



# Design and Access Statement

Proposed Dwelling on land at Broadyards, 289  
Oxford Road, Gomersal, BD19 4JP

October 2024

DGOR-MWA-XX-XX-RP-A-0001\_S2\_P1



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P1	S2	TD	MWV(j)	11.10.2024	FIRST ISSUE
P2	S2	TD	MWV(j)	23.10.2024	AMMENDMENTS FROM CLIENT FEEDBACK

# I.0 Introduction

This Design and Access Statement accompanies a detailed planning application for the construction of a detached dwelling with an attached garage in the grounds of Broadyards, 289 Oxford Road, Gomersal

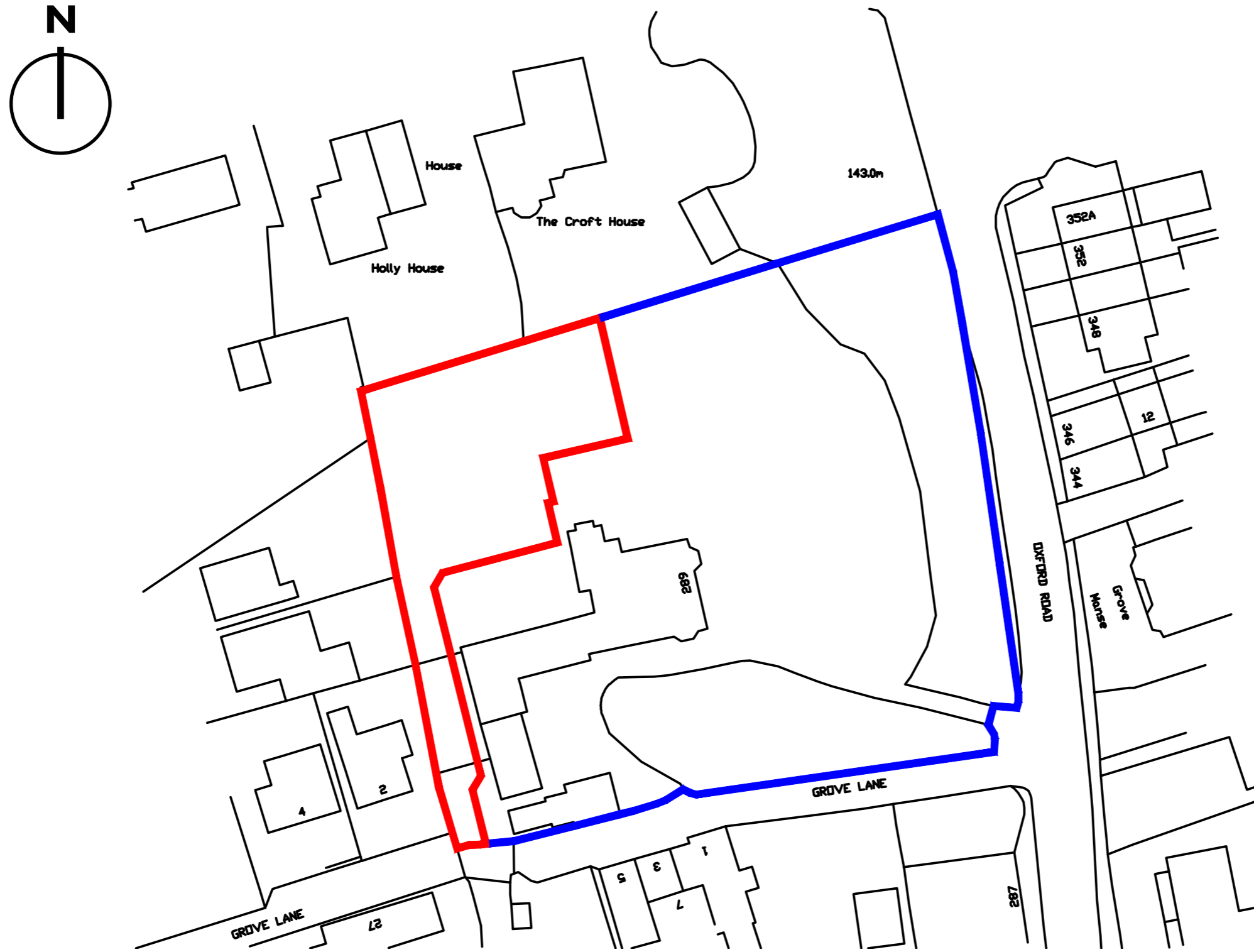
This Statement is within accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006; and Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

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.



Proposed Dwelling with Garage Attached, 289 Oxford Road, Gomersal - Design and Access Statement

Location Plan  
(Not to scale)



## 2.0 Context

The application site lies within the settlement limits of Gomersal.

In context to the wider area Heckmondwike lies 2 miles to the South via the A651. Bradford centre is approximately 7 miles to the north west and Huddersfield is 9 miles to the south west.

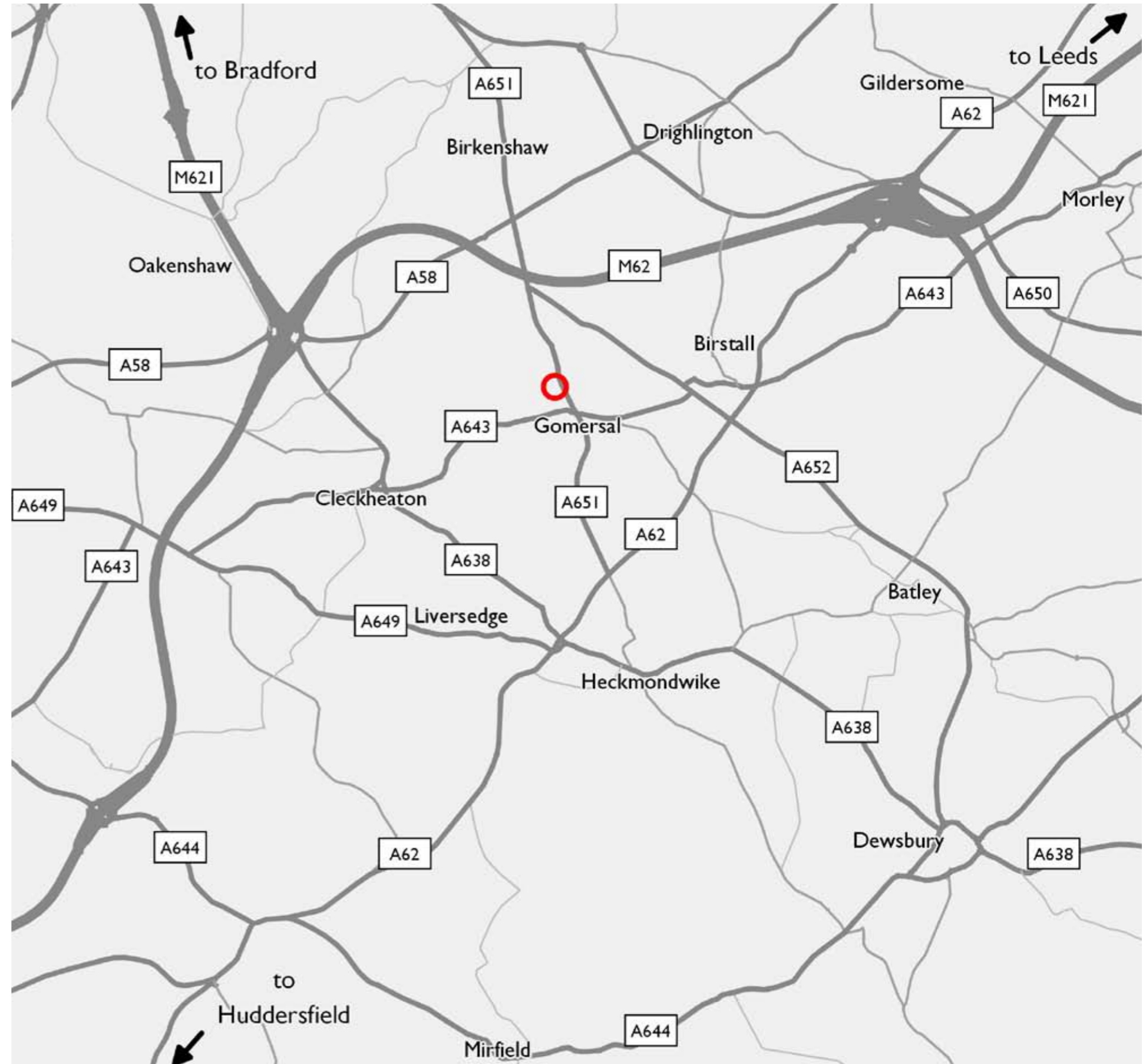
The M62 motorway is approximately 2 miles of the site providing access to Manchester to the west and Wakefield to the east, and connecting the wider motorway network.

Batley train station is approximately 3 miles south of the site providing access to the rail network.

The location is a well-served public transport route and close to shops, schools and other services.

The land is situated off Oxford Road and is currently occupied by Broadyards house, and attached cottage. Broadyards is accessed from Oxford Road and the cottage from Grove Lane.

The land is surrounded by residential properties on all four sides and is located in a conservation area.



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Site Photographs

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

The numbered red arrows represent the photography view points.





Figure 1 – South east view of 289 Oxford Road.



Figure 2 – East view of 289 Oxford Road



Figure 3 – View of existing garden



Figure 4 – North view of 289 Oxford Road

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Figure 5 –View from Grove Lane



Figure 6 –View from Grove Lane to 289 Oxford Road.



Figure 7 –View from Oxford Road



Figure 8 –View of existing garden



Figure 9 - View of existing garden

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## Topographical Analysis

The application site slightly falls from the west boundary (+146.89) to (+145.80) to the east and (+146.50 from the north boundary to (+146.25) to the south.





**Opportunities and Constraints**

This plan indicates the key constraints and opportunities of the site and reflects the visual context, landscape character and landscape features.

## 3.0 Identity



Old Police Station converted to flats on Oxford Road



No. 1 Grove Lane



No 2. Grove Lane



No 3 & 5 Grove Lane



Grove Manse Oxford Road

**Proposed Materials**

The below precedent images show the intended material palette. The materials are attractive but simple, practical and durable.



Stone Walling



Slate Roof



Feature Entrance

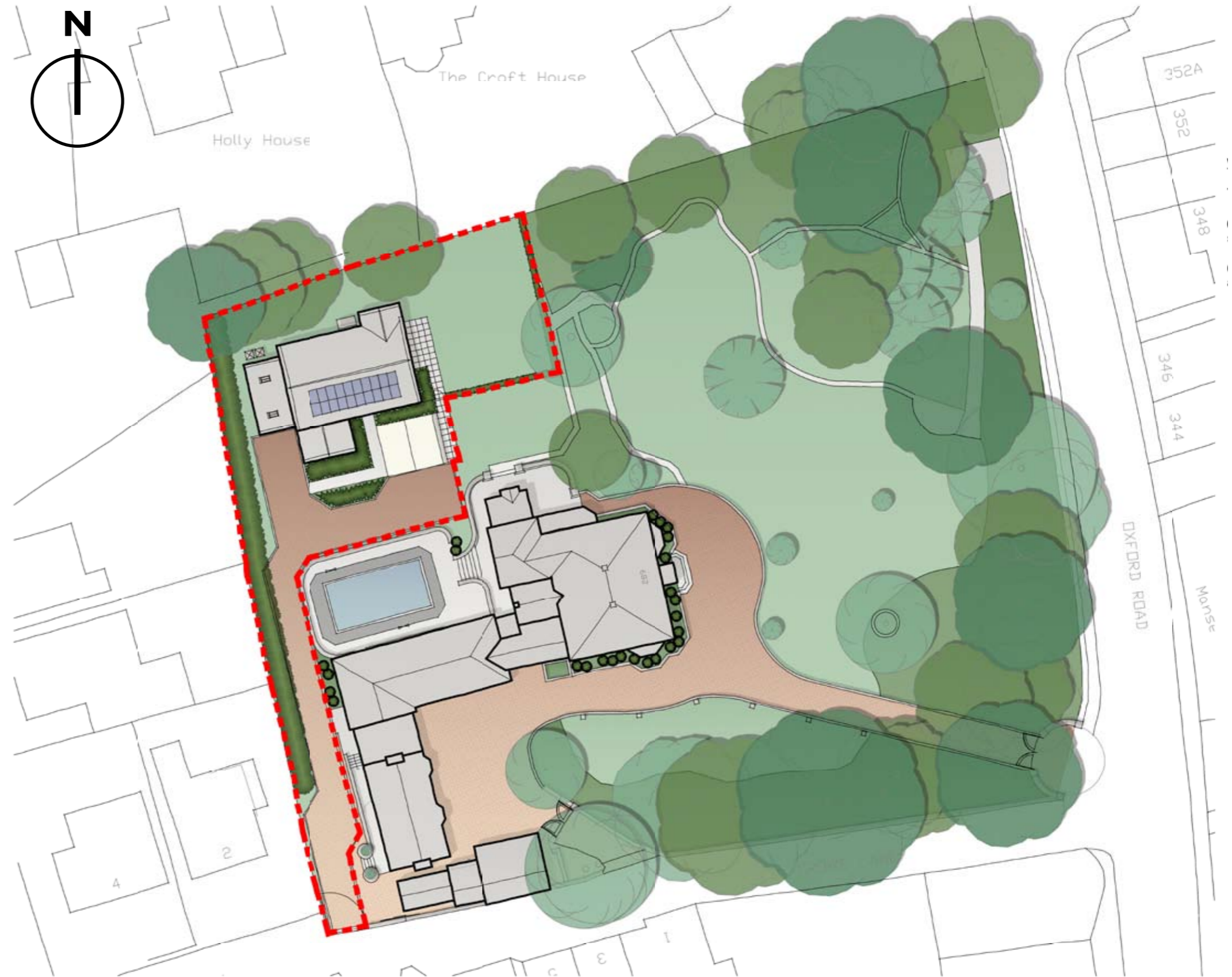
## 4.0 Built Form

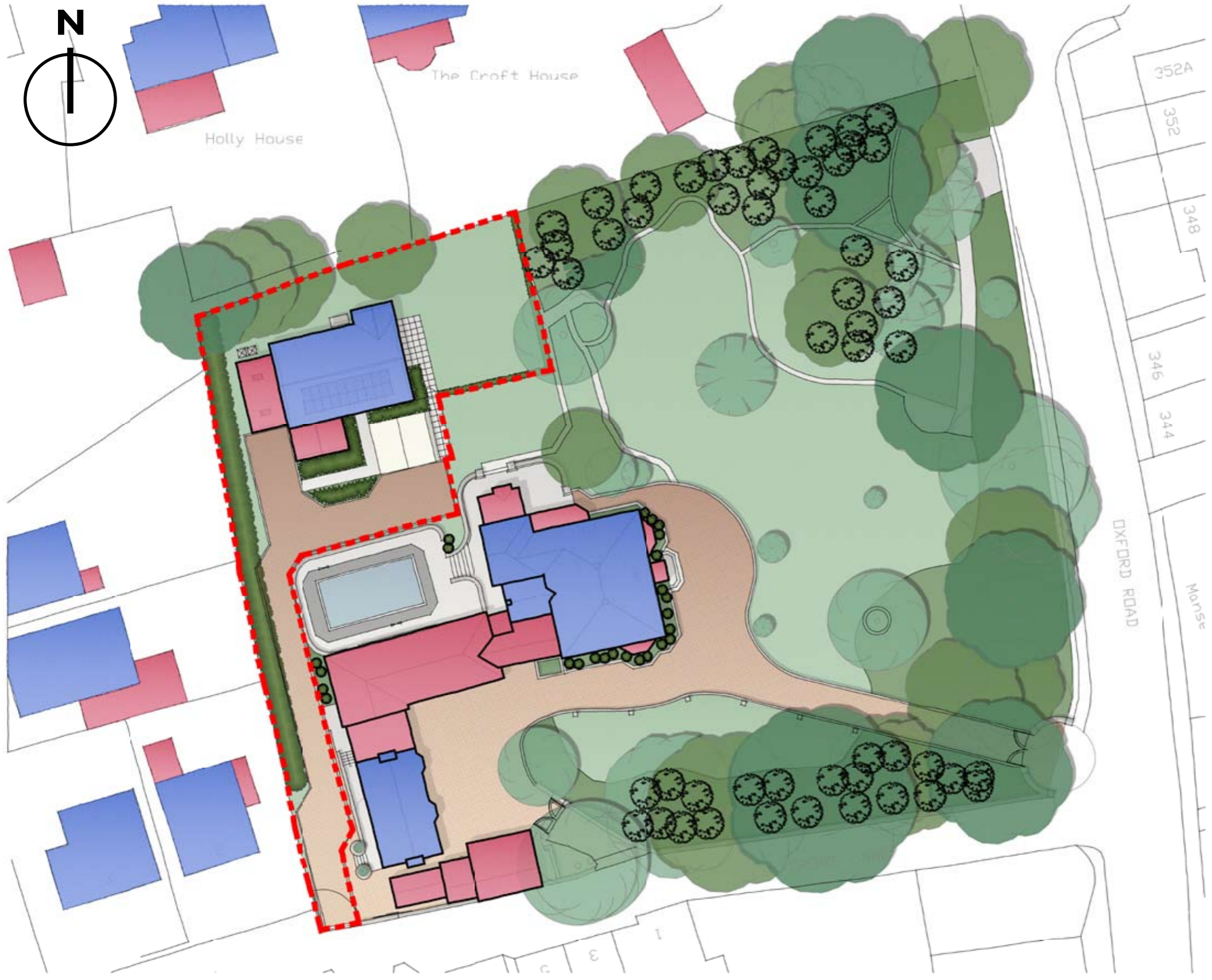
### Proposed Layout

The scheme proposes to build a 4 bedroom two storey dwelling with an integral garage on the former tennis court of Broadyards, that more recently has been used as a garden.

Planning was approved for the erection of a detached 4 bedroom two storey dwelling with integral garage in 2007 (Ref:2006/62/95233/E1) by Kirklees Council.

The access drive for this dwelling was from Grove Lane.





**Scale and Massing**

The drawings illustrates the building heights.

**Key**

-  1 Storey
-  2 Storey

# 5.0 Movement

## Access and Movement

### External Access

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

Access to Broadyards and the dwelling will be from Grove Lane and Oxford Road. Access to the cottage will remain from Grove Lane.

An electric charging point will be provided to the dwelling (mode 3/Type 2/16 amp continuous).

### 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.

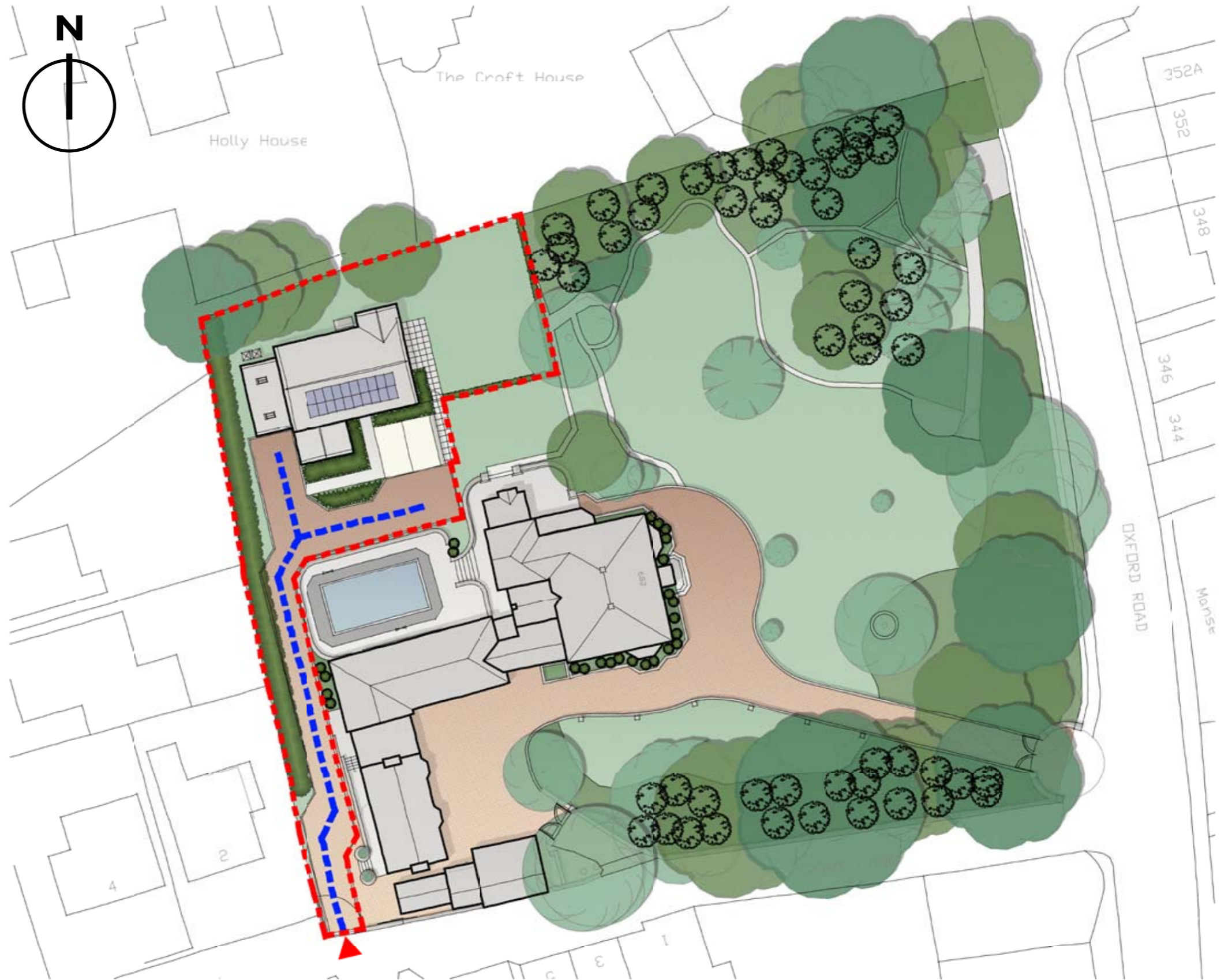
We shall endeavour to design buildings for optimum ease of use by their occupants and visitors.

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.

### Key:

-  Primary site access
-  Vehicle access to site
-  Private Drive
-  Parking Space

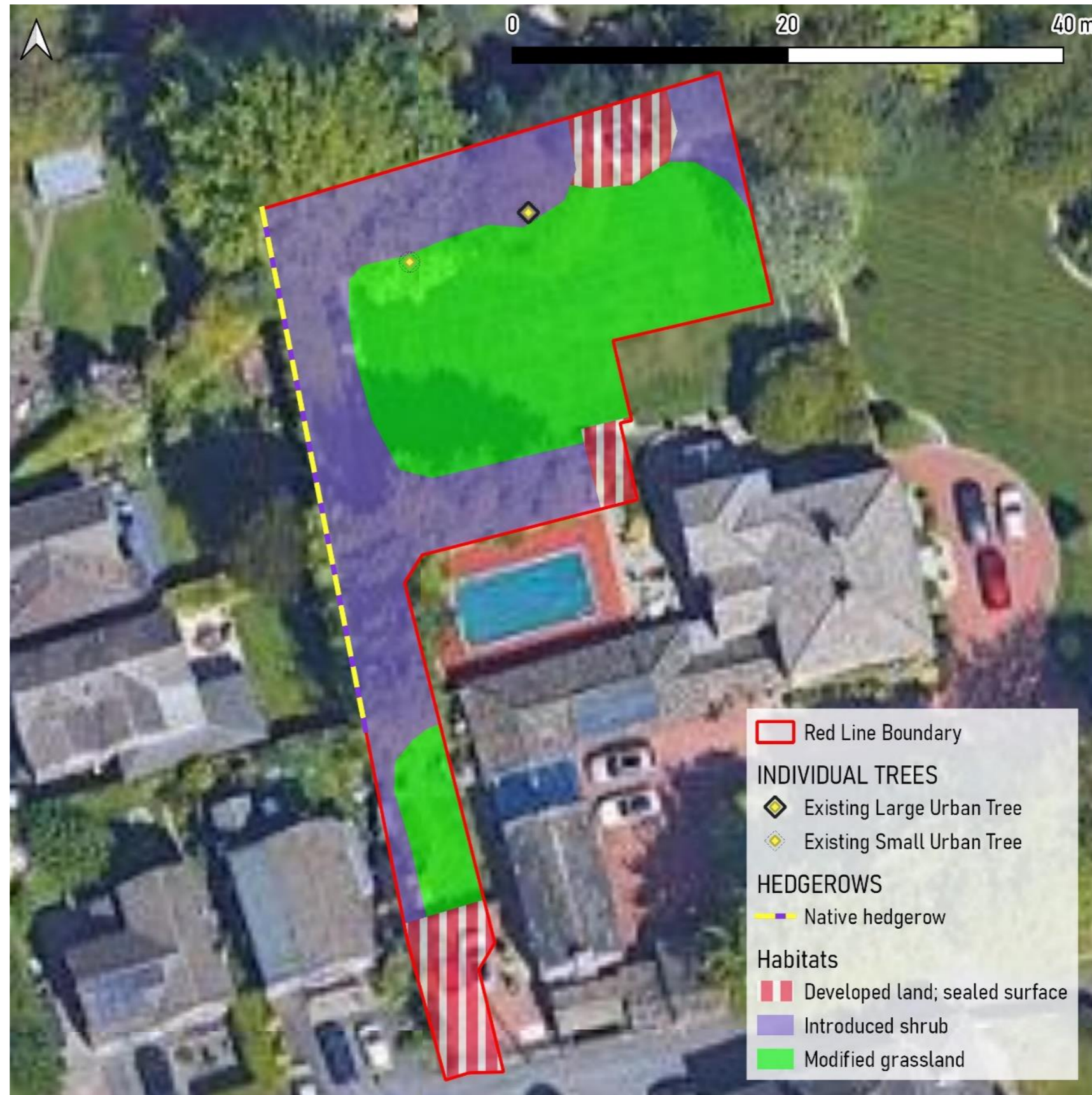


## 6.0 Nature

The proposal aims to enhance the setting of the site and an accompanying ecological report has been provided by Brooks Ecological which identifies the ecological constraints and recommendations for the development.

Soft landscaping features will include shrub planting and lawned gardens.

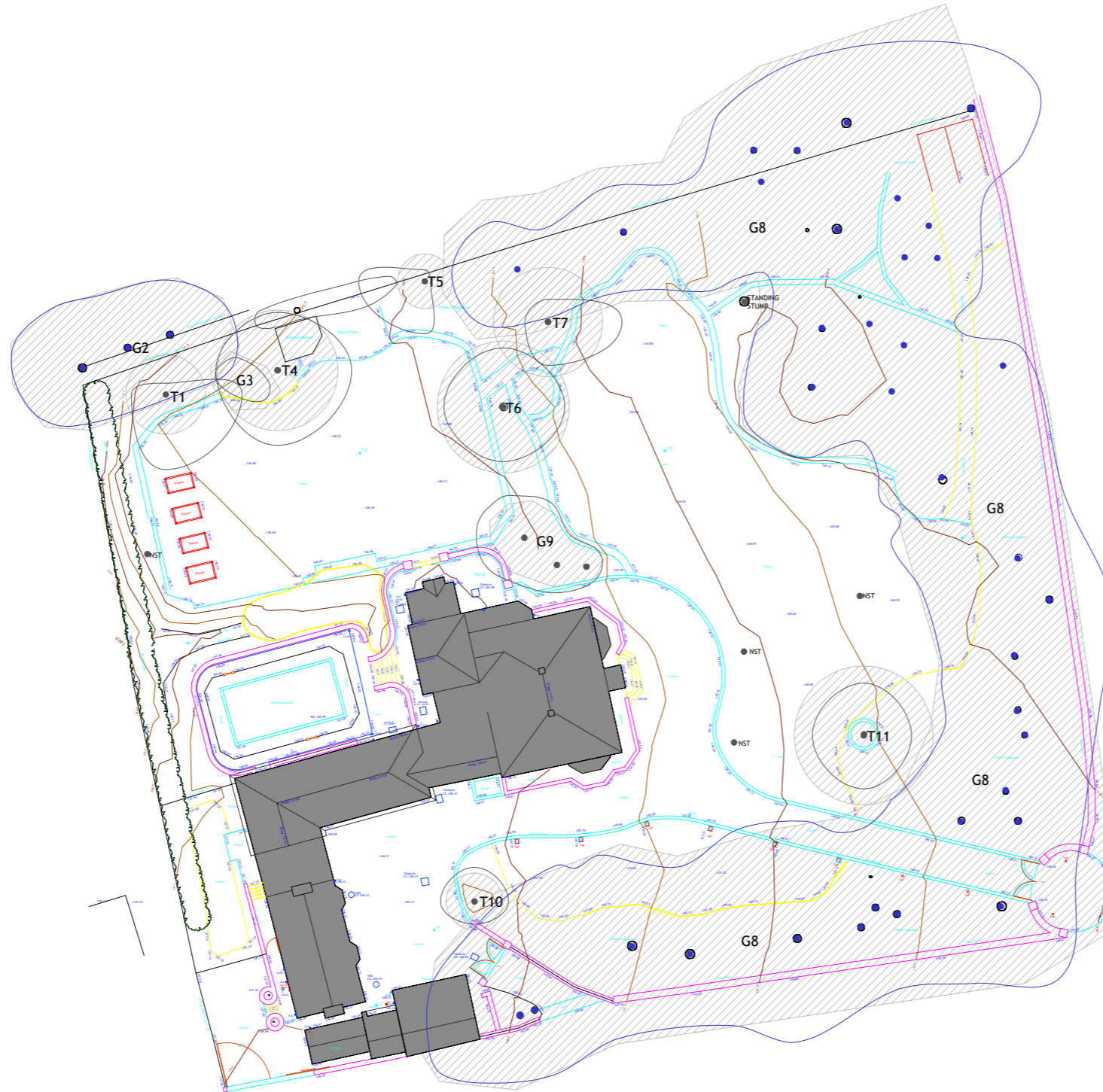
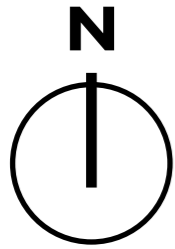
Hard landscaping will include an extended gravel drive and footpaths.



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Tree Survey

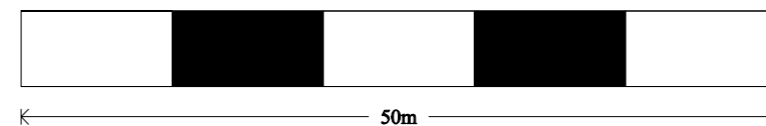
A tree survey has been undertaken by Arboricultural Consultant, James Royston, Ref. 240802



Tree Survey by James Royston Arboricultural Consultant- Not to scale  
Ref: 240802

Note: Plans are for guidance only. These drawings should not be used for scaling.

<p><b>James Royston</b> Arboricultural Consultant</p> <p>The Media Centre - 7 Northumberland Street - Huddersfield - HD1 1RL jr@jamesroyston.co.uk - 01484 483061 - www.jamesroyston.co.uk</p>	
<p>Tree constraints plan at: Oxford Road, Gomersal</p>	
1:500	PAPER SIZE A3
<p><b>Key</b></p>	
	Category A Tree
	Category B Tree
	Category C Tree
	Category U Tree
	Root protection area
	Not Significant Tree - not included in survey because of low value and/or insignificance to local tree-landscape



## 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.



## 8.0 Resources

Sustainability has been a key driver for this development. Consideration was given to the orientation of the dwelling, placement of the glazing and solar shading to maximise natural light but also minimise glare.

The house will rely on a fabric first approach combined with renewable energy.

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.

The dwelling fabric will be combined with the following energy infrastructures:

- Structural insulated panel walls
- PU Solar panels
- Air source heat pump
- Mechanical ventilation and Heat recovery system

These elements coupled with energy efficient lighting will improve the building, energy efficiency also helps reduce CO2 emissions. These measures mean the scheme performs well above Building Regulation requirements.

## 9.0 Lifespan

Mr & Mrs Green loved bringing their family up at Broadyards, but the house is now too big for just the two of them.

The intention is for them to downsize to the dwelling and allow the next generation of Green family to move into the main house. The dwelling will be designed with future provisions of a passenger lift (Building Regulation M4(2)-Category 2: Accessible and adaptable dwelling) to enable Mr & Mrs Green to enjoy living on the site for the rest of their lives and be close to and cared for by their family.



## 10.0 Summary

This statement has been prepared in support of a full planning application which seeks approval to build a detached dwelling with garage in the ground of Broadyards in Gomersal.

Planning approval was granted for a house with an integral in the same location previously by Kirklees Council.

The site occupies a sustainable location in Gomersal that has excellent public transport links in close proximity to shops and open space.

The dwelling will allow Mr & Mrs Green to retire into a lifetime house and enjoy living in close proximity to their family for the rest of their lives.

We are hopeful that Kirklees Council will recognise that both MWA and our clients are conscientious of developing the site in a sensitive manner.

