

Design and Access Statement.

Demolition of garages and erection of dwellings,
Lingards Road, Slaithwaite HD7 5HY

Oct 2025

Revision A

Design and Access Statement.

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1.0 Context.

This statement has been prepared to accompany a planning application for the removal of 6 No garages and 3 No concrete bases and erection of 3 No dwellings on land adjacent to 37 Lingards Road, Slaithwaite HD7 5HY.

The land is designated for housing (reference HS 125) within Kirklees Local Development Framework and is outside of the conservation area of Slaithwaite. Plans of both are appended to this statement.

Part of the site falls within the red line of application 2020/93954 and so the number of dwellings within the site has increased by 3 No as a result of this current application.

Section 106 obligations will therefore proportionally increase and this will be done during the course of the application.

The site is under dual ownership.

The land is part of a residential housing development which is currently under construction.

Part of the land houses garages which are accessed directly from Lingards Road and have previously been rented to local residents but are now vacant.

A preliminary ecological appraisal, biodiversity accounting assessment and biodiversity metrics have been produced and form part of the application.

These are independent of the main site and show a deficit of 0.42 BU which will result in compensatory measures.

2.0 Amount, scale, appearance and layout .

The application is for three dwellings which are split level due to the topography of the land and are of similar design to the adjacent dwellings, numbers 37 to 43.

Dwellings will be accessed at the upper ground floor level and the garden will be accessed from the lower ground floor level.

The overall footprint of the dwellings is 17.6m x 6.3m.

The heights to eaves and ridge are 5.3m and 7.7m respectively at the front and 8.0m and 10.4m at the rear.

The dwellings will be stepped down in height to suit the slope of Lingards Road.

The roof covering will be concrete tiles and walls will be in natural coursed stone.

The dwellings are set back from the road and align with No 37 which is adjacent.

Parking will be to the house frontages.

Gardens are to the rear of the property with steps at the gable connecting the two levels.

3.0 Access .

Vehicular and pedestrian access to the dwellings will be directly from Lingards Road.

There are regular buses along Manchester Road which is a 5 minute walk to both Huddersfield and Oldham.

The local centre of Slaithwaite is a 10 to 15 minute walk.

Slaithwaite train station is a 15 to 20 minute walk.

Appendix A

Photos.





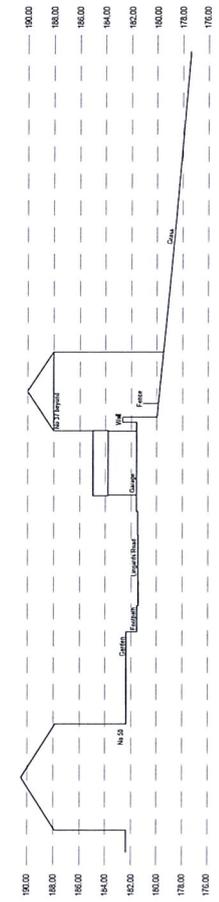




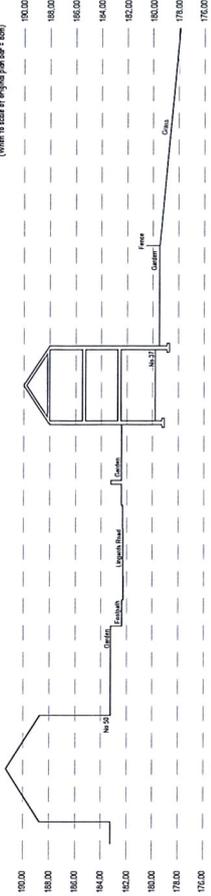


Appendix B
Drawings.

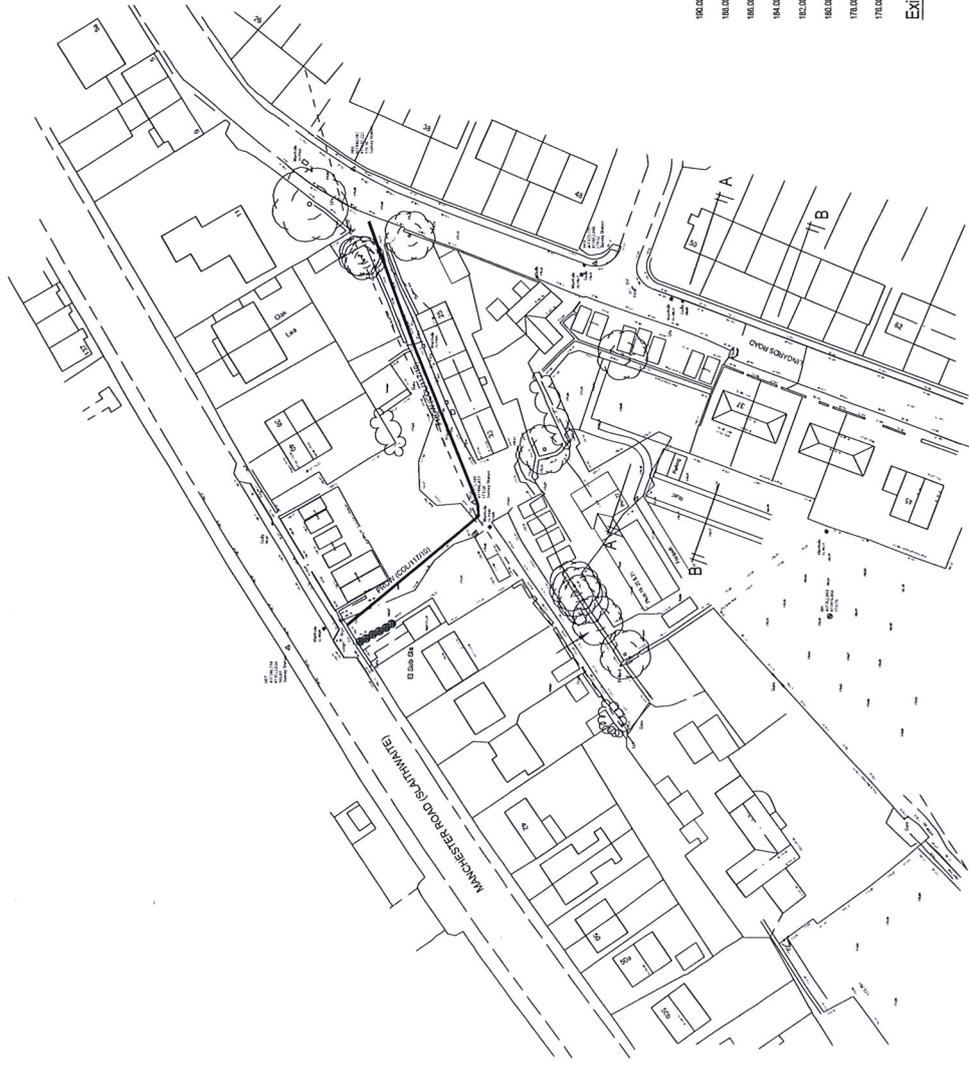
4m	Scale 1:50
10m	Scale 1:100
20m	Scale 1:200
40m	Scale 1:500
100m	Scale 1:1250



Existing section A - A (1:200).



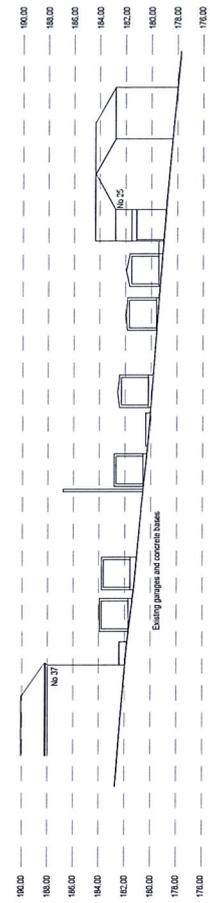
Existing section B - B (1:200).



Existing block plan (1:500).



Location plan (1:1250).

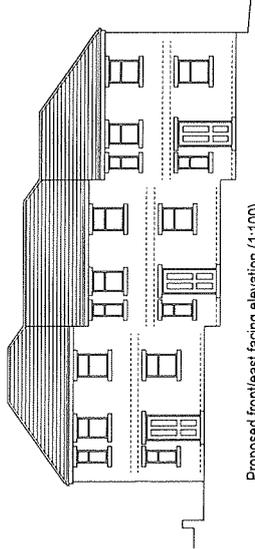


Existing street scene (1:200).

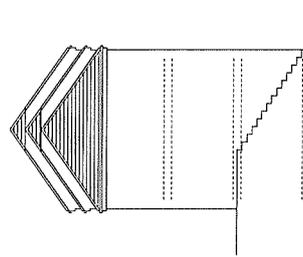
Project:	Proposed dwellings to replace existing garages at Lingsgårds Road, Slåtthvåla.
Title:	Existing site plan and sections.
Scale:	1:200 & 1:500.
Date:	July 2025
Dwg No:	LR 01.
Rev:	-

4m	Scale 1:50
8m	Scale 1:100
16m	Scale 1:200
40m	Scale 1:500
80m	Scale 1:1000
160m	Scale 1:2000

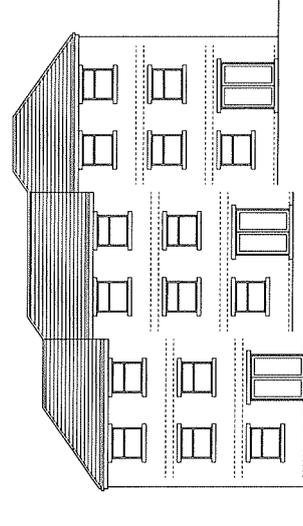
(When in need of enlarged job bar 7.8m)



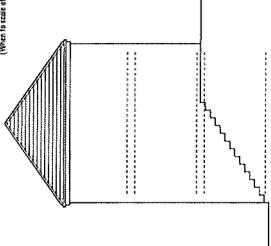
Proposed front/least facing elevation (1:100).



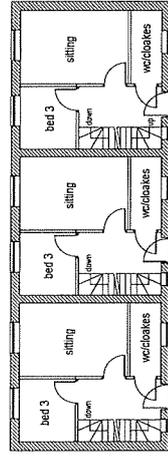
Proposed side/north facing elevation (1:100).



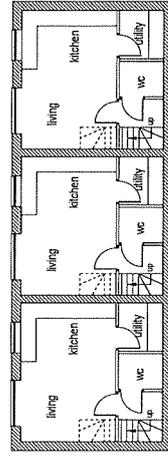
Proposed rear/west facing elevation (1:100).



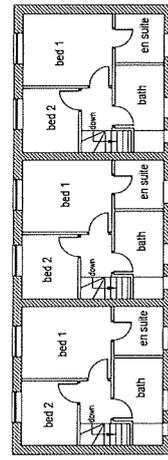
Proposed side/south facing elevation (1:100).



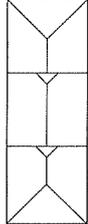
Proposed upper ground floor layout (1:100).



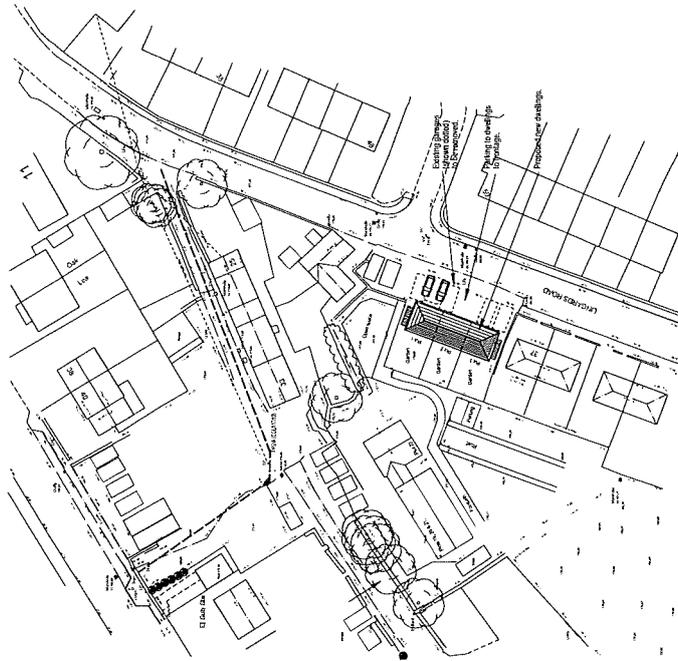
Proposed lower ground floor layout (1:100).



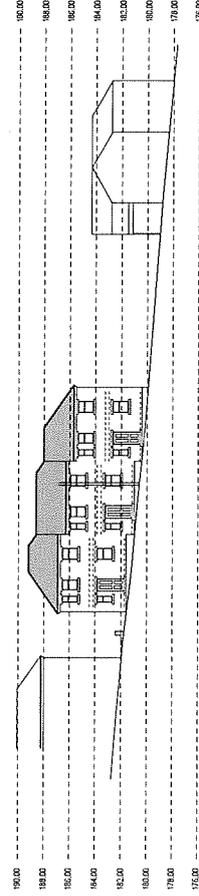
Proposed first floor layout (1:100).



Proposed roof plan (1:200).



Proposed site plan (1:500).



Proposed street scene (1:200).

Project:	Proposed dwellings at Lingards Road, Slahwaite.
Title:	Proposed layouts and elevations.
Scale:	1:100 & 1:500.
Date:	July 2025
Rev.:	02.

Appendix C

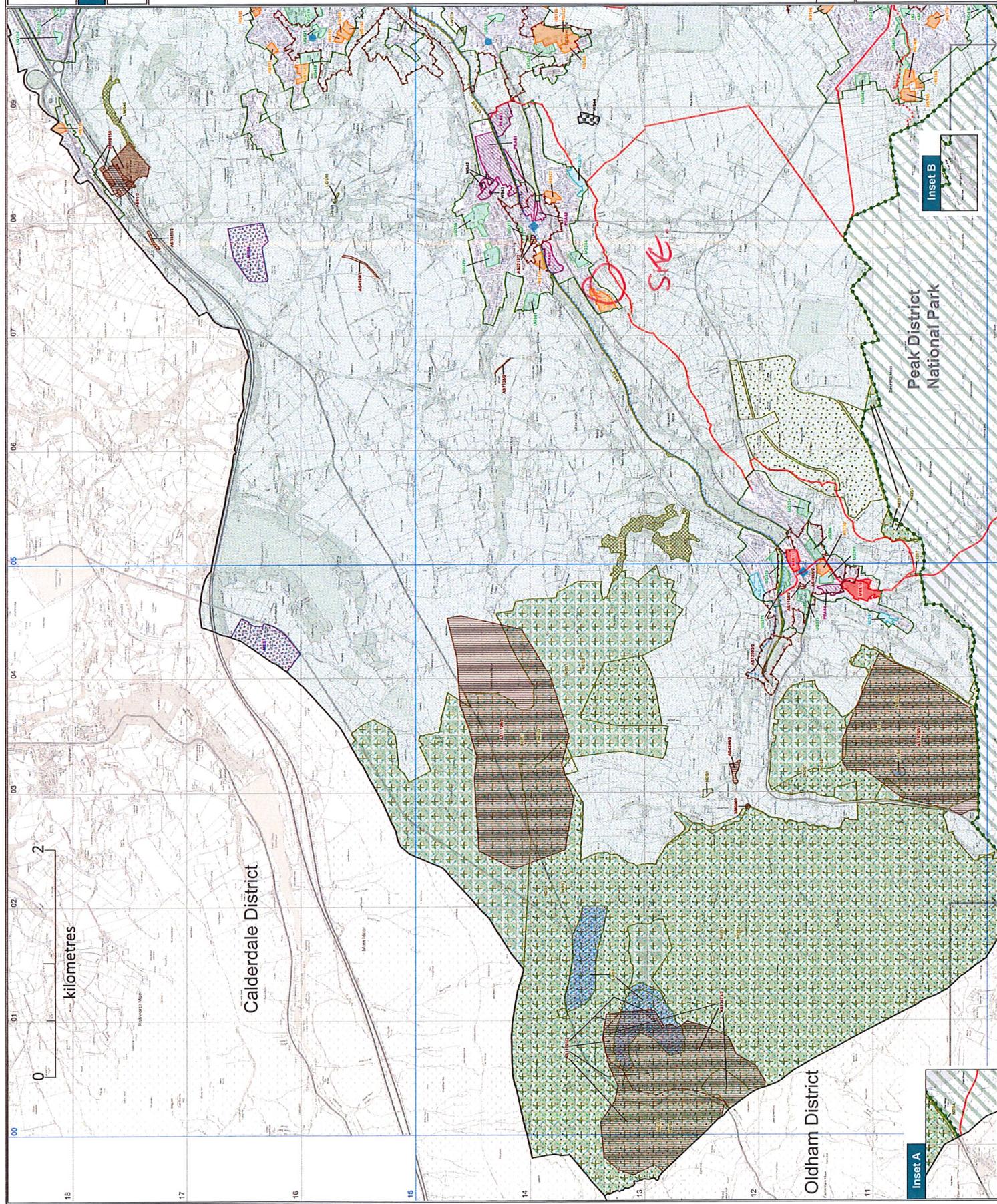
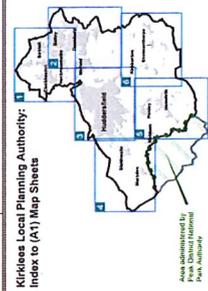
Extracts from Local Development Plan.

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGI)
 - Urban Green Space (UG)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Priority Employment Area (PEA)
 - Housing (H)
 - Mixed Use (MU)
 - Land at Stadium Hill (MSH)
 - Cyprus And Travellers & Travelling Showpeople (GTS)
 - Sequestered Land (SL)
- Heritage Assets**
- Archaeological Sites (Class 2) (AS)
 - Conservation Area
 - Registered Battlefield (RB)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monuments (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
 - Minerals Extraction Sites (MES)
 - Minerals Preferred Areas (MPA)
 - Minerals Infrastructure (MI)
 - Waste Site (WS)
 - Waste Site (Sequestered) (WS)
- Natural Environment**
- Peak District National Park
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Sites (LWS)
 - Local Geological Sites (LGS)
 - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Transport Scheme (TS)
 - Strategic Improvement
 - Committed Transport Improvement Scheme route
 - Refer to Dictionary for Levels & North Kirklees Growth Zone
 - Refer to Dictionary for Locations and Policies in Kirklees Local Plan
 - Allocations & Designations and Strategy & Policies - Adopted 27 February 2019

Map scale: 1:15,000 @ A1
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Peak District National Park

Inset A

Inset B

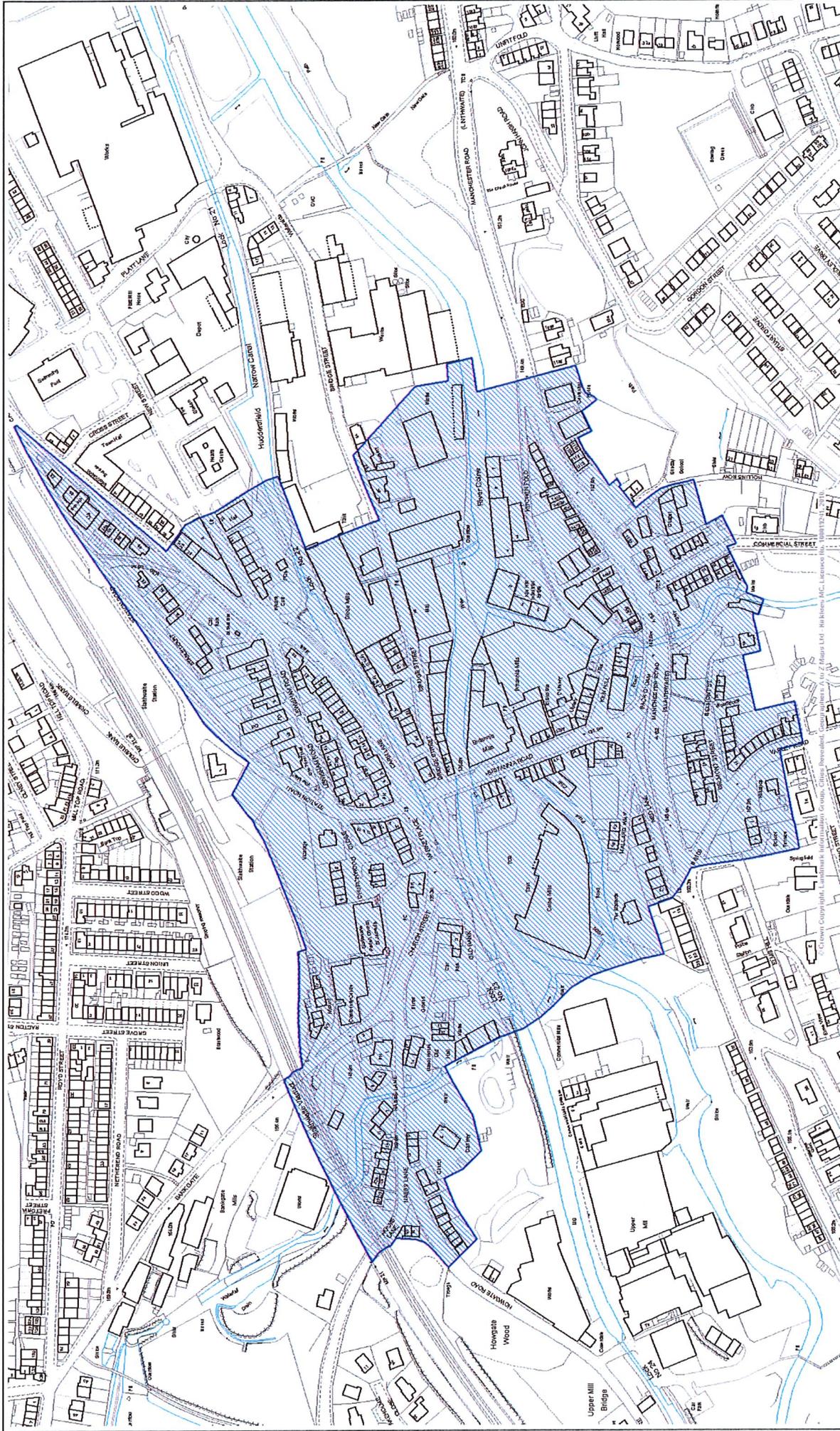
kilometres

Calderdale District

Oldham District

Appendix D

Slaithwaite Conservation Area Plan.



Kirklees MC - Planning Service

Scale 1/3500	Date 14/4/2010	
OS Grid Ref of Centre = 408005 E 413984 N		

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