

Bradford Road **Huddersfield**

Design and Access Addendum

April 2025



BRADFORD ROAD, HUDDERSFIELD
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BACKGROUND

A full planning application relating to land at Bradley Villa Farm, Bradley was submitted to Kirklees Council in May 2021.

The application sought permission for 277 new dwellings and layout.

It was supported by a suite of proposed plans and information including technical reports, planning statement and Design and Access Statement (DAS) which describes the site, its context and constraints, design considerations, planning policy influences and the development proposals. The content of the submitted DAS remains relevant to the S73 application.

SUMMARY OF CHANGES

This addendum illustrates and describes proposed changes to the development highlighted on the plan opposite.

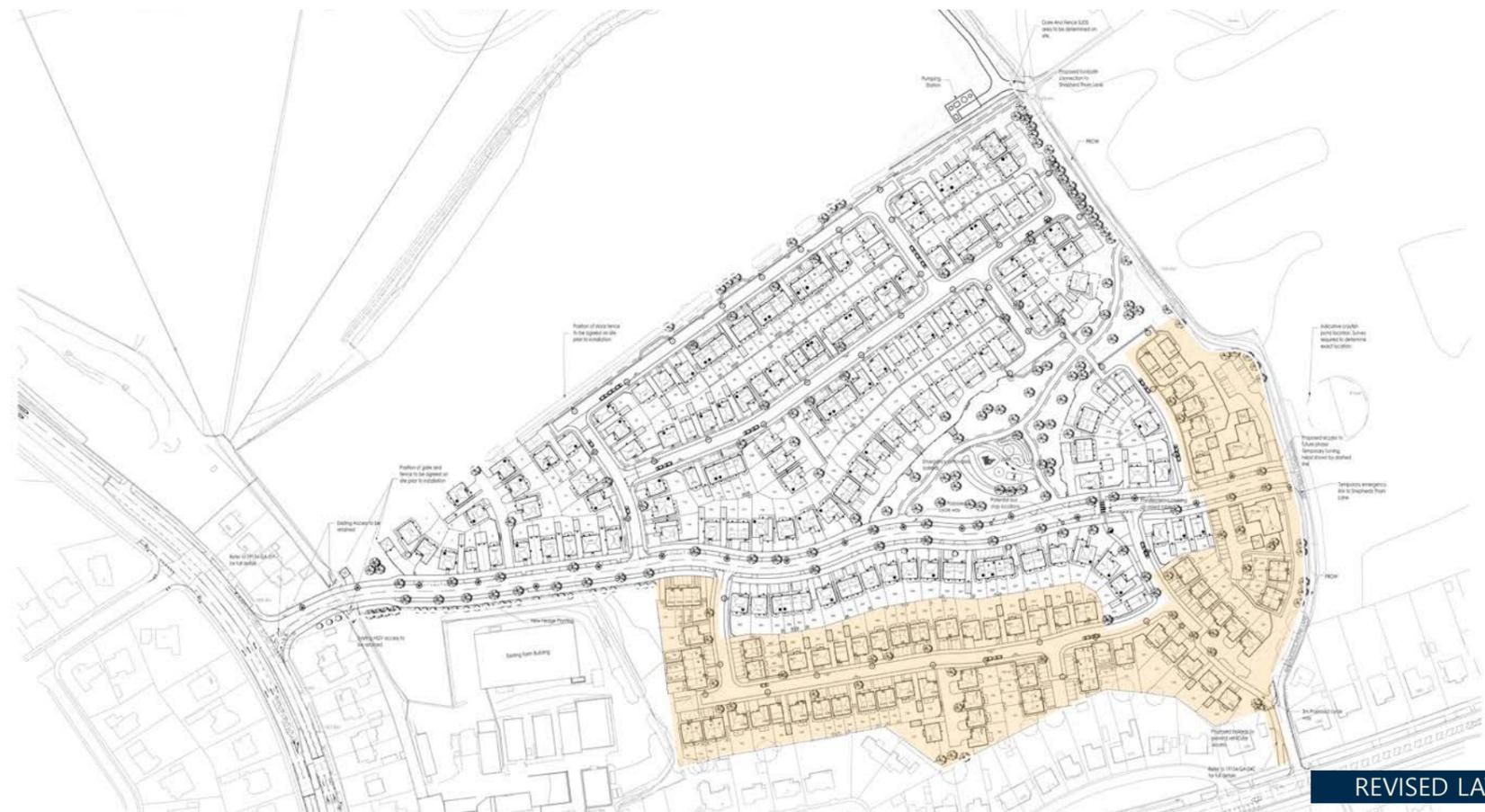
The primary change relates to the substitution of approved housetypes with comparable David Wilson designs. This proposal maintains mix of unit sizes, types, and architectural quality.

All substituted house types retain similar footprints, heights, and design principles to those approved, ensuring consistency with the character of the development and surrounding context. Principles and distribution of elevational treatments, material palettes, and detailing reflect the original design intent, preserving the visual coherence of the scheme.

Street design, road hierarchy, access points, pedestrian routes, and public realm remain unaltered as currently approved. Plot positions and orientation have been retained where possible, with only minor adjustments made to accommodate any slight differences in footprint, ensuring continued compliance with design principles such as natural surveillance, and permeability.

Drawing Legend

David Wilson Units



SUBMITTED LAYOUT

REVISSED LAYOUT

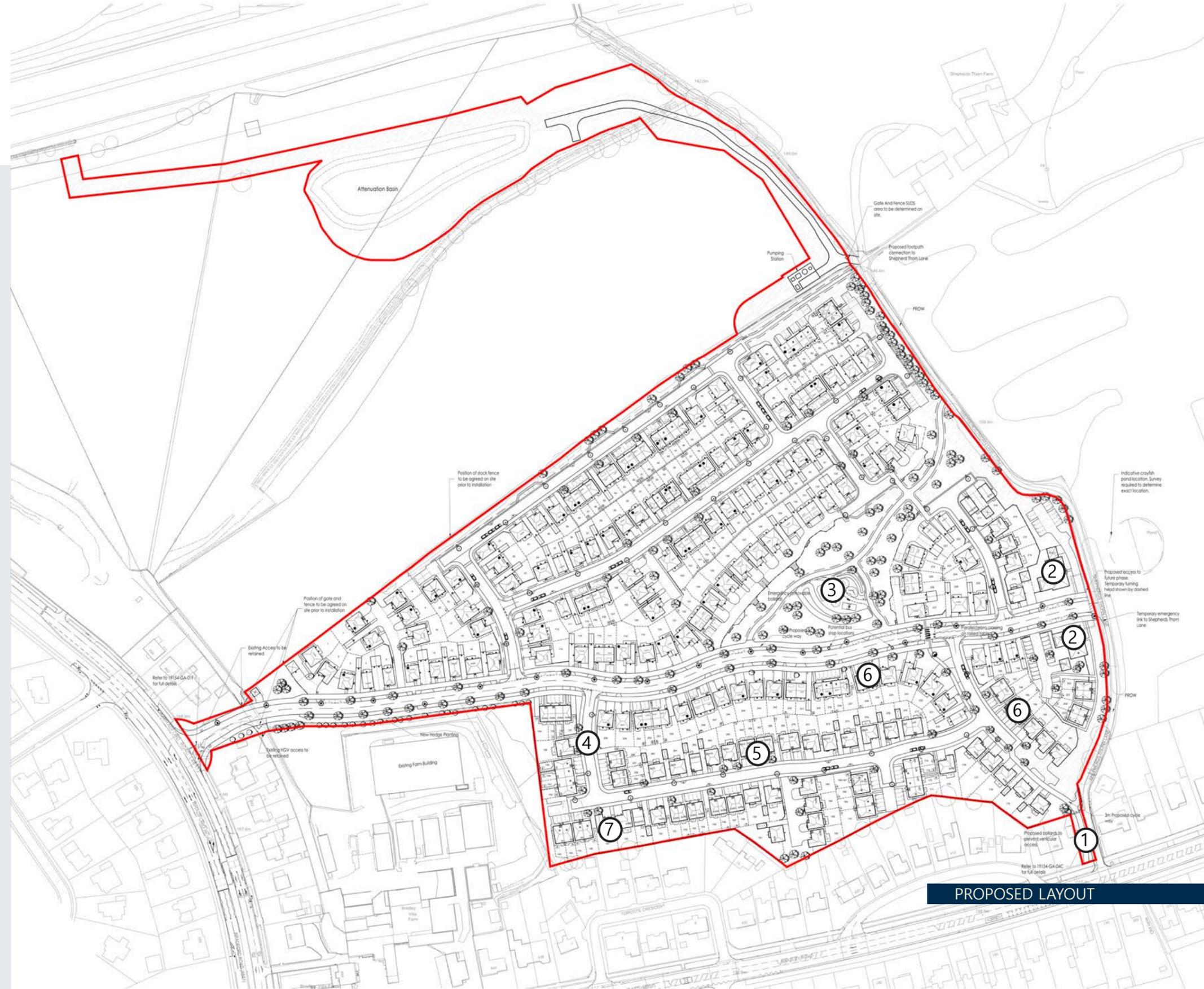
BRADFORD ROAD, HUDDERSFIELD

3.0 LAYOUT DESIGN

PROPOSED LAYOUT

The adjacent plan demonstrates the design principles established in the approved scheme are retained in the new proposal.

- ① Retention of pedestrian connectivity to Bradley Road.
- ② Apartments retained along the eastern boundary, which provide an attractive gateway into the development.
- ③ Retention of Village Green.
- ④ Street design, surface materials, and road hierarchy utilised from the previous application.
- ⑤ Parking arrangements in line with the previous application.
- ⑥ Retention of 2.5 storey dwellings in key locations throughout the development.
- ⑦ Plots arranged to terminate vista along the primary road.



BRADFORD ROAD, HUDDERSFIELD

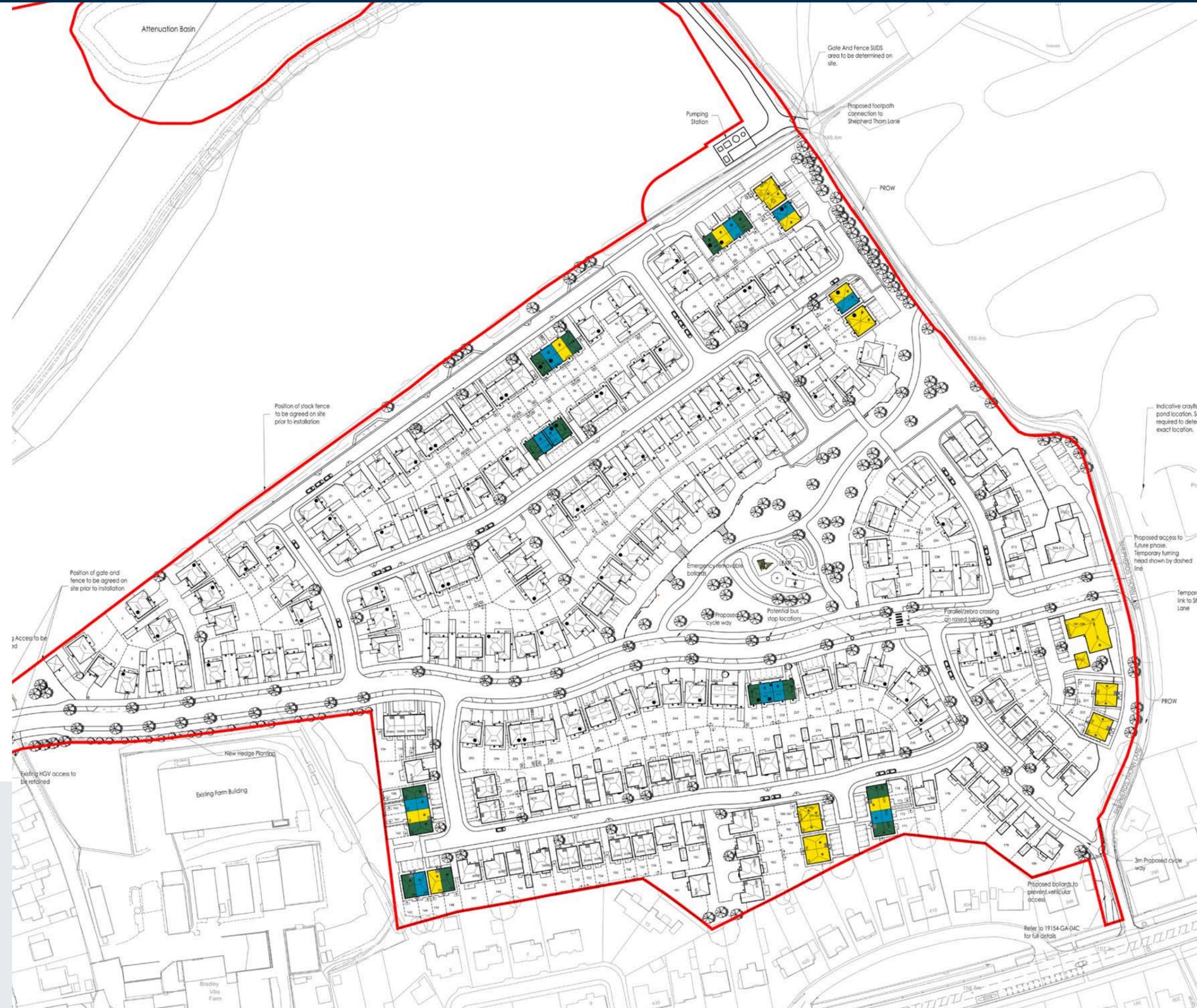
3.0 LAYOUT DESIGN

AFFORDABLE HOUSING

The adopted Local Plan Policy LP11 Housing Mix and Affordable Housing and the adopted Affordable Housing Policy SPD state that affordable housing is required for new developments of 10 or more homes. Both require 20% of proposed dwellings to be delivered as affordable homes.

Of the 277 dwellings proposed, 222 are designated as market housing, while 55 are allocated as affordable housing, representing 20% of the total development, in line with Policy LP11.

The adjacent plan shows the distribution of affordable dwellings throughout the development, these dwellings will be of an architectural style consistent with other dwellings and of a size in line with local need.



Drawing Legend

- Intermediate Units - 11 Plots
- Social Rented Units - 30 Plots
- First Homes Units - 14 Plots

BRADFORD ROAD, HUDDERSFIELD

4.0 BOUNDARY TREATMENTS

BOUNDARY TREATMENTS

Boundary treatments have been an important element of the design process and are used as a way of articulating different areas of the site. The adjacent plan shows the distribution of varying boundary treatments. Details of boundary treatments are provided with the submission pack.

Drawing Legend

- 1.8m Pier and Panel Wall
- 1.8m Close Boarded Fence
- 0.95m Estate Railings
- 0.75m Post & Rail Fence
- 0.75m Stock Fencing/Post & Rail
- Timber Gate (See Figure 1 for details)
- Steel Gate (See Figure 2 for details)
- 1.8m Close Boarded Fence
- 1.8m Brick Screen Wall with Timber Fence
- 0.75m Post & Rail Fence
- 0.9m Estate Railing

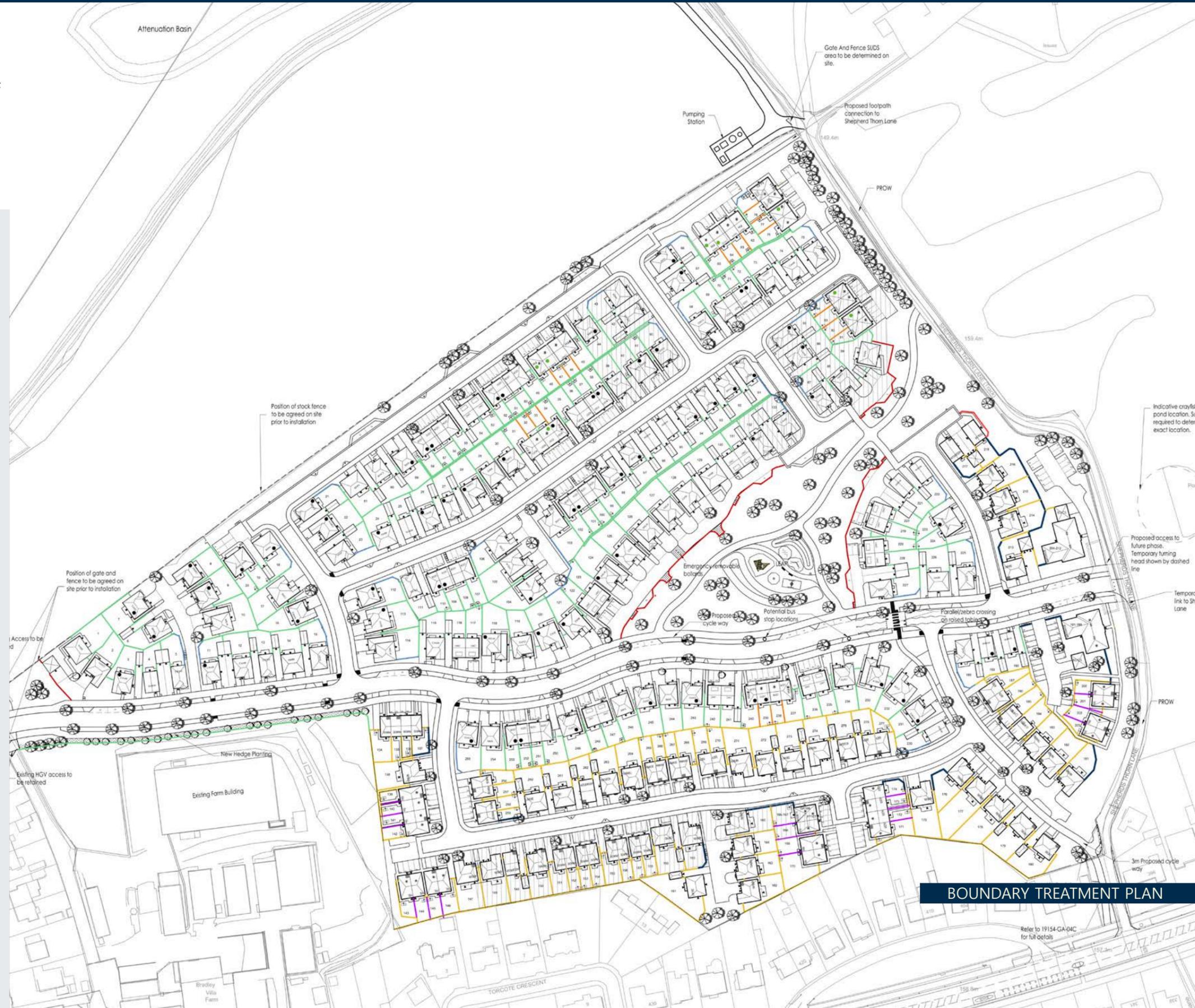


Figure 1 - Timber Gate
Image shows example timber gate only and dimensions may vary



Figure 2 - Steel Gate
Image shows example steel gate only and dimensions may vary

MATERIALS

The adjacent plan shows how the proposed materials for the walls and roofs are distributed throughout the development, which provides variation in character.

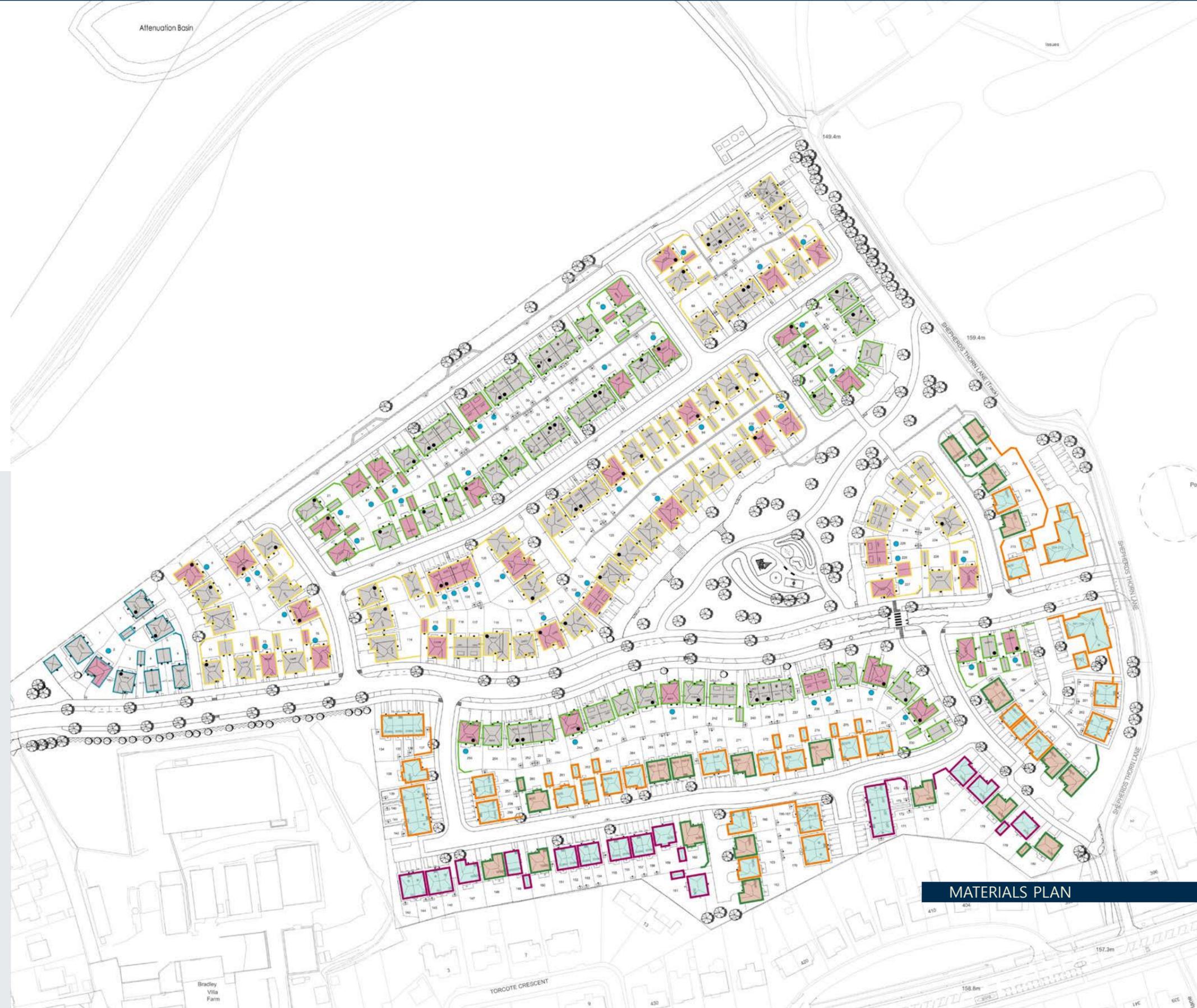
Drawing Legend

Facing Materials

- Forterra Atherstone Red
- Forterra Worcestershire Red Multi
- Ibstock Millburn Ashen Brown Blend or similar
- Forterra Teviot Red
- Forterra Arden Special Reserve
- Forterra Village Oatmeal Buff
- Monocouche Render Colour: Chalk (Ref:2500)

Roof Tiles

- Russell Highland Slate Grey
- Russell Highland Cottage Red
- Russell Grampian Slate Grey
- Russell Grampian Cottage Red



APPEARANCE

The below front elevations provide an illustration of the approved and proposed facades and their architectural interventions. They demonstrate their similarities, which ensures consistency in the character of the development.



APPROVED - 2 Bed Semi



PROPOSED - 2 Bed Semi



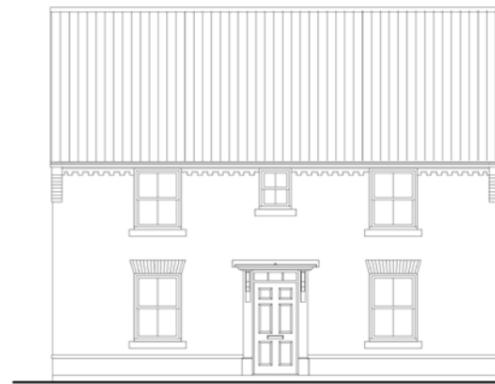
APPROVED - 4 Bed Detached



PROPOSED - 4 Bed Detached



APPROVED - 3 Bed Dual Aspect



PROPOSED - 3 Bed Dual Aspect



APPROVED - 4 Bed Integral Garage



PROPOSED - 4 Bed Integral Garage



DAVID WILSON HOMES
WHERE QUALITY LIVES

PARKER PEEL
ARCHITECTURAL