



Client: Mr Paul Plant

Date: 08/07/25

Job: Proposed New detached House with Integral Garage on
land adjacent to No 1 Longlands Bank, Thongsbridge,
Holmfirth HD9 7HR

Job No: 1850

Design and Access Statement

Introduction

This Statement has been prepared to accompany a Full Plans application for a New detached House with Integral Garage on land adjacent No 1 Longlands Bank, Thongsbridge, Holmfirth HD9 7HR

Existing site and design background

The owners (Mr and Msr FB Yong) purchased the site from the owners of No 1 Longlands Bank more than 20 years ago. It was formerly the garden to this property.

The site has an upward slope from Longlands Bank towards the east and Heys Road. A topographical survey was carried out and this shows a steady gradient from the top of the brickwork boundary wall up to the retaining wall bounding the gardens of no 4 Heys Road.

Previous Applications

- 2020/62/92318/W Erection of detached dwelling with garage. (DB Architects) Refused
- 2019/62/92495/W Erection of detached dwelling with integral garage Conditional Full Permission
- 2016/TWA/91403/W Work to TPO(s) Granted
- 2014/62/91761/W Erection of one dwelling (DB Architects) Conditional Full Permission
- 2014/TWA/90827/W Works to TPO(s) Granted
- 2011/62/90396/W1 Erection of one dwelling (A+DP Architecture and Design Partnership) Conditional Full Permission
- 2003/60/93300/W3 Outline Application For Erection of One Detached Dwelling. Permitted



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The Original Pre-Application Meeting

The original planning approval would indicate that this application would be successful based on the same parameters.

The history of the site has confirmed that the principle of development for one dwelling is acceptable with numerous approvals over the years.

Design (as previously submitted)

Context

The site, formerly the garden of 1 Longlands Bank, is heavily overgrown. It slopes upward from a 1200mm high brick boundary wall to the retaining walls on the east. It's approximately 50m from the prominent, three-story house at the junction with Miry Lane.

The site is unallocated, and planning permission for a detached dwelling has already been granted. The current owner intends to renew this planning approval, which has since expired.

Due to the steep slope and dense overgrowth, considerable excavation will be necessary for construction, meaning most, if not all, vegetation will be removed. There are no protected animals or plants on the site.

House Design

We sought to avoid significant alterations to the initial building plan, or to change it as little as possible, and at the same time, we put a strong emphasis on retaining the natural contours of the site as much as we could.

The proposed new dwellinghouse takes advantage of sloping site and existing retaining walls on the East and Northern boundaries. Primary living spaces are oriented south, with terraced gardens extending from south to north. These gardens are positioned above the main entrance, guest bedroom, and garage, effectively bridging over the access to both the house and the garage.

The approved design incorporates site access from Longlands Bank, providing on-site parking and turning space for three vehicles.

The Lower Ground three features the main entrance to the house, situated beneath an open porch and adjacent to the garage door. A compact hall



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provides access to a guest bedroom on one side, a toilet on the other, and connections to both the garage and the staircase leading to the Ground Floor.

The Ground Floor offers direct access to paved areas and gardens on the northwest and south sides. A spacious hall connects to a through kitchen/dining room on the left and a through living room on the right, with a small utility room and toilet located at the rear. Sliding/folding doors open onto patio areas and gardens on the northwest and southeast. From here, stairs lead up to the First Floor.

The stairs terminate at a closed landing that serves all four bedrooms (one with an en-suite bathroom) and the family bathroom.

Appearance

The house will be constructed with regular coursed stone, using a lime-rich mortar. The pointing will be flush with the joint and have a brushed finish. Sawn stone will be used for the heads and cills.

The entrance will feature a lean-to porch with arched openings, and the front of the house will have a gabled feature.

For the eaves, there will be black uPVC gutters mounted on small, flush fascias. The roof will be artificial blue slate with stone corbelling below, matching ridge pieces, and lead valleys. Black downpipes will discharge into soakaways on the site.

Samples of the materials to be used for walls and roof will be provided for approval by the Planning Department prior to the commencement of construction.

All services are available in Longlands Bank.

Scale

The scale and appearance of the new house is fully indicated on the submission drawings and is sympathetic to the adjacent building within the surrounding area.

The new house is set back into the sloping site, featuring a gently sloping driveway (with a maximum gradient of 1 in 15) leading to the garage from Longlands Bank. The house has a maximum eaves height of 8.3m on the front elevation and 2.59m on the rear. The maximum ridge height is 10.38m on the front elevation and 4.67m on the rear elevation.

The roofline is more in keeping with the general roof style of the area, particularly that of the house on the corner of Longlands Bank and Miry Lane.



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Landscaping and Ecological Matters

The existing brick wall along the frontage will be removed at the site access point but retained elsewhere.

Additional stone-faced retaining walls will be constructed as shown on the drawings. These walls will support the adjacent, adjoining, and existing land.

The new retaining walls will create level garden areas and terracing. These will primarily be turfed, with some specific planting agreed upon with the client. The area to the north will be cleared and planted as per client agreement.

As part of the works, a considerable amount of the existing banking will be removed. This includes the areas indicated in the Ecological Survey Report (attached to the previously submitted Plan). These areas currently support a Schedule 9 Plant Species, specifically Japanese Rose (*Rosa Rugosa*). A photo of this plant can be found on page 6, showing the area adjacent to the driveway of No. 1 Long Bank, which is to be dug out.

This is to be completely removed as part of the excavation, as recommended in the Survey Report. This will include digging out and burning all roots and rhizomes present.

The Report also includes recommendations for planting and animal habitat enhancement. The upper northern half of the site (refer to Photo 2 on page 6 of the report) will be dedicated to planting native species.

These will include native trees:

Silver Birch (*Betula Pendula*) and Holly (*Ilex Aquifolium*) and new native shrubs, Juniper (*Juniperus Commoris*), Broom (*Cytisus Scoparius*) and Dwarf Willow (*Salix Herbacea*) whilst certain existing plants will be retained in this area such as the Butterfly Bush (*Buddleia Davidi*) and some common Ivy (*Hedera Helix*).

This will provide sufficient possible habitats for Hedgehogs and at the least one bird box will be provided mounted on the rear retaining wall as shown although this area would be dense and private enough to encourage nesting in any case.

The site showed no evidence of site suitable for Bat Roosts and no bat boxes are therefore proposed in this scheme.

Access

Policy Frame work

Access to the new house will be approached by a level driveway (max gradient 1:15) to a level threshold and 900 wide opening to the front door within a glazed screen (Minimum clear opening of 775mm to be exceeded). Driveway specification will be 25 wearing coat on 75 base coat tarmacadam on 150 well consolidated MOT grade H/C. (details in spec).

A ground floor toilet is provided with an opening outward door of minimum clear opening 775mm.

The scheme allows for garaging for 1 no car, turning within the site and parking for 3 no further cars on the driveway.

The new access has good visibility in both directions along this concave part of Longlands Bank. The speed limit along this and Miry Lane is 30mph.

Vehicular and Transport Links

The new house is only 50m from either of the main road leading into Holmfirth and all main bus services and transport links and is just around the corner from Holmfirth School.

Compliance with New Policy and NPPF

All development should be of good quality design such that it contributes to a built environment which: (BE1)

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Promotes safety, including crime prevention and reduction of hazards to highway users;
4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
5. Is energy efficient in terms of building design and orientation and conducive to energy efficient.

1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
2. The topography of the site (particularly changes in level) is taken into account;
3. Satisfactory access to existing highways can be achieved; and
4. Existing and proposed landscape features (including trees) are incorporated as an integral part of the proposals.

Site Investigation

A Preliminary Risk Assessment (Phase I Desk Study Report) has not been carried out as following the Ecological Survey there was no evidence of visible contamination and secondly that the site is to be dug out and any contamination found during these operations will be reported to Kirklees MC.

Should any contamination be found a phase II Intrusive investigation will be carried out following agreement with Kirklees MC Environmental Services.

The present housing along Longlands Bank reported no contamination during building excavations in the past and the likelihood of this being present on this site is unanticipated.