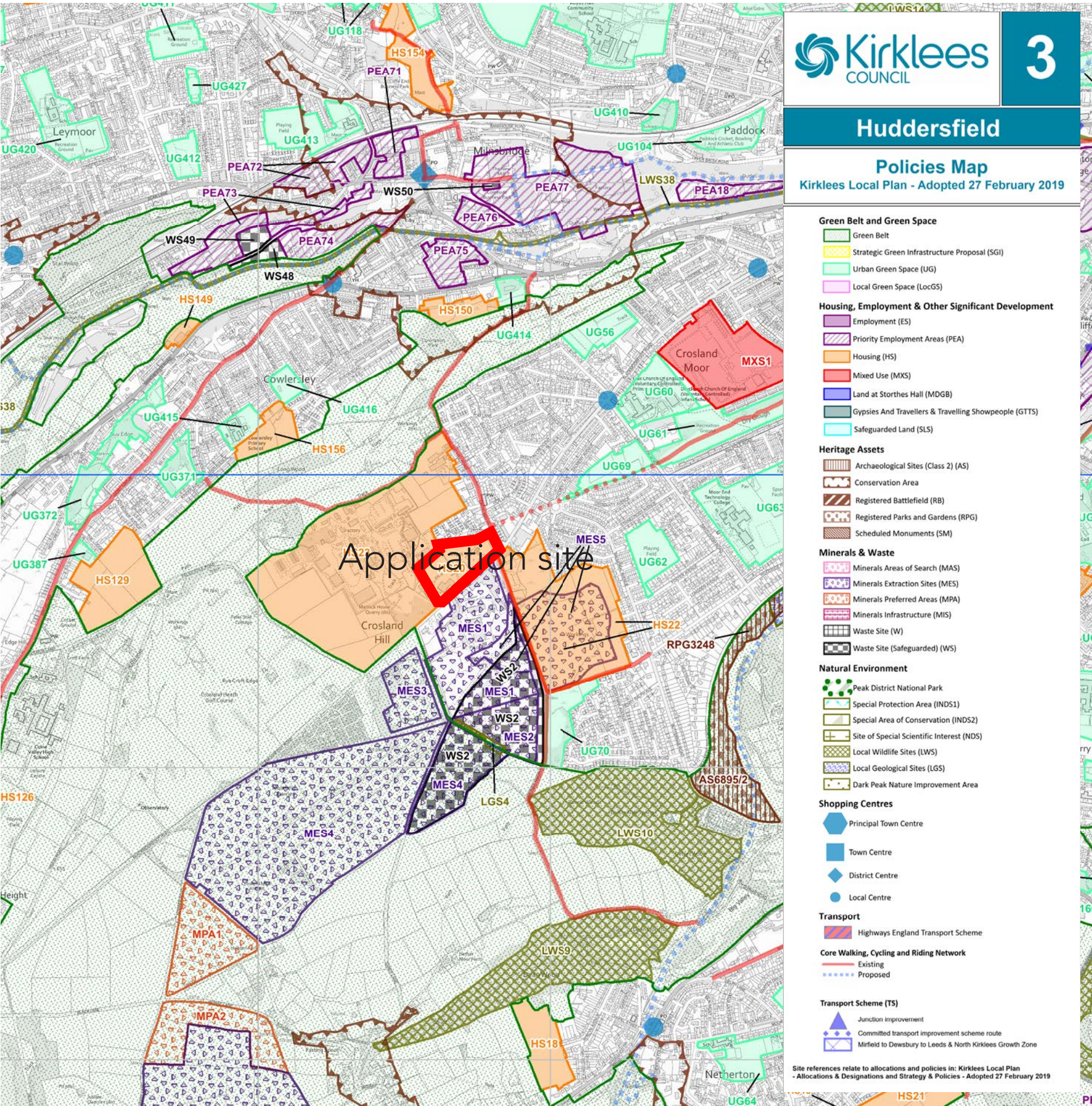
Above - Urban Grain

2.8 PLANNING CONTEXT

KIRKLEES LOCAL PLAN

Kirklees Council produced an allocation map in support of the Kirklees Local Plan Core Strategy. The application site has been designated for use as housing in the Kirklees Local Plan (HS20).

To the North of the site is more land allocated to the housing sector. The southern boundary of the site is bound by mineral extraction sites and to the west of the site is greenbelt



Above Image: Extract from Kirklees Local Plan

|                                    |                                                                                                                                                                                                                                                                                                |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site HS20                          |                                                                                                                                                                                                                                                                                                |
| Local Plan ID                      | HS20                                                                                                                                                                                                                                                                                           |
| Site address                       | Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield                                                                                                                                                                                                                                  |
| Ownership                          | Private                                                                                                                                                                                                                                                                                        |
| Gross site area (Ha)               | 3.34                                                                                                                                                                                                                                                                                           |
| Net site area (Ha)                 | 3.34                                                                                                                                                                                                                                                                                           |
| Constraints                        | <ul style="list-style-type: none"><li>Potentially contaminated land</li><li>Noise and dust source near the site - Noise and dust from Johnson Wellfield Quarry</li><li>Site is close to Listed Buildings</li></ul>                                                                             |
| Allocation                         | Housing                                                                                                                                                                                                                                                                                        |
| Indicative capacity                | 116 dwellings                                                                                                                                                                                                                                                                                  |
| Reports required                   | <ul style="list-style-type: none"><li>Transport Assessment</li><li>Travel Plan</li><li>Contamination report (Phase 1 and 2)</li><li>Noise assessment</li><li>Flood Risk Assessment</li><li>Heritage Impact Assessment</li><li>Health Impact Assessment</li><li>Ecological Assessment</li></ul> |
| Other site specific considerations | <ul style="list-style-type: none"><li>Site is located opposite Wellfield quarry.</li></ul>                                                                                                                                                                                                     |

Above Image: Extract from Kirklees Local Plan Allocations and Designations

### 3.0 EVALUATION & DESIGN EVOLUTION

Site Analysis

Desk Top Study (Ground Conditions)

A Site Appraisal Desk Top Study was conducted to support planning application and is summarised as the following:

The site was occupied by a former quarry which was later backfilled with quarry arisings and a historic refuse tip, the site is however not affected by shallow mining. The made ground has been found to contain asbestos, however once the site is developed it could be said the asbestos would be satisfactorily isolated from future site users. Due to the heterogenous composition of the made ground, as well as its thickness, piled foundations are recommended for the proposed structures. The ground investigation report has suggested that additional trial pitting is recommended following demolition of the existing buildings on site to investigate the areas that were not previously accessible.

Refer to Site Appraisal Desk Top Study for further details.

Flood Risk Assessment & Drainage Strategy

A Flood Risk Assessment & Drainage Strategy was conducted to support planning application and is summarised as the following:

The site is in Flood Zone 1 and has a very low risk of flooding from fluvial, groundwater and reservoir sources.

The site has a low risk from flooding from surface water and the site design will ensure that overland water flows are directed away from the buildings and that surface water from the development is managed within the site boundary.

The ground investigation carried out states that no significant inflows of groundwater were encountered during the investigation. The highest groundwater level was 3.53m below ground level, within backfilled quarry waste. On this basis the effects of groundwater flooding on the site are considered to be low.

Drainage Assessment

The surface water drainage system has been designed in accordance with the SuDS Manual and national and local policies to manage 1:100 + 45% climate change flows within the site, with discharge to the adopted Yorkshire Water combined sewer in Blackmoorfoot Road at a discharge rate of 95l/s.

The foul water drainage system is designed in accordance with the Building Regulations and discharges to the adopted Yorkshire Water combined sewer.

Refer to Flood Risk Assessment & Drainage Strategy for further details.

Tree Survey

A Tree Survey was conducted to support planning application and is summarised as the following:

The site contains 21 groups of trees that contain a Tree Preservation Order (TPO Ref: 04/21/w1)

Some trees require removal in order to facilitate the proposed development.

No pruning works are required to accommodate the proposed development.

The footprints of the proposed buildings do not incur the RPA of retained trees. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.

We are informed that the existing hard standing which is located within the potential root protection areas of retained trees is to be retained and used as a sub-base for a new surface.

Refer to Preliminary Arboricultural Assessment for further details.

Highways / Transport Assessment

A travel plan and transport assessment has been produced to support the planning application and is summarised as the following:

The existing and proposed operation of the highway in terms of highway safety, sustainability and capacity had been considered. It has shown that the predicted traffic from the proposed development will have no significant impact on any of the junctions in close proximity to the site.

The site is considered to be in a sustainable location with a range of local services and facilities that can be accessed on foot and by cycle and also gives easy access to the local residential areas. Bus services operate near the site and other public transport options lie within a short walk or cycle.

It can be concluded that it has been demonstrated that the proposed development can be accommodated on the adjacent highway network without any significant negative impact and there are therefore no highway capacity or safety reasons why this development should not be granted planning approval.

For the full highways and transport assessment please refer to the full report for further details.

- Key:
- Application site
  - Blackmoorfoot Road
  - Crosland Hill Road (No HGV access)
  - Primary site access
  - Secondary site access (for cars only to units 12-15 frontages)
  - ① Topography of application site. Currently topography fall from the southwest to northeast
  - ② Contamination
  - ③ Residential properties on Mason Court and Greystone
  - ④ Residential properties on Crosland Hill Road
  - ⑤ Residential properties on Standard Drive
  - ⑥ No HGV access through Crosland Hill Road
  - ⑦ Existing industrial and commercial users
  - ⑧ Tree Preservation Order



Above - Opportunities & constraints of application site

## 4.0 DESIGN PROPOSAL







Above - Aluminium frame entrance door



Above - Sandstone masonry



Above - Horizontal profile built up cladding



Above - Composite cladding



Above - 6deg pitched roof



Above - Sectional overhead doors

## **5.0 FULL PLANNING APPLICATION**

5.1 FULL PLANNING APPLICATION - AMOUNT & USE

The full planning application proposes up to 80,000sqft GEA of industrial units varying in size to include ancillary offices and mezzanines.

The location and scale of the development are influenced to its immediate surroundings and has good accessibility to local and highway networks.

Amount and Use

Development Summary:

Gross Site Area: Circa. 5.03 Acres/2.03 Hectares

Development: Circa. 80,000sqft GEA

Scale: The site topography will create a variety inheights for the proposed units to create visual interest and avoid a monotomy of mass and form.

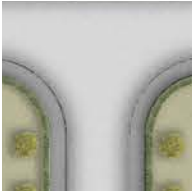
|                   |        |                    |
|-------------------|--------|--------------------|
| Building heights: | Unit 1 | 8m to U/S HAUNCH   |
|                   | Unit 2 | 8m to U/S HAUNCH   |
|                   | Unit 3 | 6.5m to U/S HAUNCH |

Key:

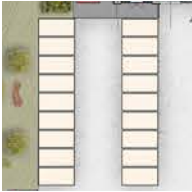
Proposed buildings



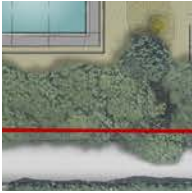
Proposed road and footpath



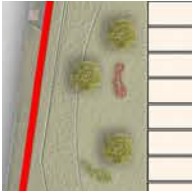
Parking



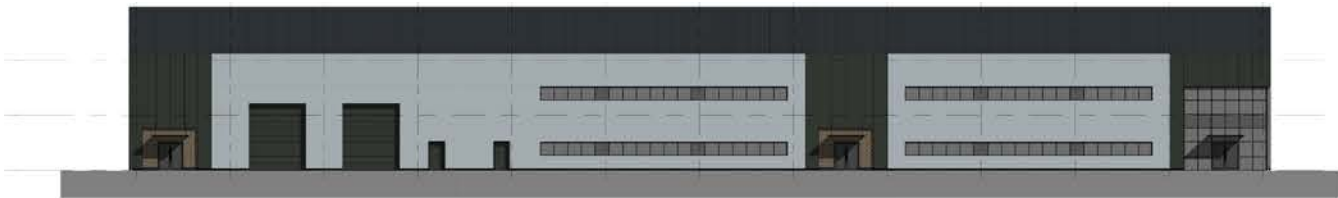
Existing trees



Proposed landscaping



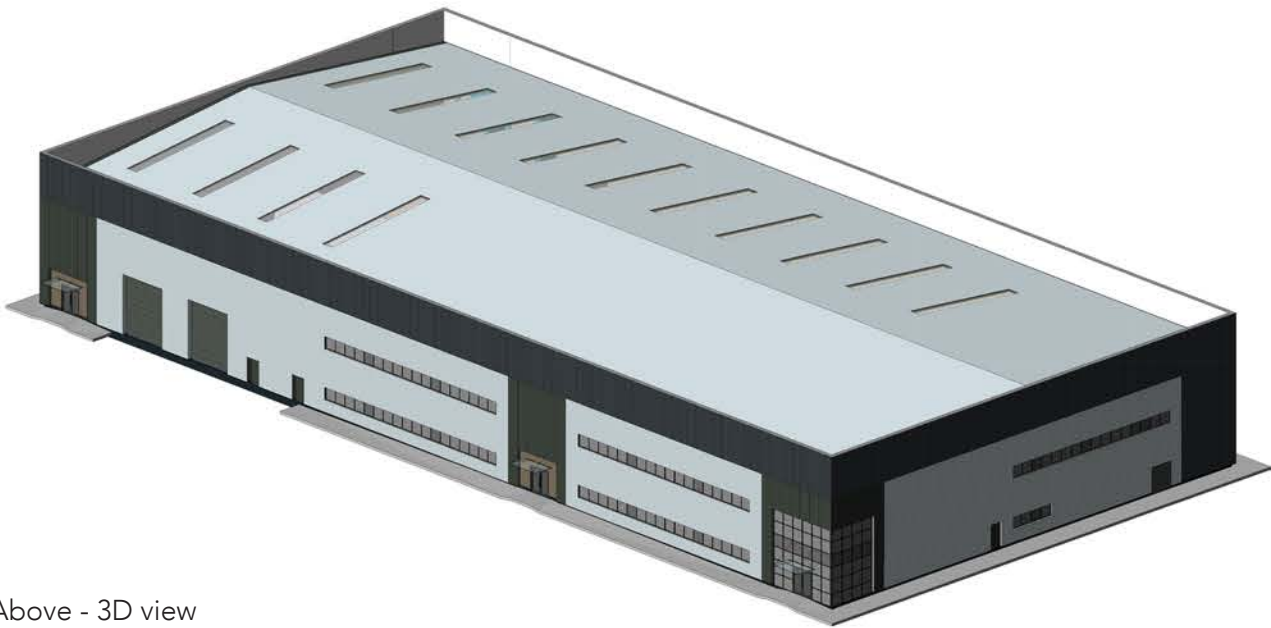
Above - Site Red Line Boundary



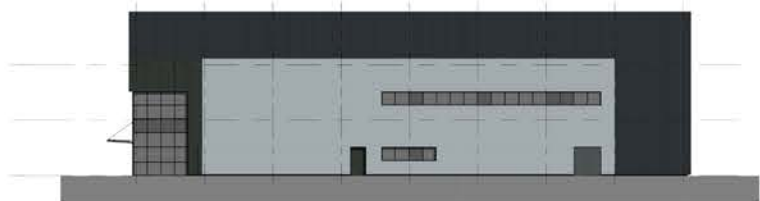
Above - Front elevation



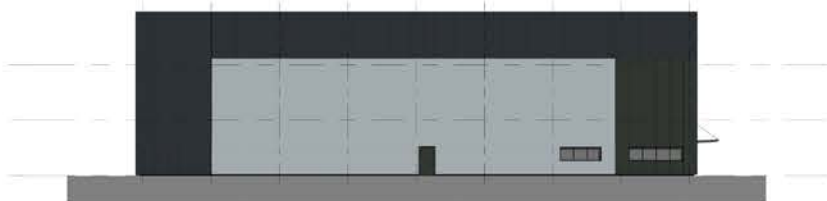
Above - Rear elevation



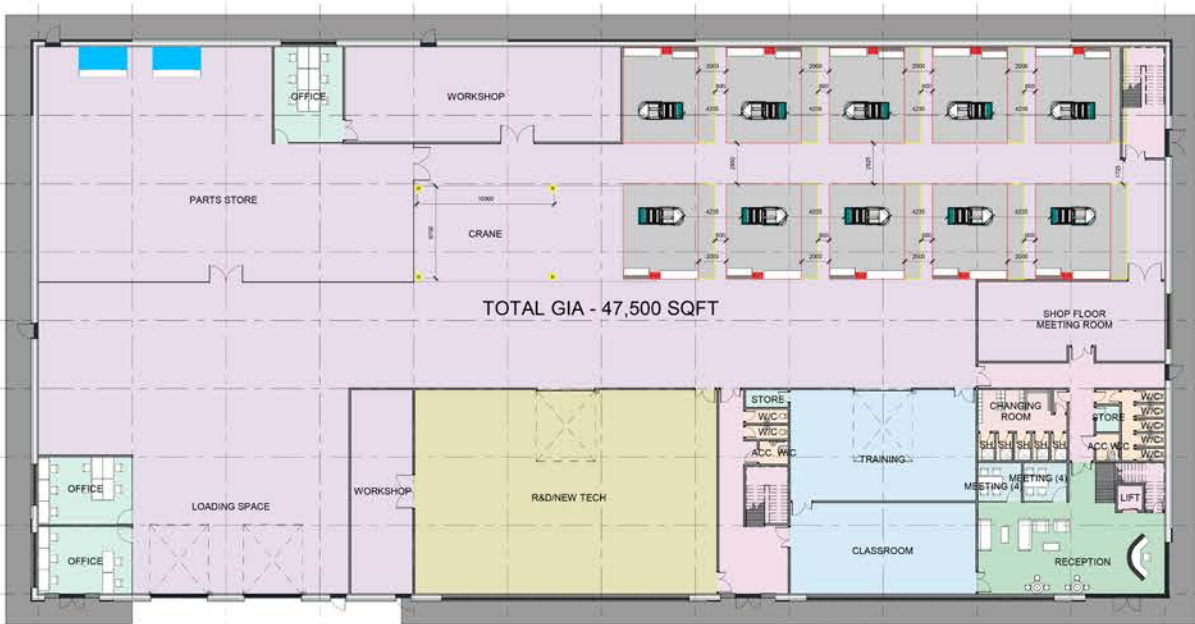
Above - 3D view



Above - Office elevation



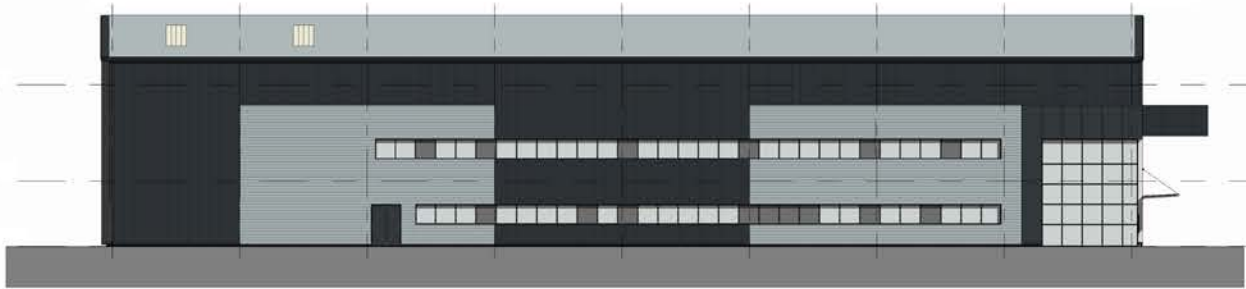
Above - Side elevation



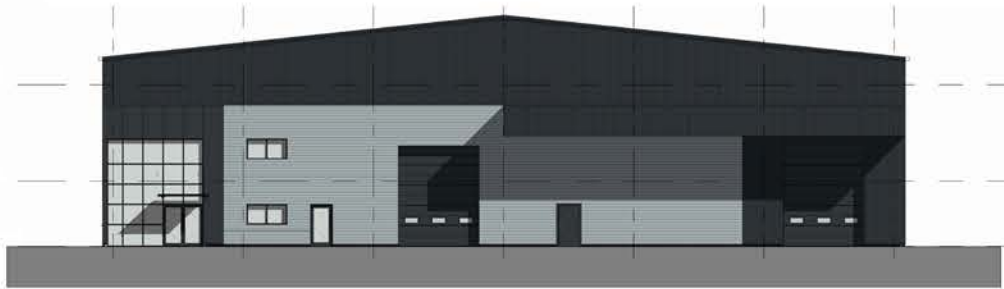
Above - Ground floor plan



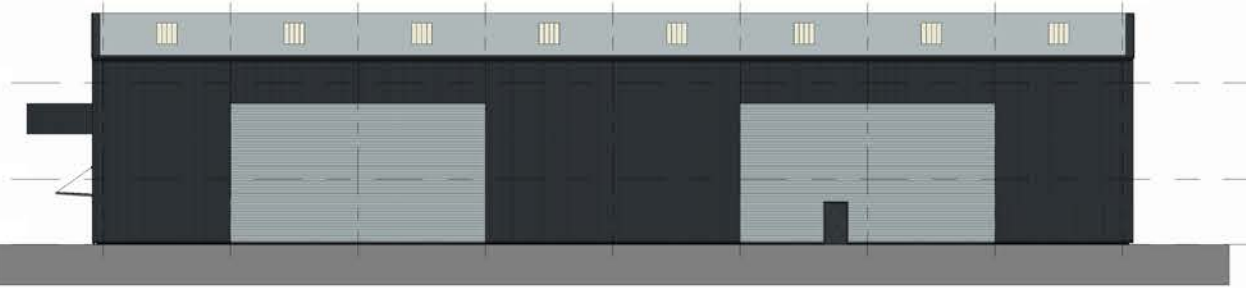
Above - First floor plan



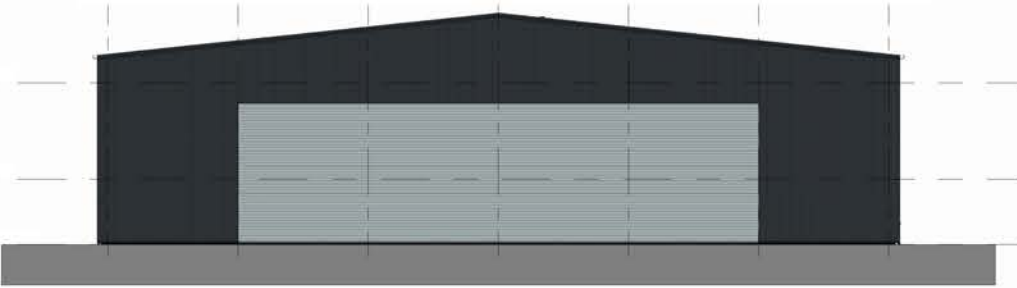
Above - Side elevation



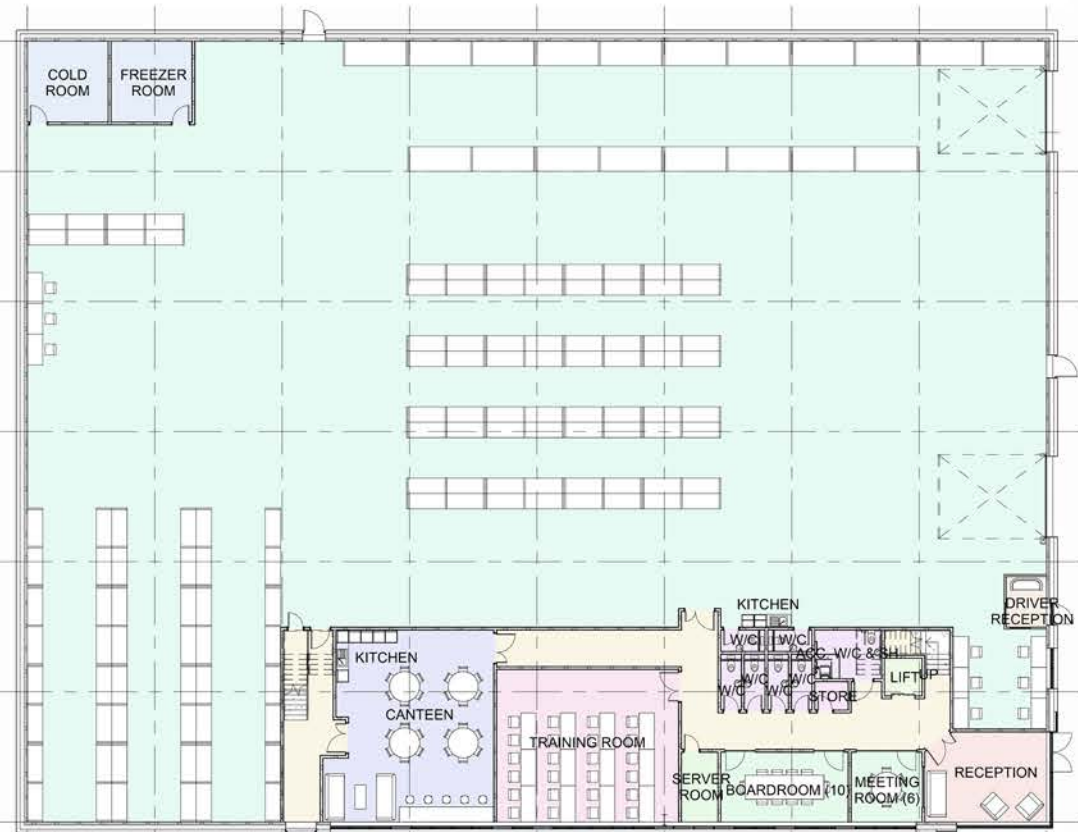
Above - Front elevation



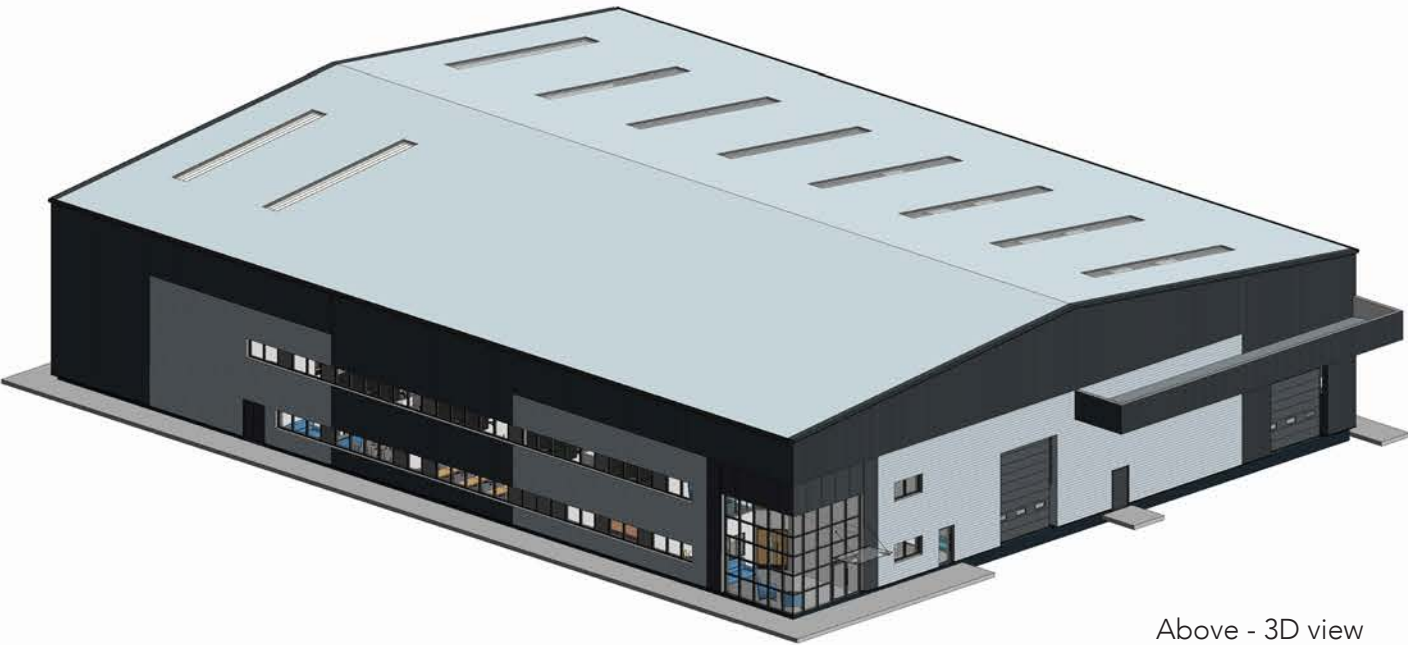
Above - Road elevation



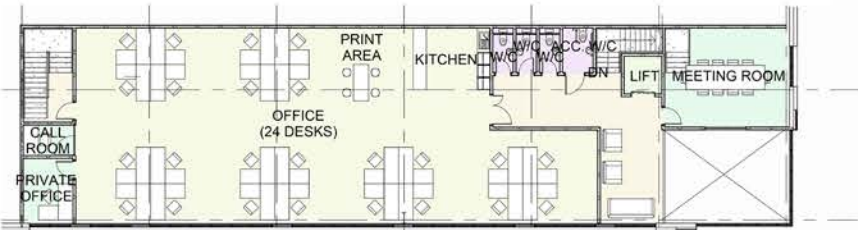
Above - Rear elevation



Above - Ground floor plan



Above - 3D view



Above - First floor plan

## 6.0 OUTLINE PLANNING APPLICATION

6.1 OUTLINE PLANNING APPLICATION - AMOUNT & USE

The full planning application proposes up to 43,000sqft GEA of industrial units varying in size to include ancillary offices and mezzanines.

The location and scale of the development are influenced to its immediate surroundings and has good accessibility to local and highway networks.

Amount and Use

Development Summary:

Gross Site Area: Circa. 3.23 Acres/1.31 Hectares

Development: Circa. 43,000sqft GEA

Scale: The site topography will create a variety inheights for the proposed units to create visual interest and avoid a monotomy of mass and form.

|                   |             |                    |
|-------------------|-------------|--------------------|
| Building heights: | Units 4-6   | 6.5m to U/S HAUNCH |
|                   | Units 7/8   | 6.5m to U/S HAUNCH |
|                   | Units 9/10  | 6.5m to U/S HAUNCH |
|                   | Units 11-14 | 6.5m to U/S HAUNCH |

Key:

Proposed buildings



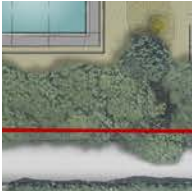
Proposed road and footpath



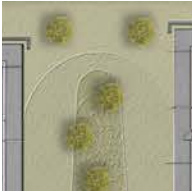
Parking



Existing trees



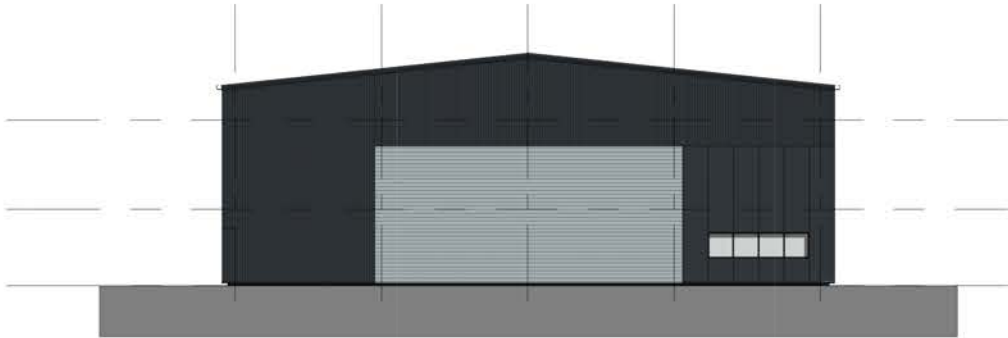
Proposed landscaping



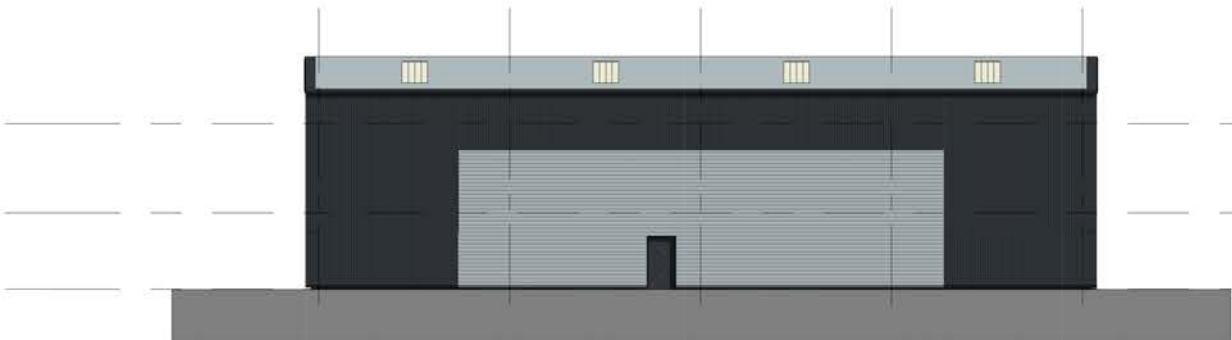
Above - Site Red Line Boundary



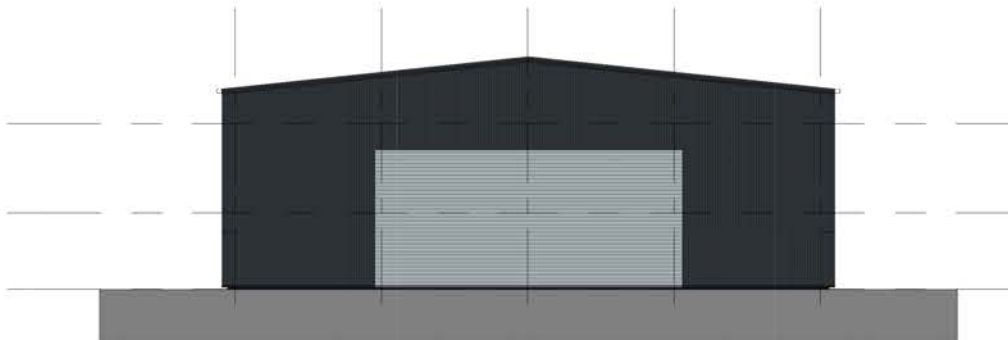
Above - Front elevation



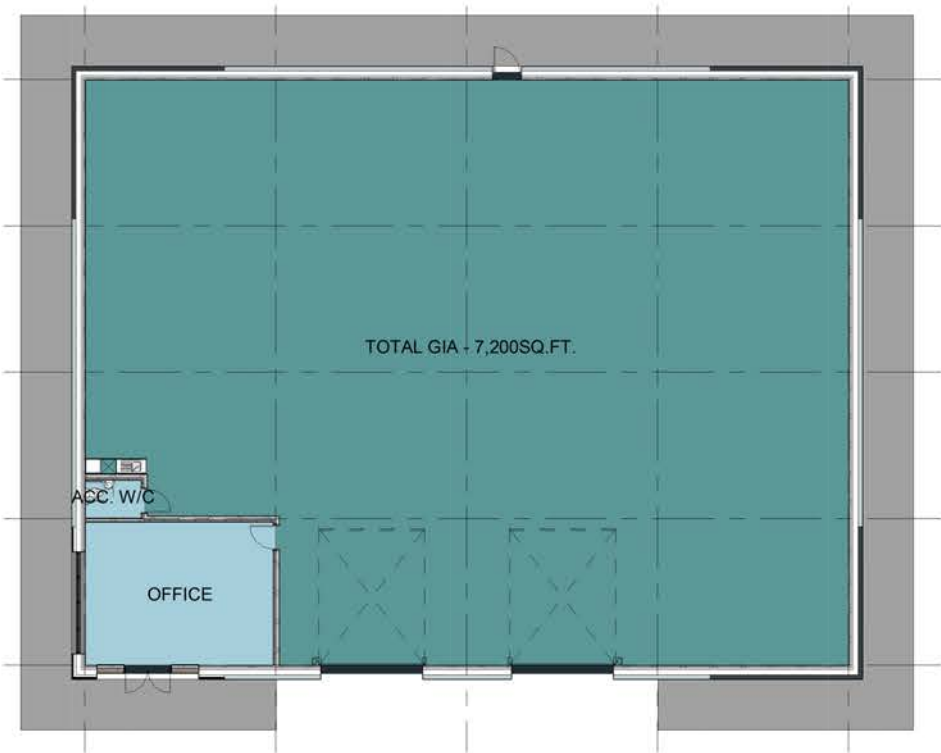
Above - Road elevation



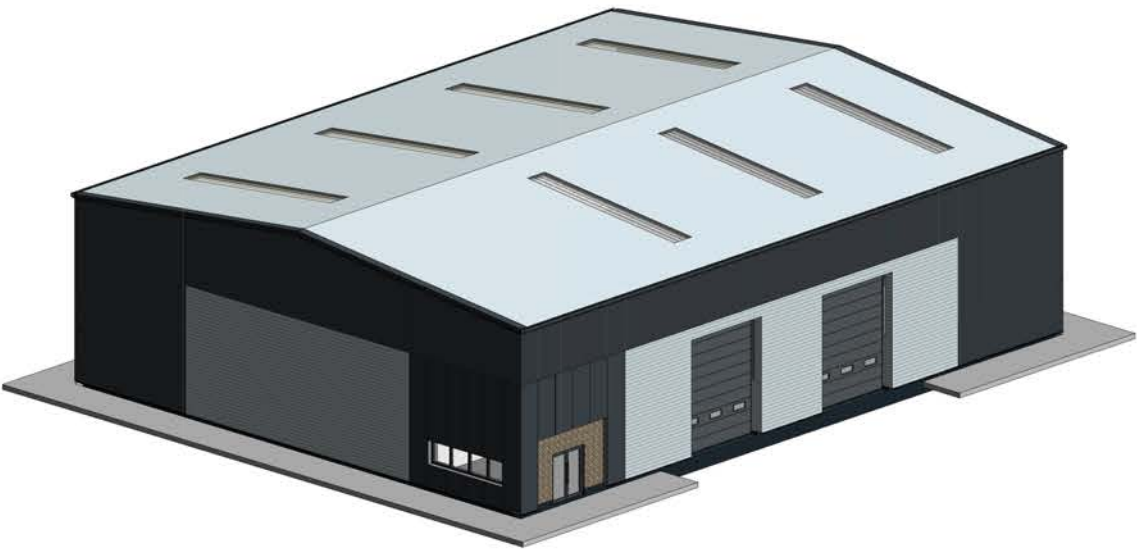
Above - Rear elevation



Above - Blackmoorfoot elevation



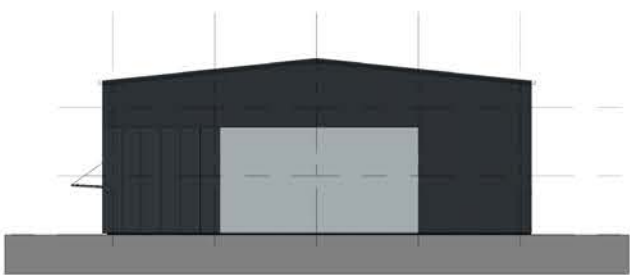
Above - Ground floor plan



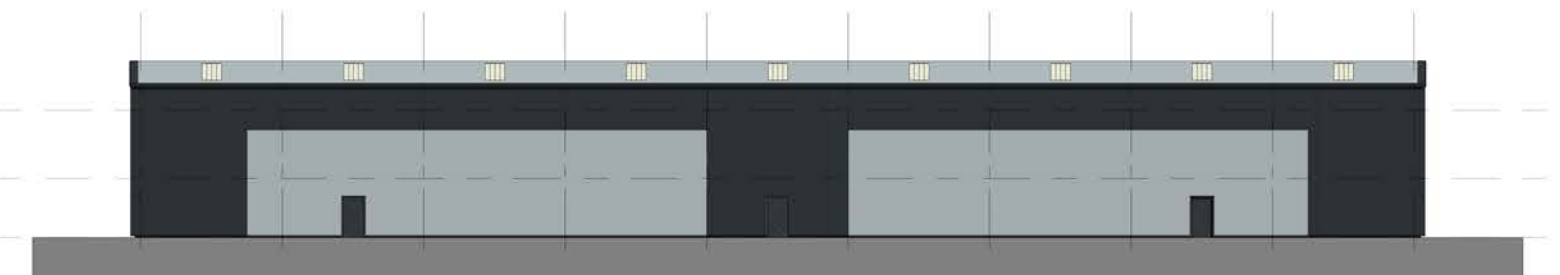
Above - 3D View



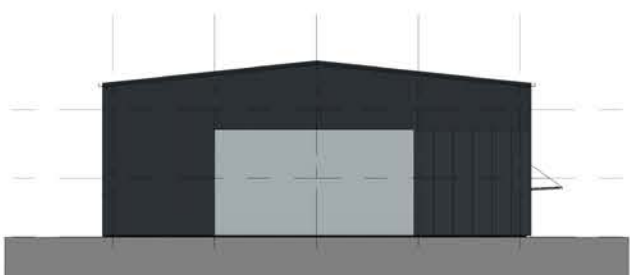
Above - Front elevation



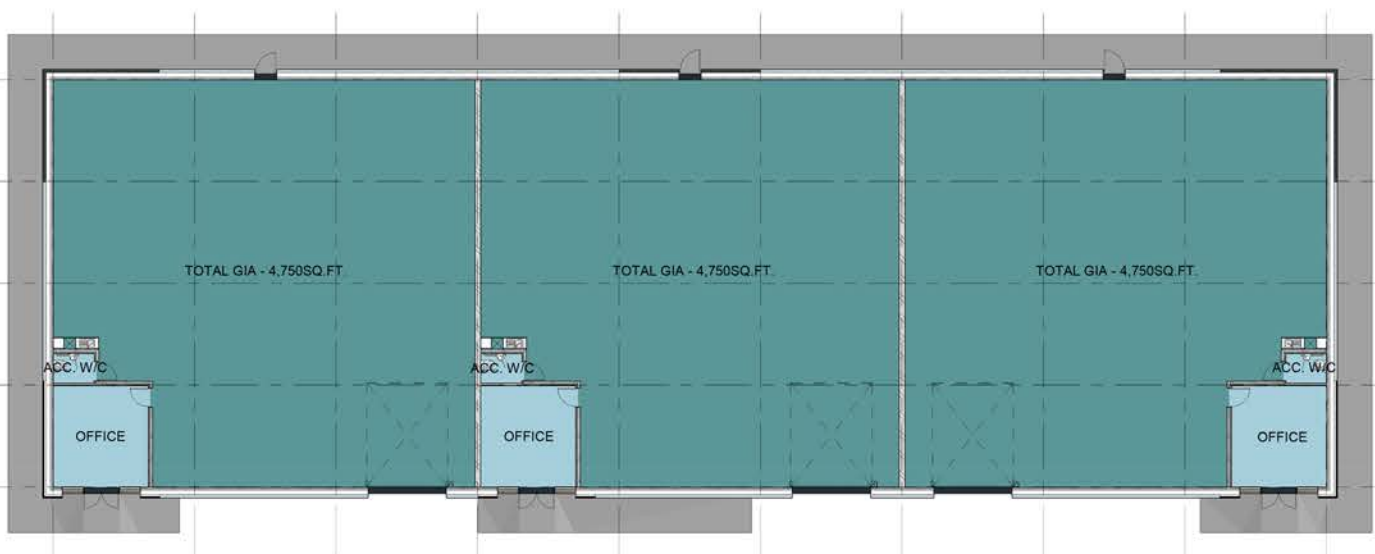
Above - Road elevation



Above - Rear elevation



Above - Side elevation



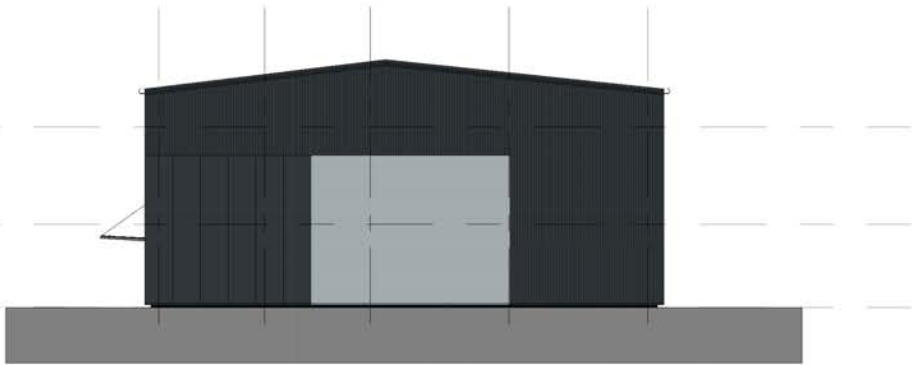
Above - Ground floor plan



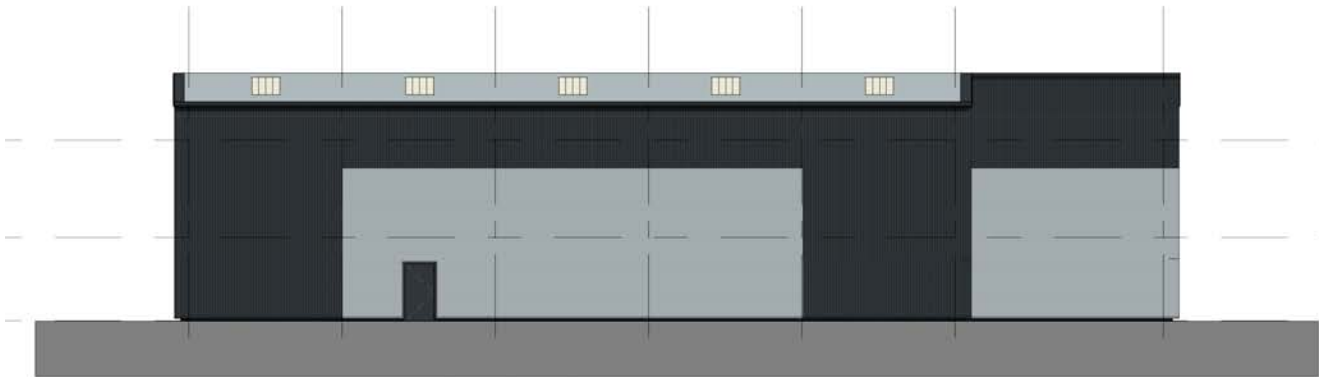
Above - 3D View



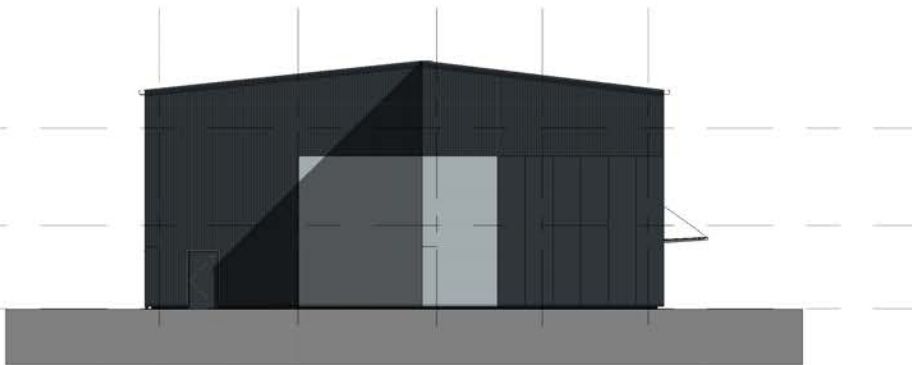
Above - Front elevation



Above - Road elevation



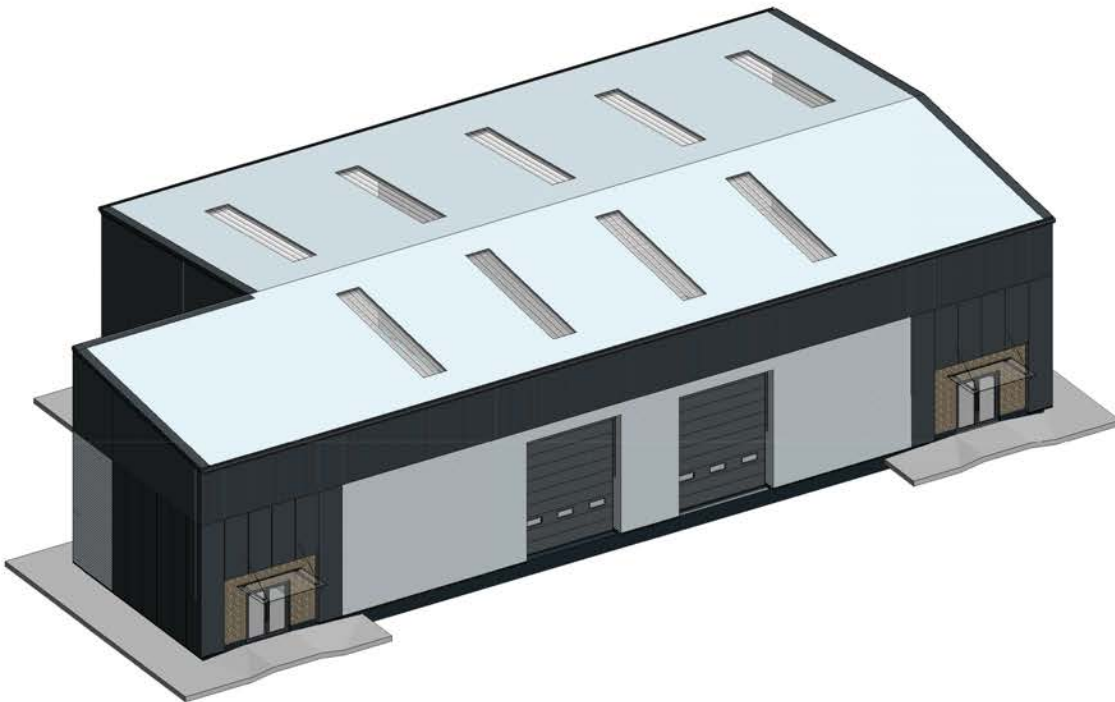
Above - Rear elevation



Above - Side elevation



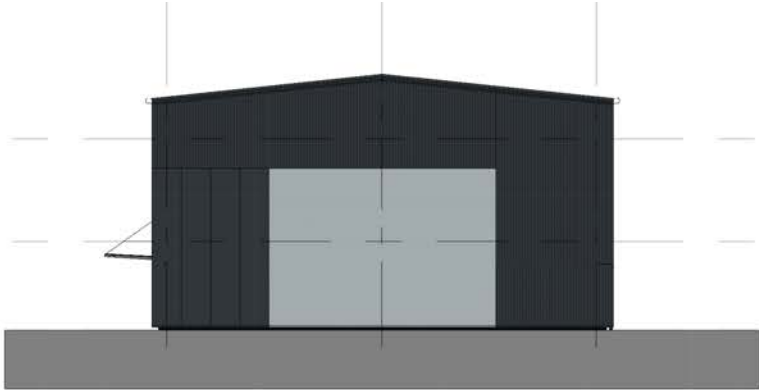
Above - Ground floor plan



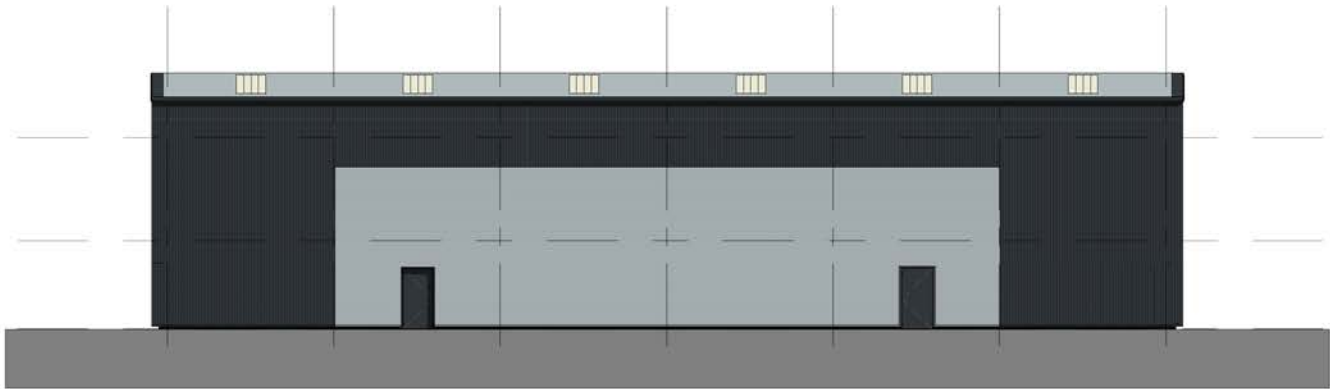
Above - 3D view



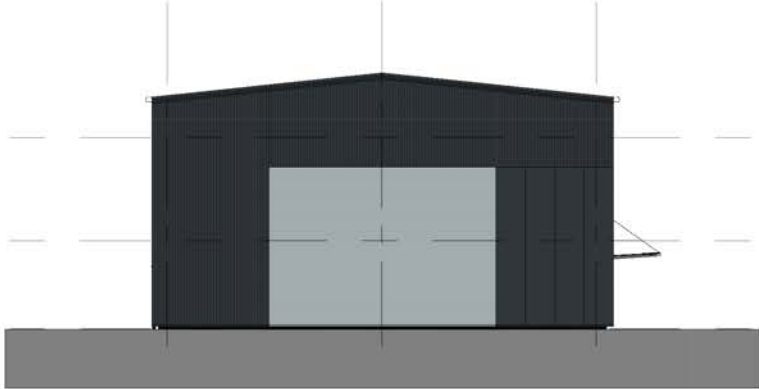
Above - Front elevation



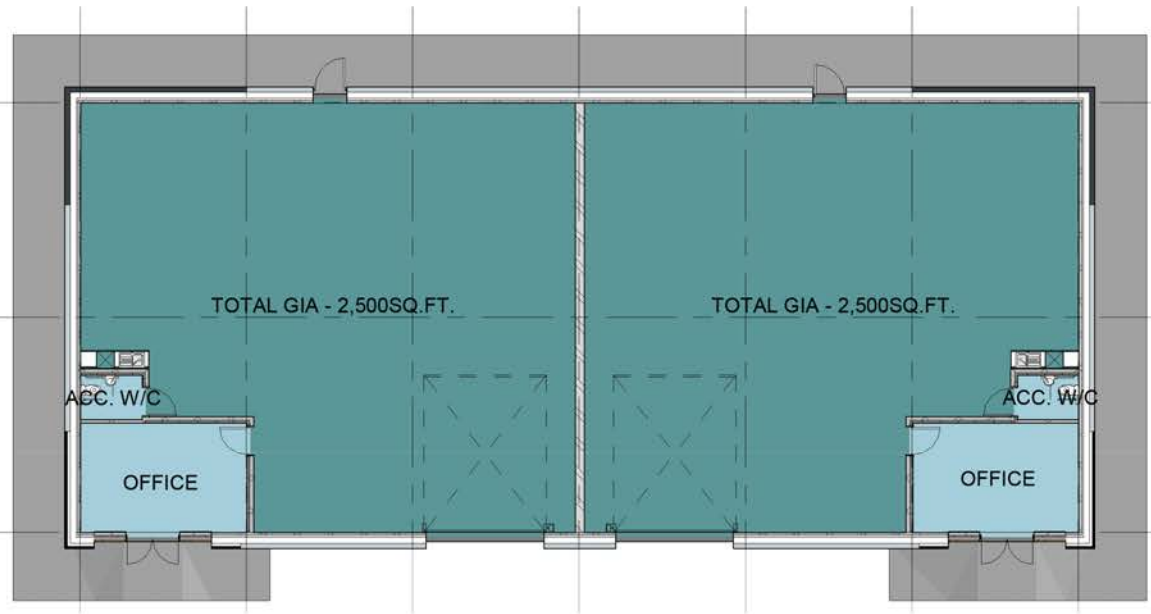
Above - Road elevation



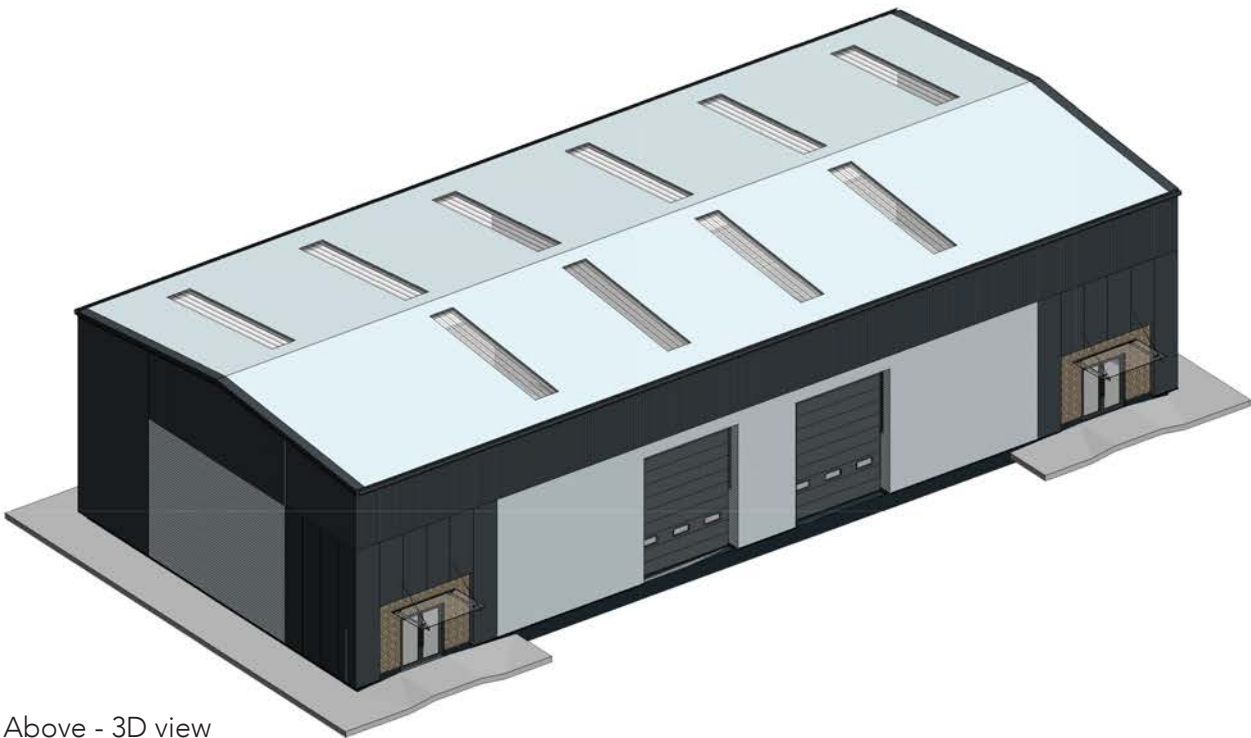
Above - Rear elevation



Above - Blackmoorfoot elevation



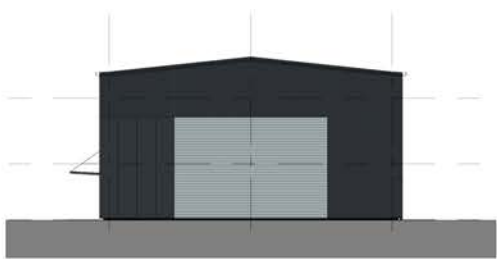
Above - Ground floor plan



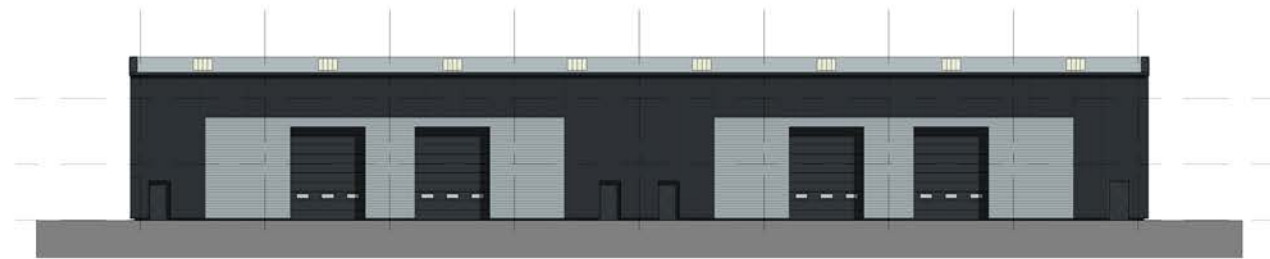
Above - 3D view



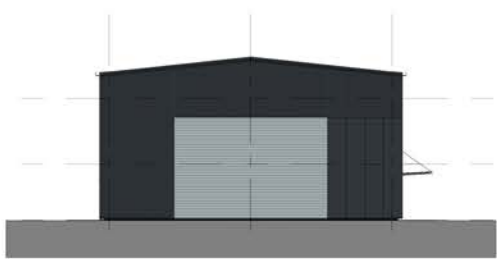
Above - Front elevation



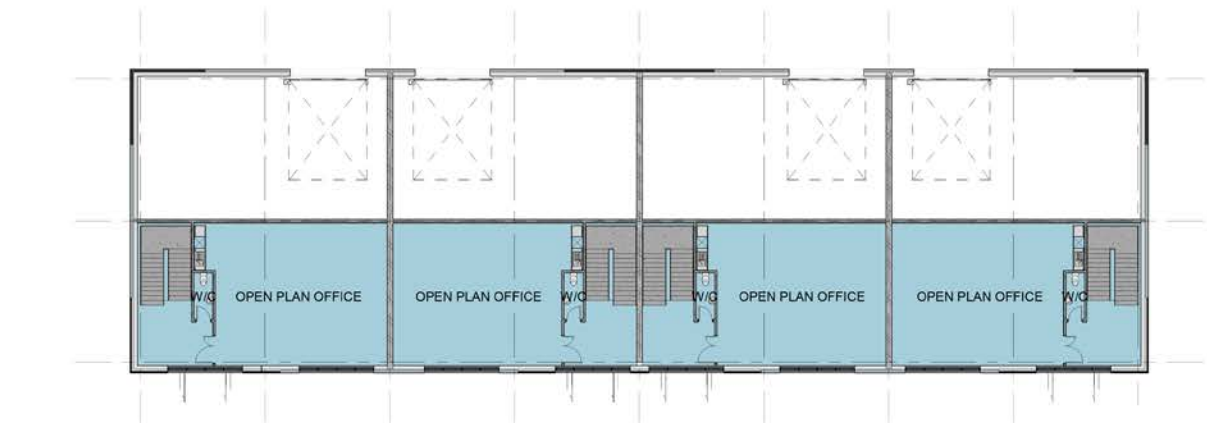
Above - Side elevation



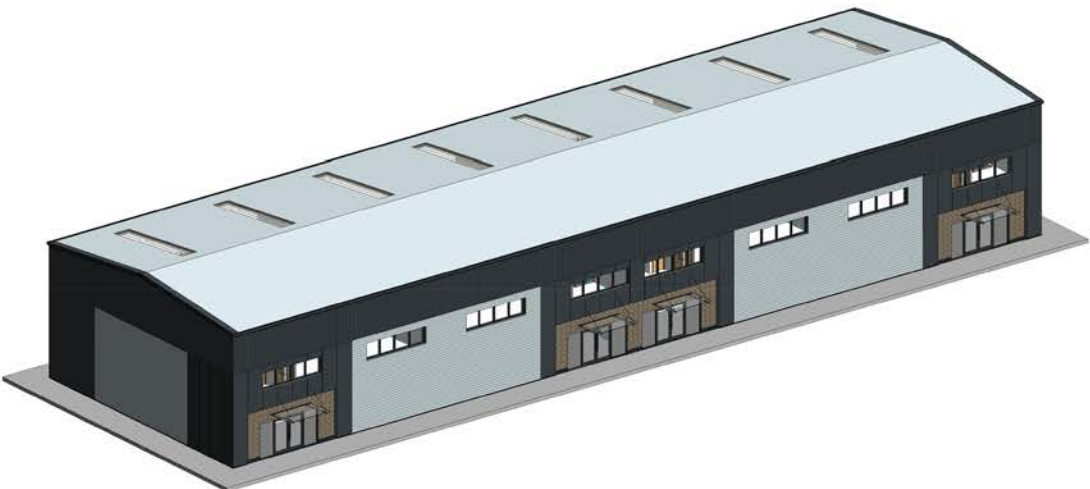
Above - Rear elevation



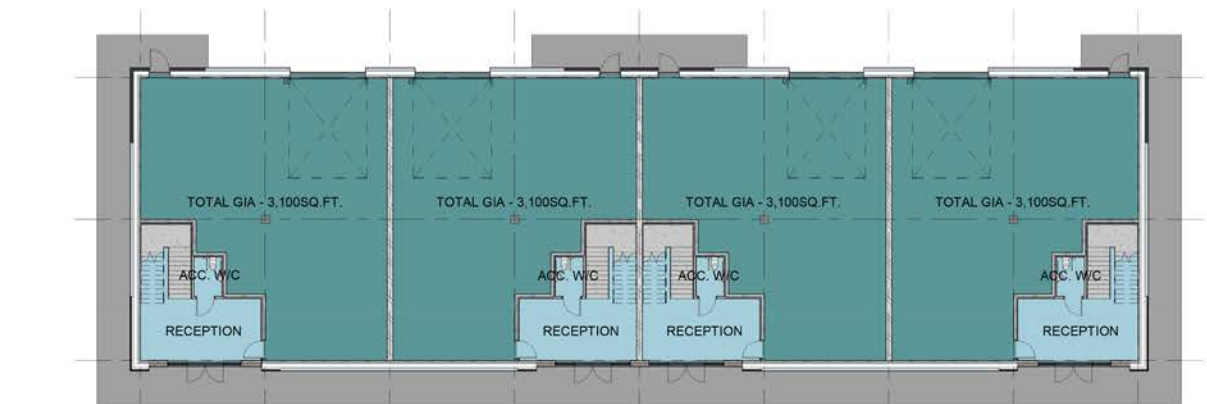
Above - Blackmoorfoot elevation



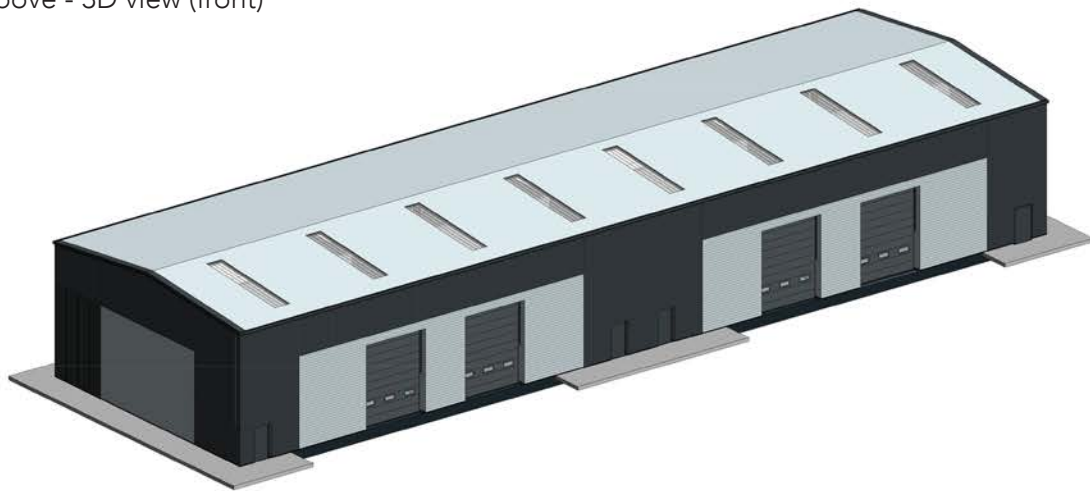
Above - First floor plan



Above - 3D view (front)



Above - Ground floor plan



Above - 3D view (rear)

## 5.0 CONCLUSION

# 5.1 CONCLUSION

KPP Architects have been approached by Park Valley Huddersfield to create this Design and Access statement in support of the construction of B2/B8 warehouse accommodation circa. 123,000sqft total including integral offices, with associated car and commercial vehicle parking, servicing and landscaping; with a new vehicular access road from Blackmoorfoot Road.

The existing site is unoccupied, having previously been operated by Lowdham’s Leisureworld as a caravan sales and storage centre.

The site is accessed via Blackmoorfoot Road. The site provides great access to various different towns and is located only 2.3 miles away from the main trainstation. The A62, Manchester Road, is an ideal connection point for industrial operations within the local industrial context.

The Kirklees Local Plan has allocated the site as residential. Previous attempts have been made to deliver a residential scheme but the site has been deemed unfeasible.

The building height parameter has been determined based upon the local context of the industrial estate, and feasibility of the building scale and being fit for purpose.

The building materials will compose of varying industrial type materials of industry standard quality. Cladding will be arranged in such a way that the colours tones and composure will be complementary to the local surroundings.

Feature landscaping will provide good focal aesthetic character to the site while aiming to increase biodiversity and improvement to the ecologically lacking site.

The development will aim to utilise sustainability within every aspect of the development, with thermally efficient and robust materials to ensure a long life for the building and complying with national requirements U-values, to allow for any alterations, repair and maintenance to be done easily, and ensure that the materials used are feasible and fit for purpose. BREEAM very good is to be sought throughout the building, to create a building that is recognised as a significantly sustainable building.



K I L M A R T I N P L O W M A N & P A R T N E R S L T D  
Lodge House, 12 Town Street, Horsforth, Leeds, LS18 4RJ  
t. 0113 239 0460  
e. [architects@kpp-leeds.co.uk](mailto:architects@kpp-leeds.co.uk)  
w. [www.kpp-leeds.co.uk](http://www.kpp-leeds.co.uk)