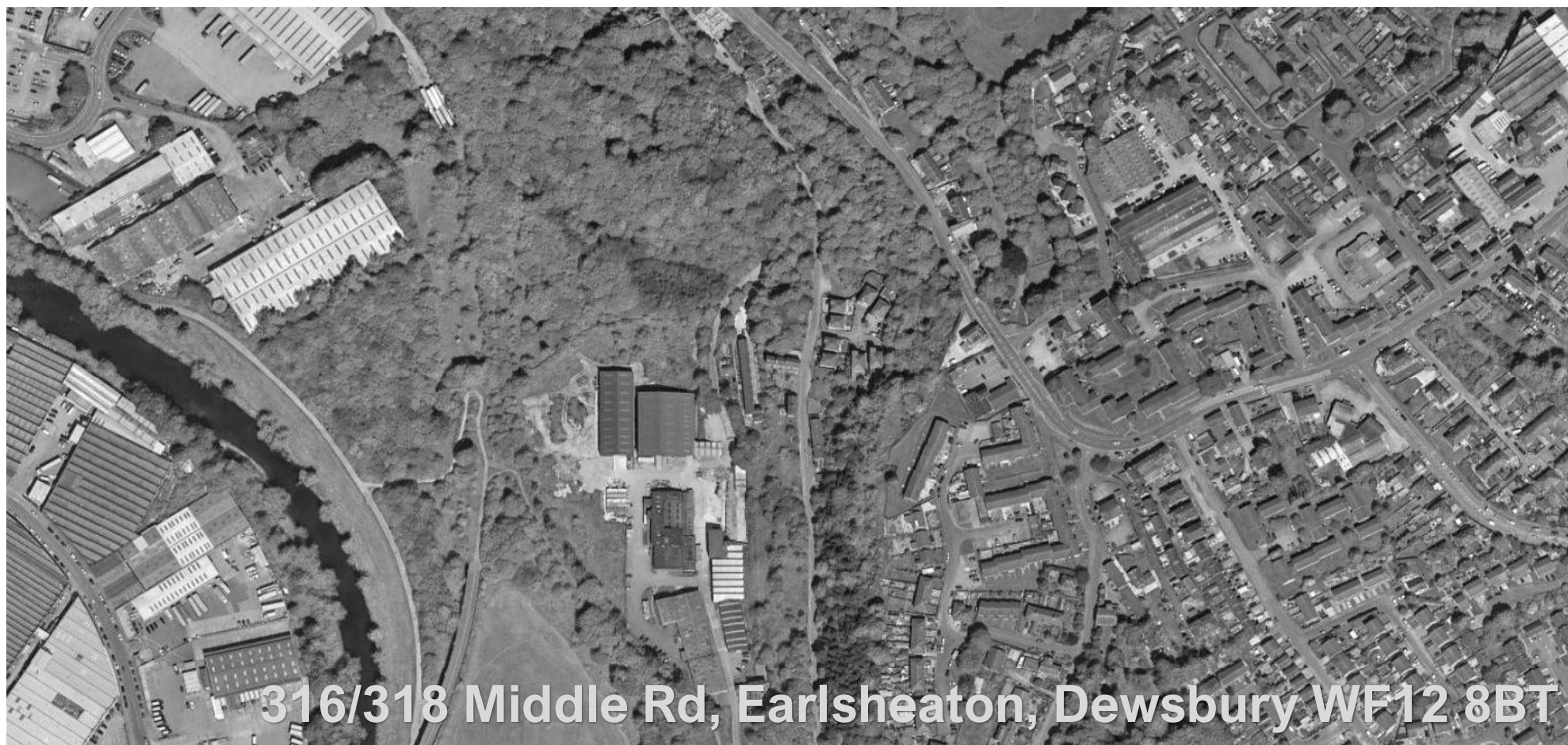




316/318 Middle Rd, Earlsheaton, Dewsbury WF12 8BT

DESIGN & ACCESS STATEMENT
2023/0388 Rev2
Feb 2025

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SECTION 01

Introduction:

RD Architecture + Design (the 'Agent') are submitting a Full Planning Application on behalf of Mr P Wiper (the 'Applicant') for the Erection of extensions and alterations to 2 dwellings to create 9 flats and formation of parking area on 316/318, Middle Road, Earlsheaton, Dewsbury, WF12 8BT.

This Design and Access Statement 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.

This document should be read in conjunction with other validation documents and plans, outlined in the list below.

Full package of Planning drawings:

0388 0003 Existing Floor Plans
0388 0004 Existing Elevations
0388 0005 Existing Elevations
0388 0010 Existing Site & OS Plan
0388 0020 Proposed Site Layout
0388 0021 Proposed Drainage Layout
0388 0022 Proposed Floor Plans
0388 0023 Proposed Floor Plans
0388 0024 Proposed Elevations
0388 0025 Proposed Elevations

Design and Access Statement Ref 2023/0388/rev1

Michael D Joyce Associates LLP Coal Mining Risk Assessment- Report 3891

James Eaton Design Drainage Strategy

Biodiversity Net Gain Calculation

This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination.

It also explains how this vision will be met, through a sensitive site layout to ensure the delivery of a high-quality proposal.



Current Site - May 2024.



Current Aerial View - May 2024.

SECTION 02

Site Context:

Site Description and Surrounding Area

The proposed development site comprises of an existing landscaped garden adjacent to the main dwellings. The plot consists of several separated landscaped areas of basis soft landscape and dividing hedgerows. Maintenance to the overall site has been limited due to the poor access and uneven ground levels.

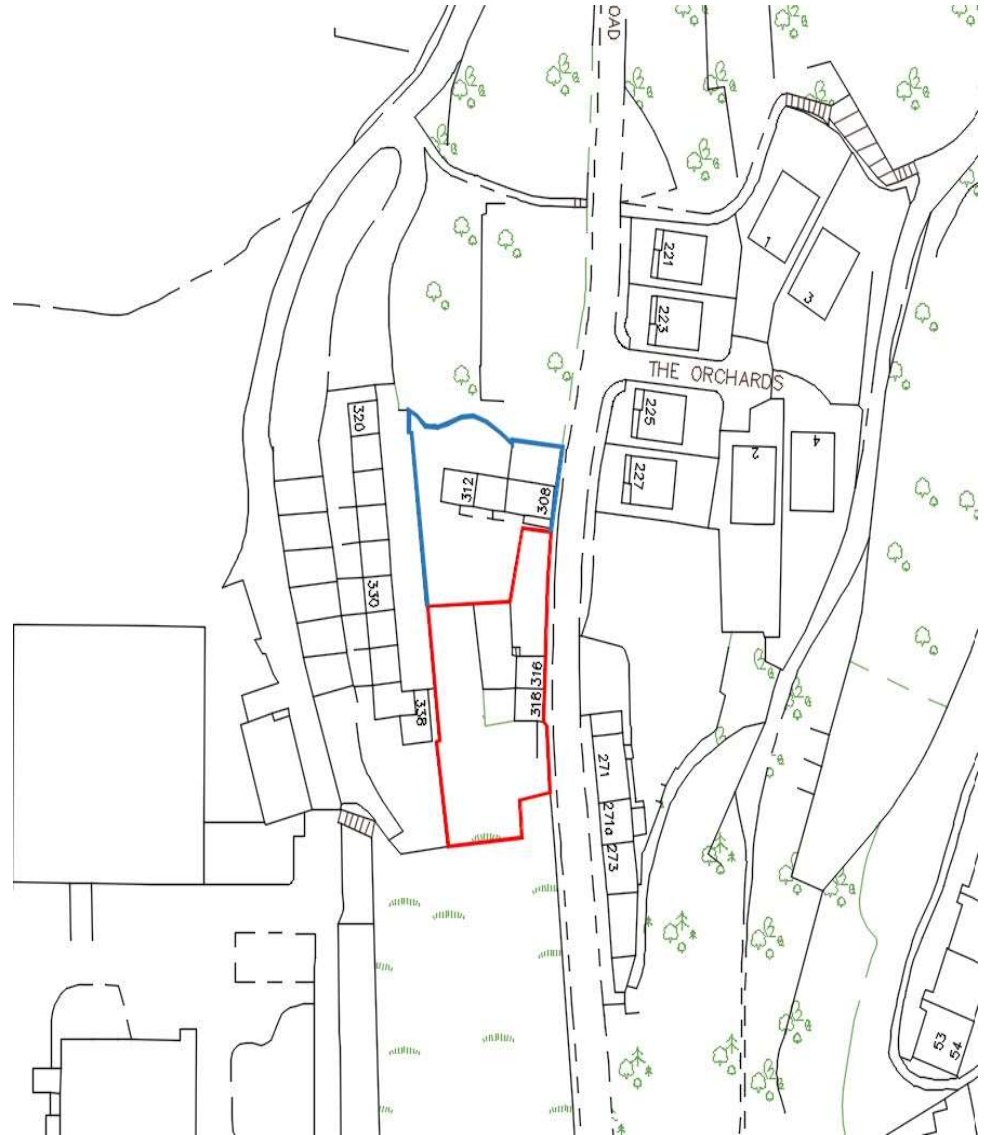
The existing dwellings are accessed off Middle Road, which feeds several small collections of private houses, the road connects the main road of Dewsbury to the East side of Ossett, via a number of smaller roads

The surrounding buildings are predominately residential and a combination of suburban detached and semi-detached housing, with local amenities to the east heading back to Town Street. Both the M1 and M62 Motorways are located north of the development plot.

The overall redline site area is **820sqm / 8826sqft / 0.0820 Hectare**.
And with the new constructed building will have an overall footprint of **180 sqm / 1937sqft**.



Site Location Plan – (Red Dot high-lights site location)



OS Plan - Including site ownership.

EXISTING SITE PHOTOS



Existing dwelling – Front elevation.



Existing dwelling – Rear elevation.



Existing dwelling – Side elevation and gardens.



Side & Rear gardens with varies paved area`s and soft landscape.



Existing dwelling – Side elevation and gardens.



Existing gardens.

SECTION 03

Planning & Site History:

Planning History:

By way of background the proposed developed site has the following previous planning history:

Plan Ref : 2019/90443

Proposal: Erection of extensions and alterations to 2 dwellings to create 9 flats and formation of parking area

Site Location : 316, Middle Road, Earlsheaton, Dewsbury, WF12 8BT

Plan Ref: 2020/90999

Proposal: Discharge conditions 3 (materials) and 15 (landscape) on previous permission 2019/90443 for erection of extensions and alterations to 2 dwellings to create 9 flats and formation of parking area

Site Location: 316, Middle Road, Earlsheaton, Dewsbury, WF12 8BT

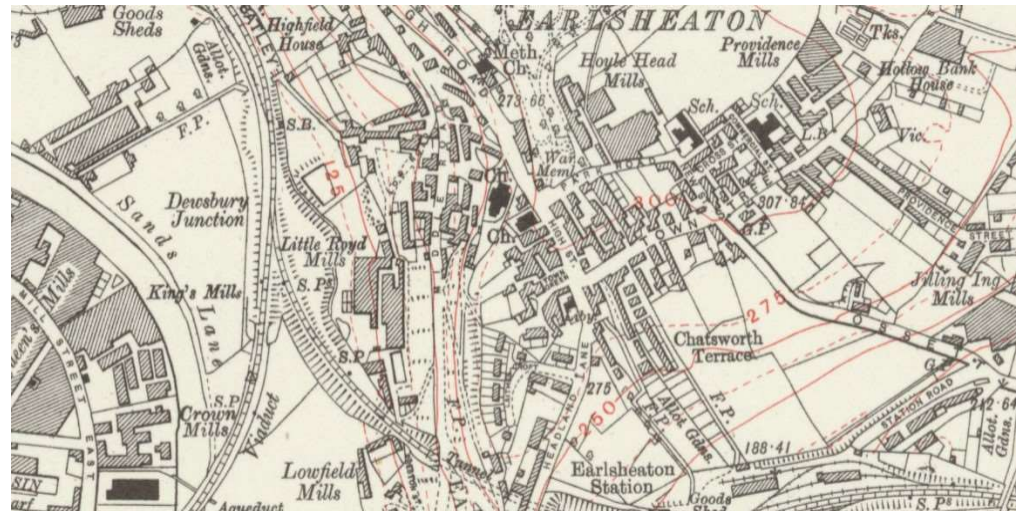
Site History & Mapping:



Historical OS Map 1888.



Historical OS Map 1906.



Historical OS Map 1930

SECTION 04

Local Character:

Architectural examples vary around the locality and along Middle Road, including styles from modern municipal styles and traditional stone cottages. Most developments are more detailed by a fashion or style which was popular in the era in which they were built. The more architecturally attractive properties tend to be those from historically earlier periods, which include features such as chimneys and sash proportioned windows.

The photographs below illustrate the existing housing stock and locality of the surrounding area. Materials include a mix of brick, render but predominantly local stone. The newer developments have a larger mass and scale compared to the earlier dwellings. The existing street scene has varied ridge lines, but due to the spacing this does not affect the overall impression of the street scene.



Aerial view of Proposed Site and surrounding properties.



Local Property 01



Local Property 02



Local Property 03



Local Property 04



Local Property 05

SECTION 05

Proposed Development:

The submitted plans, elevations and design are unchanged from the original application of 2019, and still contain the design carried out by the original agent/Architect (Plan Ref: 2019/90443).

The proposed materials again will be as per the Approved Planning Conditions of 2020 (Plan Ref: 2020/90999).

- Extension: Thistlestone- split face, buff/black, reconstructed stone walling – Marshalls,
- Existing Building: White Through Colour Render– Weber,
- Cladding: Natural cedar cladding,
- Roofing: Marley Modern tiles to existing building and single ply membrane to extension.



Proposed Site Layout.

Proposed External Materials



Stone Walling



Roof Tiles



Cladding



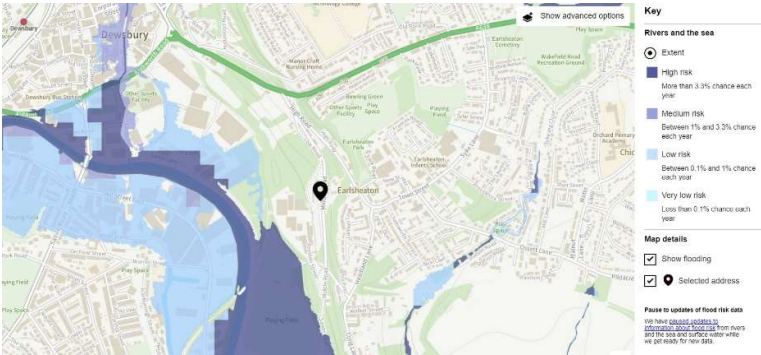
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Flat Roof

SECTION 06

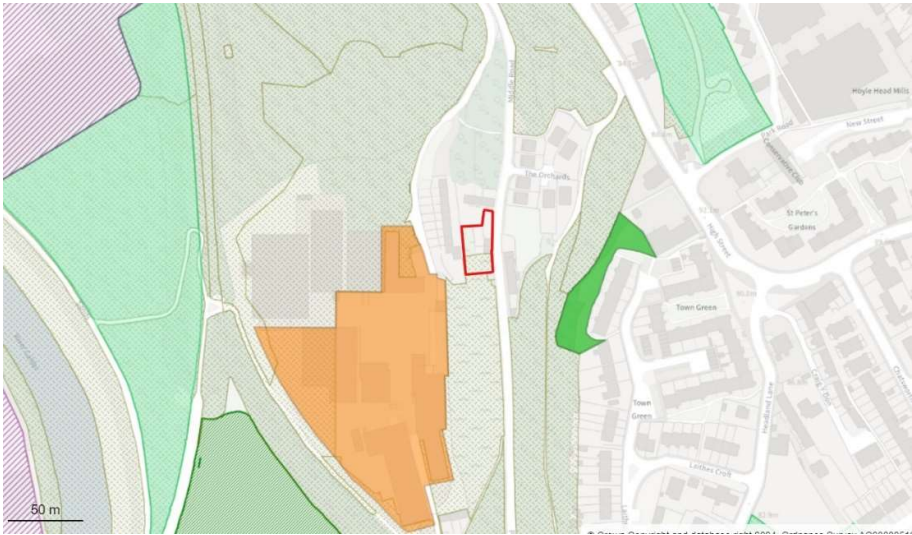
Site Specific Policy:



Environment Agency Location Plan – River Flooding

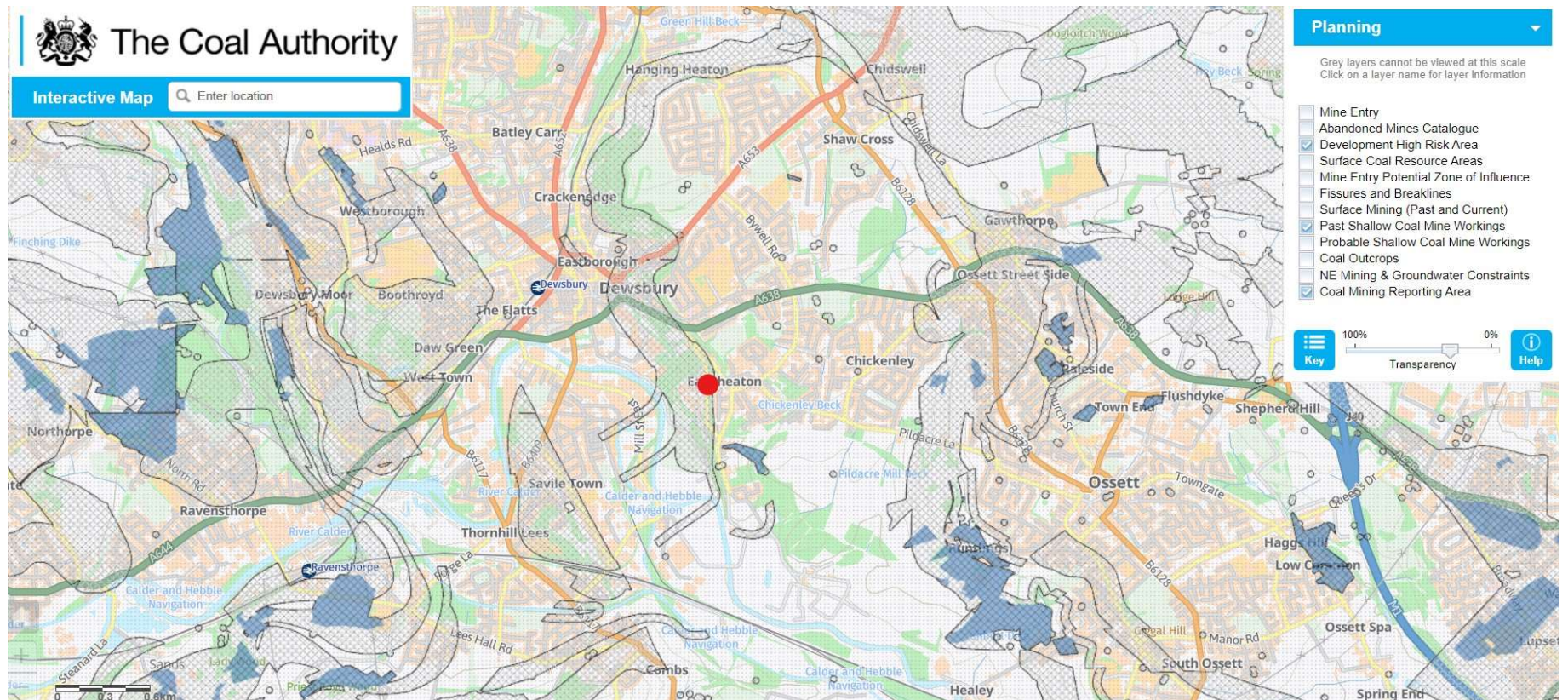


Environment Agency Location Plan – Surface Water Flooding



- Green Belt
- Wildlife Habitat Network Ext
- LP61 Appendix 4 Small Open Spaces
- Housing Allocation
- Urban Green Space
- Priority Employment Areas

Kirklees Council LDF Plan



The Coal Authority have confirmed the location is in a **High Risk Area** and with current record of **Past Shallow Coal Mining** in the surrounding area.

Please see enclosed **Michael D Joyce Associates LLP** Coal Mining Risk Assessment - Report 389 containing information and reports as required.

SECTION 07

Summary

This statement has been prepared in support of a planning application which seeks planning approval for the Erection of extensions and alterations to 2 dwellings to create 9 flats and formation of parking area on 316/318, Middle Road, Earlsheaton, Dewsbury, WF12 8BT.

Our vision for this scheme sought to create a high quality and individual home, inspired by the site's adjacent properties and surroundings.

Key points of the proposal are as followed:

- Improved aspect of the overall site from Middle Road,
- The proposals do not overshadow or overlook any neighbouring properties,
- The new dwellings form incorporates a thoughtful, high-quality design which merges local and natural materials with contemporary features,
- The proposals will respond well to the surroundings and will complement the immediate context.
- The siting and form of the proposed extension is designed to have minimal visibility from all angles as demonstrated in this document, therefore of minimal impact to the local area,
- Scheme includes improvements to bin storage areas and better parking/vehicle manoeuvrability for all dwellings along,
- The development incorporates sustainable features including natural materials sourced locally, solar panels, re-use of existing materials, electric vehicle charging points, etc.

Key to its success is the process which has been involved, which includes:

- The contextual analysis of the surrounding area.
- Reference to relevant national and local design guidance.

The building design has been influenced by analysis of the local character of Earlsheaton and Middle Lne and also by the existing dwelling of 316/318 Middle Road. The quality the architecture of the building is important, and the design is activated by drawing on what is best in the local area and through the use of quality materials throughout.

