

Our Ref: JBW/1637

Date: 31st March 2025

Kirklees Council Planning Department
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

**PROPOSED DWELLINGS AT 64 WESTFIELD LANE, CLECKHEATON
BD19 6DR**

DESIGN & ACCESS STATEMENT

CONTEXT

The proposal is to three new dwelling houses on a site where previously there was one detached bungalow. The site is currently partially occupied by a lodge park home and various containers and temporary buildings.

The site is not in a conservation area and not within 50m of any Listed Buildings or structures.

There are no trees under protection orders within the site

SCALE

Three new dwellings with a maximum floor area of 164.5m².

Maximum height to eaves is 5.04m

The maximum height to the ridge is 7.40m

LAYOUT

The proposed layout can be seen on drawing **1637-01, 1637-02, 1637-03 REV A, 1637-04 REV A and 1637-05 REV A.**

LANDSCAPING

Details of the proposed landscaping of the site are shown on drawing **1637-02**

The existing trees are shown on drawing **1637-01**. No trees within the site are protected under TPOs. All boundary treatments are shown.

All boundary treatments are shown on the site plan.

New lawns, driveway and patio areas are shown. New planting will be new mixed native country hedge planting (Hawthorne, Hazel, Blackthorne, Wild Cherry, Bird Cherry, Dogwood, Crab Apple, Holly, Elderflower, etc)

APPEARANCE

The external appearance of the building is styled to be sympathetic to the adjacent houses the immediate vicinity.

The surrounding houses are mostly detached and two storeys. Their placement is organic and not in a stringent street scene.

The proposed is a simple design and uses well known and established materials.

The houses will be built from Marshalls Epoch artificial stone and roofed with good quality dark grey concrete tiles.

All rainwater goods and fascias will be black.

The houses will modest in size and relate to the scale and detailed design of the locality.

The new door and window frames will be anthracite UPVC with double glazed units. windows will be used in the same colour finish.



The new parking areas will be surfaced with Marshalls Drivesett Tegula permeable block paving in “Traditional” colour.

**ACCESS**

The new houses will be access via a new driveway opening and the existing drop kerb.

The proposal will create pedestrian and vehicle visibility splays at the new gateway to improve safety.

Emergency vehicles will have access to the new dwelling from Westfield Lane.

The design of the dwelling has been carried out with due regard to the Building Regulations approved documents Part M (Access to and use of buildings).

Car parking will be provided by external spaces of 3000x6000mm each. One further internal space is provided to each house. One cycle space is available in each garage.

Willowfield Road has a footpath at both sides and already serves numerous dwellings.

Public bus transport is available on Westfield Lane with connections to Bradford, Cleckheaton and Huddersfield. and Sowerby Bridge. The site is considered a sustainable location.

CONTAMINATION

I have enclosed a Phase 1 report for the site. The site is clean and free of obvious waste and contamination.

BINS

An area of waste bins is shown on drawings.

BATS

There are no permanent structures to be removed within the site boundary.

WINDOWS

Obscure windows will be glazed with Pilkington Stippolyte.



DRAINAGE

I have enclosed a FRA and surface water self-assessment form.

There is room within the site for a surface water soakaway. The details of the soakaway including assessment of percolation tests can be assessed via planning conditions.

Foul drainage will be 100mm diameter UPVC soil pipes laid at 1 in 40 around the house and connect into the main drain in Coach Road

The new parking areas will be surfaced with permeable paving blocks. Marshalls Drivesett Tegula permeable block paving in “Traditional” colour.

CAR CHARGING

Please find enclosed a copy of “Rolec Wallpod EV” Electric Vehicle charging point for installation externally on the drive.