



DESIGN AND ACCESS STATEMENT

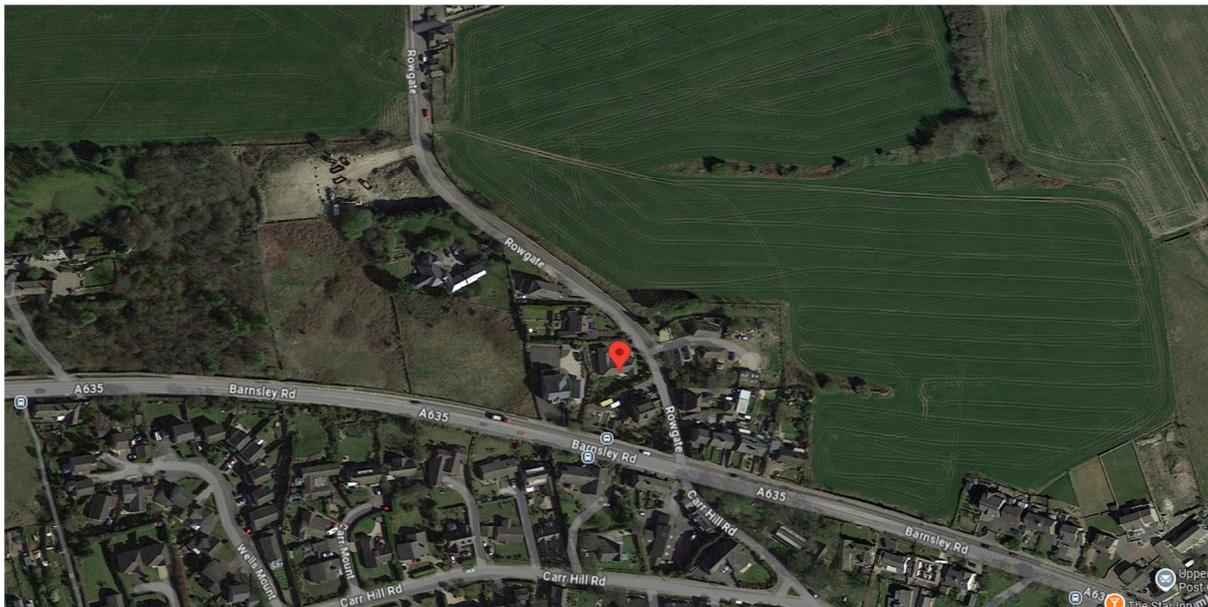
Proposed Erection of Detached Dwelling

Location: Land adj No. 1 Rowgate, Upper Cumberworth, Huddersfield HD8 8XH - UK

1. Introduction

This Design and Access Statement is prepared in support of a planning application for a three-bedroom detached dwelling, proposed on surplus garden land south of No. 1 Rowgate, Upper Cumberworth. The dwelling is designed to integrate harmoniously into the surrounding built environment while providing high-quality living accommodation. The proposal aligns with the principles set out in the Kirklees Local Plan and the Kirklees Housebuilders Design Guide SPD.

The proposed layout and design have been informed by similar planning approvals in the area, such as applications 2023/90282 and 2022/91124, and have been tailored to meet the specific characteristics of the site.



2. Site Context

The application site is part of the garden area associated with No. 1 Rowgate, bordered by residential properties to the north and open countryside to the south. The area is predominantly residential, with a mix of traditional stone houses and modern dwellings, contributing to a cohesive streetscape. The site is well-served by existing access from Rowgate, which will be utilised for the proposed development.

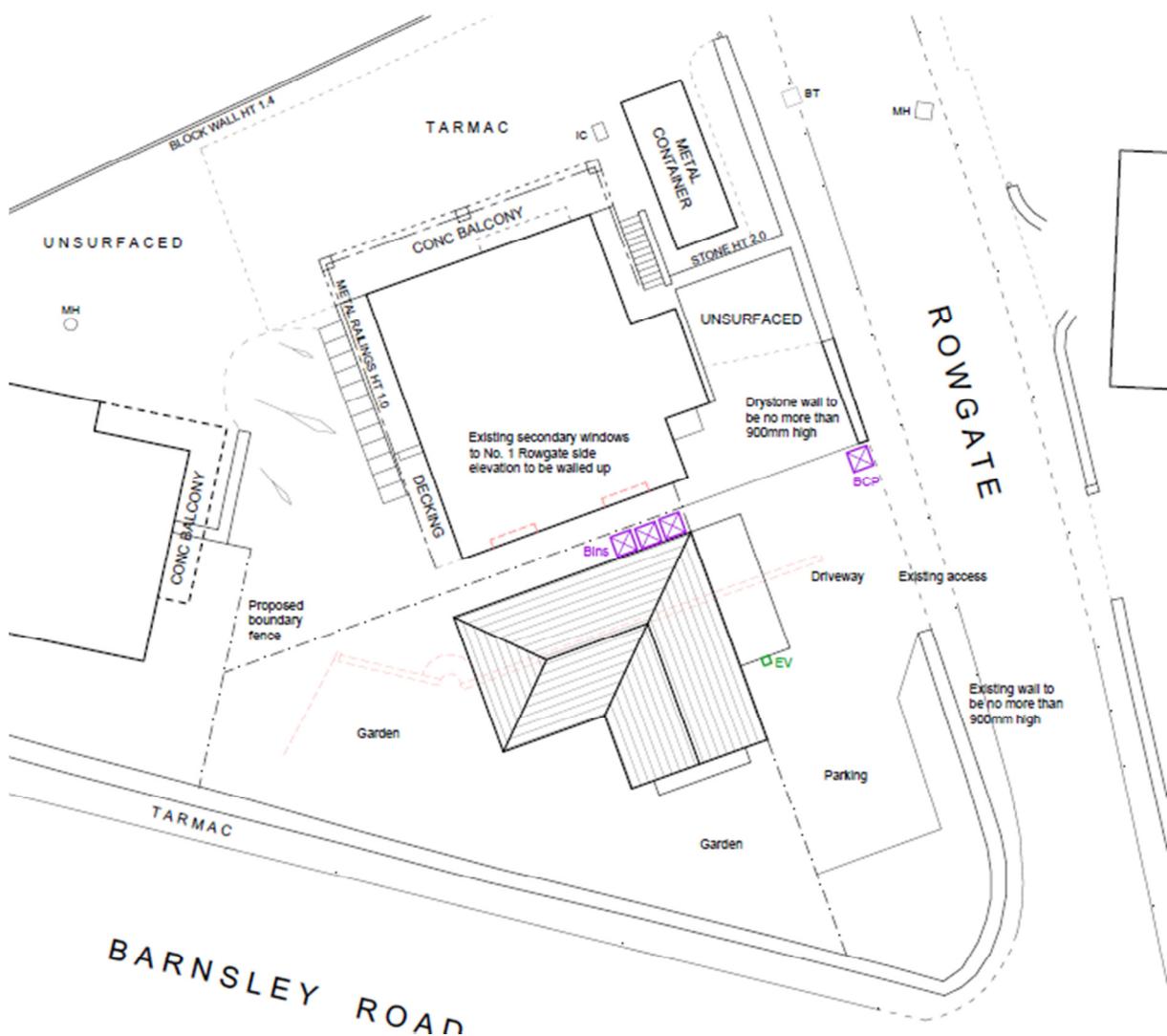


3. Design Approach

3.1. Layout and Site Integration

The proposed dwelling has been designed to fit comfortably within the site, utilising the existing garden space efficiently. As illustrated in the accompanying block plan, the dwelling is positioned centrally on the plot, maintaining generous setbacks from adjacent properties, which enhances privacy while preserving the existing street frontage.

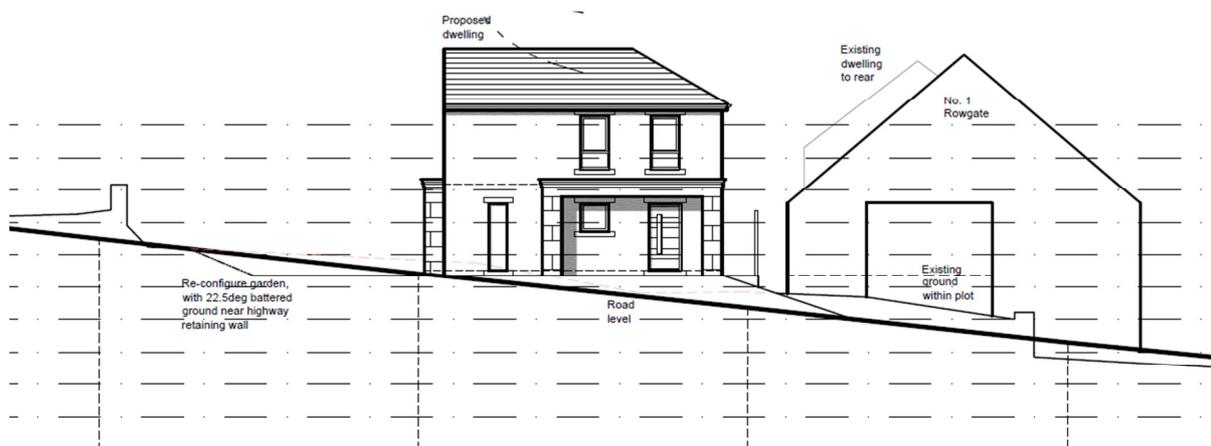
The front of the property features a landscaped garden and driveway, which can accommodate off-street parking for two vehicles. A private garden to the rear provides a secure and secluded outdoor space for future occupants. The existing access off Rowgate will be shared with No. 1 Rowgate, and a driveway and parking area have been shown on the submitted drawings.



3.2. Scale and Massing

The proposed dwelling is two storeys in height, in keeping with the scale of surrounding buildings. The overall footprint is compact yet functional, with well-proportioned rooms that meet contemporary living standards. The ground floor includes a spacious kitchen and dining area, a lounge, and utility space, while the first floor accommodates three bedrooms, including an en-suite master bedroom, as indicated in the floor plans attached.

The massing of the building has been carefully considered to avoid over-dominating the plot. The use of a hipped roof helps to reduce the perceived height and bulk of the building, ensuring it sits comfortably alongside neighbouring properties, as reflected in recent approvals like 2023/90282.



3.3. Materials and Architectural Features

The dwelling is proposed to be constructed from high-quality natural walling stone, reflecting the local vernacular and ensuring consistency with the traditional character of Upper Cumberworth. The east and west elevations, as shown in the elevation drawings, highlight the use of ashlar stone to accentuate the entrance and rear projection, providing subtle contemporary elements without compromising the overall traditional aesthetic.

The roof will be finished with slate tiles, further enhancing the building's compatibility with surrounding properties. The inclusion of artstone flat roofs over the entrance and rear projection offers a modern interpretation of local architectural features, aligning with the approach taken in recent developments such as 2023/90282.

4. Access and Parking

The proposed dwelling will utilise the existing access point off Rowgate, ensuring minimal disruption to the existing streetscape. The driveway, as shown on the block plan, provides ample space for two off-road parking spaces, in compliance with local parking standards. The site layout ensures that the driveway and parking area are clearly defined, contributing to both convenience and safety for residents.



Pedestrian access is provided via a direct path leading to the main entrance, ensuring a safe and accessible route for all users.

5. Policy Compliance

5.1. Kirklees Local Plan

The proposed development aligns with the Kirklees Local Plan, specifically Policy LP24 (Design), which emphasises the importance of good design that respects local character and provides high standards of residential amenity. The proposal has been designed to ensure a positive contribution to the local built environment, enhancing the overall quality of the area while providing much-needed family housing.

5.2. Housebuilders Design Guide SPD

The design adheres to the key principles outlined in the Kirklees Housebuilders Design Guide SPD. The dwelling's form, scale, and materials have been carefully selected to reflect the local context and character, ensuring that the proposal integrates harmoniously into its surroundings.

The layout promotes sustainable development principles, making efficient use of the land while maintaining adequate outdoor space for future residents. The use of natural materials, combined with modern design elements, ensures that the dwelling enhances the local streetscape and contributes positively to the built environment.

6. Precedents from Recent Applications

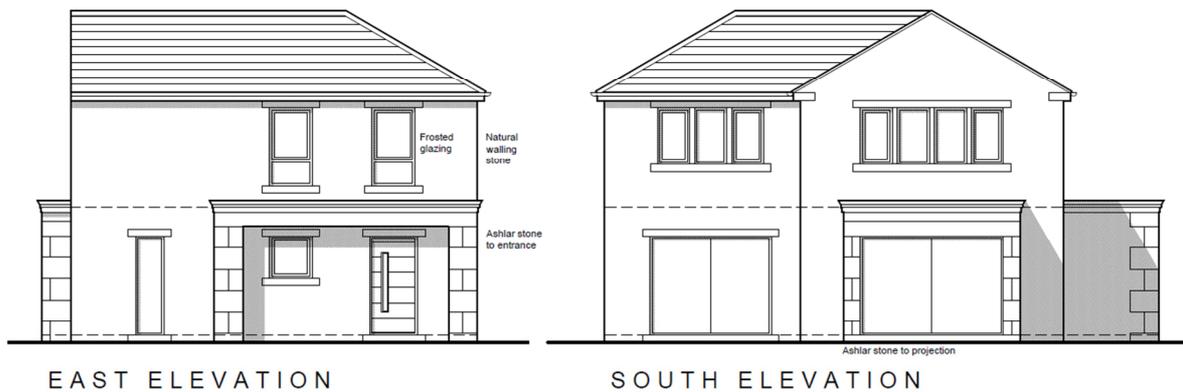
The design of the proposed dwelling draws on successful precedents from recent planning approvals in the area, including:

- **2022/91124:** Approved for a similar two-storey dwelling, this development utilized natural stone and a traditional roof form, aligning with local architectural styles. The proposed design follows a similar approach, ensuring visual harmony with the surrounding properties.
- **2023/90282:** This development featured contemporary design elements, such as flat roofs, combined with traditional materials. The proposed design similarly incorporates modern elements in a way that complements the traditional character of Upper Cumberworth.

These precedents demonstrate the acceptability of the proposed design approach, ensuring that the dwelling will blend well with its surroundings.

7. Conclusion

The proposed three-bedroom dwelling at No. 1 Rowgate represents a well-considered and contextually appropriate development. The design reflects the traditional character of Upper Cumberworth, while incorporating modern features that enhance the overall quality of the scheme. The use of natural materials, a hipped roof, and ashlar stone detailing ensures that the dwelling will sit comfortably within the established streetscape.



The proposal aligns with the policies set out in the Kirklees Local Plan and the Housebuilders Design Guide SPD, promoting high-quality design and sustainable development. The dwelling will contribute positively to the local area, providing much-needed housing while respecting the character of the surrounding environment.