

DESIGN & ACCESS STATEMENT

LINGARDS ROAD DEVELOPMENT – APPLICATION FOR RECONFIGURATION OF PLOT 27 TO FORM 3 NO APARTMENTS, INCLUDING COMMUNAL ACCESS AND ASSOCIATED PARKING, WITHIN THE APPROVED SCHEME UNDER APPLICATION NO 2020/62/93954/W, USING EXISTING APPROVED VEHICULAR ACCESS OFF LINGARDS ROAD, SLAITHWAITE, HUDDERSFIELD.

Location:

Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Client:

SB Homes Ltd

Prepared by:

Joe&Co Architects

On behalf of:

SB Homes

Date:

2025.07.30

Related Planning Approval:

Original Application Reference: 2020/62/93954/W

Introduction

This Design and Access Statement has been prepared in support of a full planning application for Plot 27, located within the consented residential development at Lingards Road, Slaithwaite (approved under application ref. 2020/62/93954/W).

The proposed development involves the reconfiguration of Plot 27 from an approved four-bedroom detached house (House Type B2) into a new four-storey building containing three 2-bedroom apartments, with associated communal areas, adjusted landscaping, and car parking provision.

This application seeks to provide a high-quality residential solution within the framework of the existing masterplan, using the same architectural language, materials, and site strategy established by the original approval.

Other supporting reports are not required in support of this application, as the proposal constitutes a reconfiguration of an existing approved plot within a consented development. All necessary information is contained within the submitted plans and this Design and Access Statement.

1.0 Site Location and Description

1.1

Plot 27 is located within the approved Lingards Road residential development in Slaithwaite, West Yorkshire. The development occupies a prominent sloping site between Lingards Road to the south and Manchester Road to the north, on the edge of the Colne Valley. The site is approximately 1km east of Slaithwaite town centre, which offers a full range of local amenities including shops, cafés, schools, and public transport links. The development is well connected, with access to local bus services and nearby road links to the A62, which runs between Huddersfield and Oldham.

1.2

The wider site was granted full planning permission under application reference 2020/62/93954/W for the construction of 42 dwellings, including a mix of detached, semi-detached, terraced houses and apartments. Plot 27 is positioned at the heart of the masterplan, centrally located between new shared open spaces and internal roads. It was originally approved as a four-bedroom detached house with integrated garage and rear garden. Its central position makes it a key plot within the established rhythm of the layout.

1.3

The site's topography is a defining feature, with a noticeable fall from south to north across the development. This natural slope has been used to shape the character and form of the new homes, with many properties adopting a split-level or stepped profile to respond to site levels. Plot 27 is situated on a relatively levelled section of the central plateau, offering open westerly views across the valley and access to the main estate road network that loops through the development.

1.4

The surrounding context is mixed, with modern residential properties along Lingards Road to the south and older, traditional stone-built housing along Manchester Road to the north. Within the development itself, architectural consistency is maintained through the use of coursed natural stone, slate-effect roofing, and dark-framed windows, creating a unified and contemporary interpretation of the local vernacular. Plot 27 forms part of a grouping of larger dwellings around a shared landscaped core within the site.

1.5

The approved design strategy places emphasis on strong pedestrian connections, landscaped corridors, and south-west facing private amenity spaces. Plot 27 is served by the approved internal road network with direct access to Lingards Road, the adopted highway. The proposal for Plot 27 maintains the development's overall design principles while introducing a more efficient residential configuration through the formation of three high-quality apartments, making better use of the central plot while preserving architectural coherence with the rest of the scheme.

2.0 Planning Policy Context

2.1

This proposal is submitted in the context of the Kirklees Local Plan, adopted in February 2019.

2.2

The wider Lingards Road scheme (ref. 2020/62/93954/W) was granted full permission in line with the adopted policy framework. This revised proposal for Plot 27 remains consistent with the original site-wide design approach and is informed by the following Local Plan policies:

LP2 & LP24 – Place shaping and design quality

The revised plot layout maintains the material character, scale, and massing of the wider scheme.

LP3 – Location of new development

The scheme continues to make efficient use of a sustainable site already allocated for residential use.

LP21 & LP22 – Highway safety and parking

The development connects to the approved internal road layout, with adequate parking and turning space.

LP9 – Supporting skilled and flexible communities

The proposal provides flexible, high-quality apartment accommodation within a well-designed scheme.

LP28 & LP33 – Drainage and landscape

No changes are proposed to the established drainage strategy. Minor landscaping adjustments have been made to accommodate revised car parking and access to Plot 27.

2.3

No additional public open space is required or proposed as part of this application, as the site-wide POS strategy approved under the original application already exceeds the relevant standards.

3.0 Design

The revised design of Plot 27 builds upon the principles established in the original Lingards Road planning approval (ref: 2020/62/93954/W), maintaining consistency in architectural language, materiality, and spatial rhythm. The proposal introduces a revised internal layout that accommodates three apartments over four storeys, delivering enhanced residential value while remaining sympathetic to the character and scale of the wider scheme.

Plot 27 is located at the heart of the development and benefits from a prominent, west-facing orientation, with open views across the Colne Valley. The proposal retains the approved footprint and massing strategy, with only a modest increase in height due to the introduction of a lower ground floor level.

3.1 Key Design Amendments

The most significant design change is the introduction of a fourth storey, creating a communal ground floor level that accommodates:

- An entrance lobby and protected stair/lift core
- Cycle storage
- A shared residents' gym
- One internal parking space

The three 2-bedroom, 3-person apartments are positioned above:

- One on the first floor, which benefits from a private south-facing garden
- Two on the second and third floors, both with west-facing balconies that maximise long-range views and solar access

In line with this revised layout, the window locations have been updated to suit the internal arrangement of each apartment. The new openings remain proportionally consistent with the approved design and reflect the overall symmetry and rhythm of the wider development.

3.2 Massing, Appearance, and Materiality

Although the building is now one storey taller, the overall architectural form remains unchanged, with a pitched roof profile and gabled elevations consistent with the original consent. The increase in height is modest and visually balanced within the setting, particularly given Plot 27's central location and separation from the site's boundaries.

- All external materials remain consistent with the original approval:

- Natural coursed stone to walls

- Slate-effect pitched roofs

The introduction of balconies to the upper apartments is handled discreetly, integrated into the western elevation and designed to align with the architectural language of the development.

3.3 Continuity and Integration

The proposal respects the design framework of the overall masterplan. Key features such as boundary treatments, building setbacks, and landscape character are preserved. There are no changes to the pedestrian routes or relationships with neighbouring plots, ensuring that Plot 27 continues to contribute positively to the public realm and development rhythm.

The revised design enhances residential quality, daylight access, and long-term flexibility, while maintaining the strong visual coherence of the Lingards Road scheme.

4.0 Access

4.1

Access to Plot 27 remains exactly as approved under the original full planning permission for the Lingards Road development (ref: 2020/62/93954/W). The dwelling is served via the existing estate road, which connects to Lingards Road – the adopted highway – and has already been constructed in accordance with Kirklees Council's approved highway standards.

4.2

The red line boundary for this application has been drawn to include access to the adopted highway via the internal road network. No alterations are proposed to the location, alignment, or specification of the approved road layout. Access for vehicles, pedestrians, refuse collection, and emergency services remains unchanged.

4.3

On-plot access is provided directly from the estate road, with four external car parking spaces and one integrated space located within the building at ground floor level. The design also includes a cycle store and clearly defined pedestrian access to the communal entrance lobby, ensuring safe and convenient movement for all residents.

4.4

All existing boundary treatments, gradients, and visibility standards established through the original application remain applicable. This proposal does not introduce any new junctions or highways interventions and is fully integrated within the estate infrastructure already approved and implemented.

5.0 Access

Planning permission has already been granted for residential development at Lingards Road under application reference 2020/62/93954/W, establishing a clear precedent for development on this site. The proposed reconfiguration of Plot 27 remains entirely within the principles, parameters, and design intent of the original scheme.

This revised application introduces a modest increase in height and residential capacity through the creation of three high-quality apartments in place of the previously approved detached dwelling. It retains the original architectural language, material palette, and site strategy established through the full application and responds sensitively to the plot's central location within the masterplan.

The design proposals have been discussed with the case officer at Kirklees Council, and the approach — including the need for a separate full application — has been confirmed as the most appropriate route. A Deed of Variation will be submitted to ensure the proposal remains legally tied to the obligations of the original Section 106 agreement.

This submission reflects the evolving needs of the housing market and the opportunity to make more efficient use of a key plot within the development, while continuing to contribute positively to the overall character, functionality, and design quality of the Lingards Road scheme.