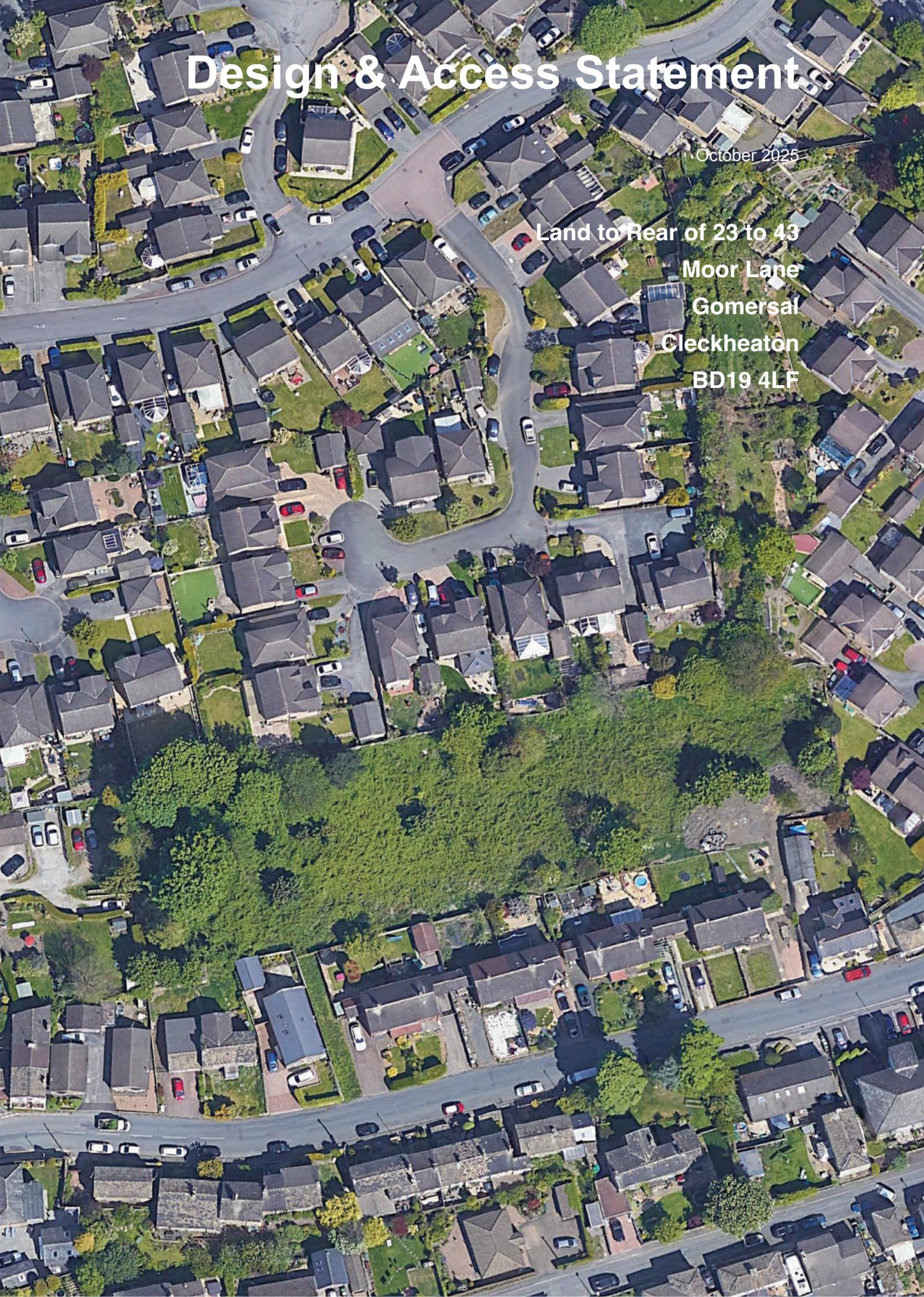


Design & Access Statements

October 2025

Land to Rear of 23 to 43
Moor Lane
Gomersal
Cleckheaton
BD19 4LF



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01 The Site

This application seeks reserve matters approval for a residential development for 10 dwellings on land to rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton.

The site currently comprises of low-lying vegetation with a row of trees situated along the northern boundary. It is located within a predominantly residential area with dwellings surrounding the site on all sides. Oakwell Hall Country Park is located to east of the site with the M62 located north from the site. There are several local shops and amenities located on Oxford Road, which is a couple of minutes' walk from the site. Access to the site is via an existing track from Moor Lane situated between No. 25 and 27.



Aerial google map showing the site in context.

02 Site Photos



View along Moor Lane to the houses backing onto the site



View along Moor Lane to the stone houses on the opposite side of the road

02 Site Photos



View along Moor Lane to the houses backing onto the site



View along Moor Lane to the new site entrance

03 Use

This planning application is for 10 new dwelling. The proposed dwellings will be 2 storeys in height to reflect the typical scale of the adjacent buildings. The layout of the dwellings will be arranged as typical family home with bedrooms on the first floor and living accommodation on the ground floor. There will be space for 2 or 3 parked cars to the front and side of each dwelling and secure private amenity space will be located to the rear of the dwellings. There will be a mix of dwelling types with one x 3-bedroom home, seven x 4-bedroom homes and two x 5-bedroom homes.

04 Proposals

The proposals seek to provide 10 family homes with parking that will follow the “URBAN” model of traditional dwellings. The site is located within an existing neighbourhood where there is already an established network of facilities in close proximity with easy access to Leeds and Dewsbury. The aim of the proposals will be to develop high homes that sits comfortably within their surroundings.

The proposed elevations will follow the established building heights with the plans taking on the form of a traditional two-story dwelling and configured to provide a strong street frontage along the new access road. This will allow harmonious overall designs typical to the character of the area. The development and amenity space has been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.



Proposed site layout.

05 Standard of Accommodation

The proposed dwellings will be located within an established residential area. The space about the proposed dwellings in relation to the existing properties meets or exceeded the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants. For each dwelling, a large family kitchen dining room will occupy the ground floor of the house, positioned to make best use of the secluded landscaped garden. The bedrooms are on the first floor and benefit from a house bathroom. The dwellings have been designed to meet with the areas and specification detailed within the National Described Space standards.

06 Scale

The proposed dwellings will be two storeys with a massing to replicate the vernacular of other similar sized buildings within the area.

The design of the dwellings seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials and form whilst respecting the more traditional properties within the area. The traditional styled dwellings will be carefully detailed using traditional materials so that it sits comfortable within its established residential area.

06

07 Amenity Space

The design and size of the amenity space should be considered in relation to the individual circumstances and should consider development form, siting of the buildings to public open space and the dwelling types. Private outdoor space will be provided for activities such as sitting out, children's play, drying clothes and gardening. The private garden spaces have been arranged so that the 5 bedroom dwellings will have the largest gardens and the three bedroom dwellings being slightly smaller in size. Each garden can accommodate a small patio area and garden shed for secure bike storage.



Proposed landscape drawing

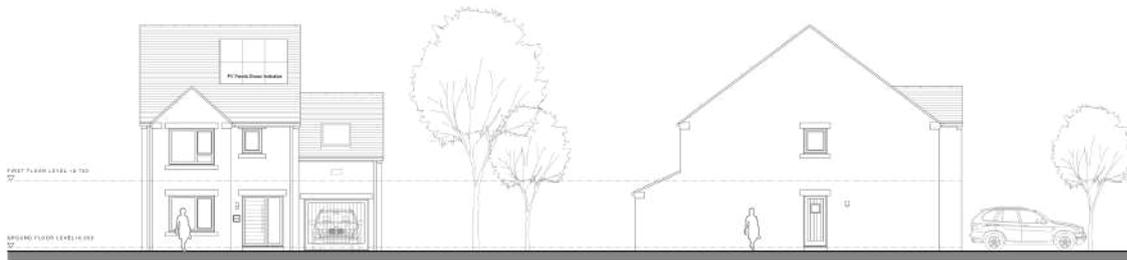
08 Proposed Elevations and Floor Plans

HOUSE TYPE 01

NDSS
4 Bed 6 Person

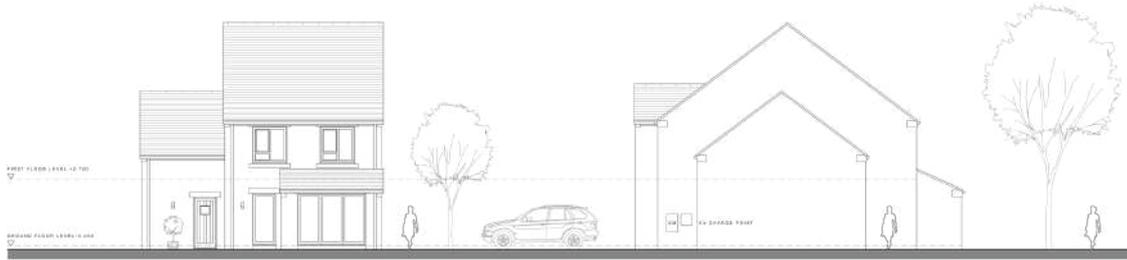
PLOTS 4 & 5 [Handed]

GROUND FLOOR GIA = 62.45m²
FIRST FLOOR GIA = 69.52m²
TOTAL = 131.97 m² [1420.51 ft²] excluding the garage



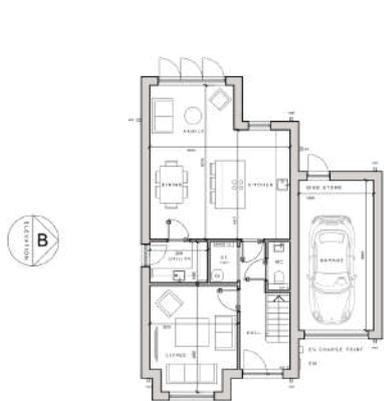
01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100



07

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08 Proposed Elevations and Floor Plans

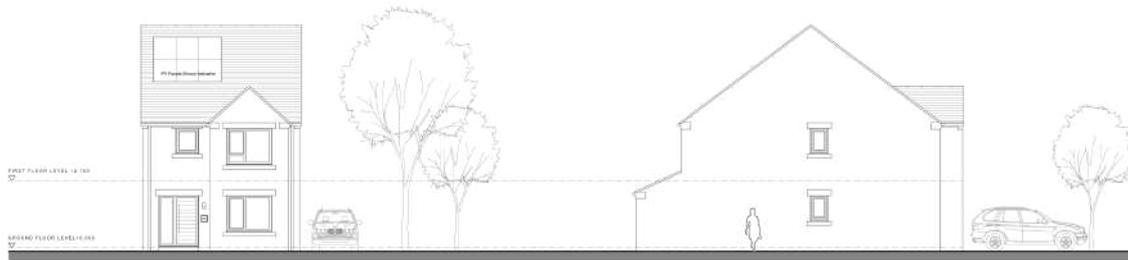
HOUSE TYPE 02

NDSS
3 Bed 5 Person

PLOTS 6

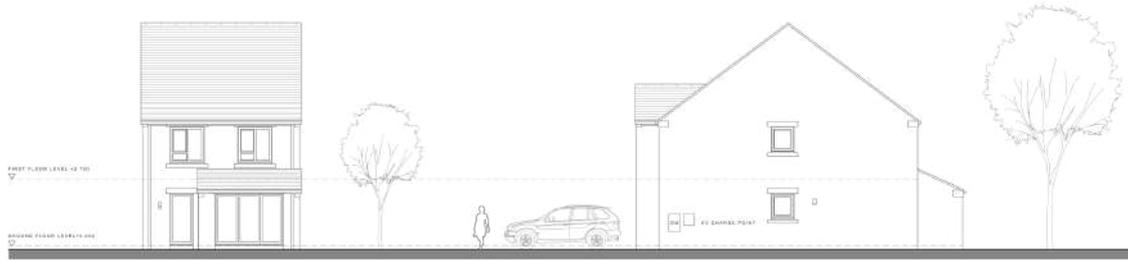
GROUND FLOOR GIA = 62.45m²
FIRST FLOOR GIA = 56.40m²

TOTAL = 118.85m² [1279.28 ft²] excluding the garage



01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100



07

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08 Proposed Elevations and Floor Plans

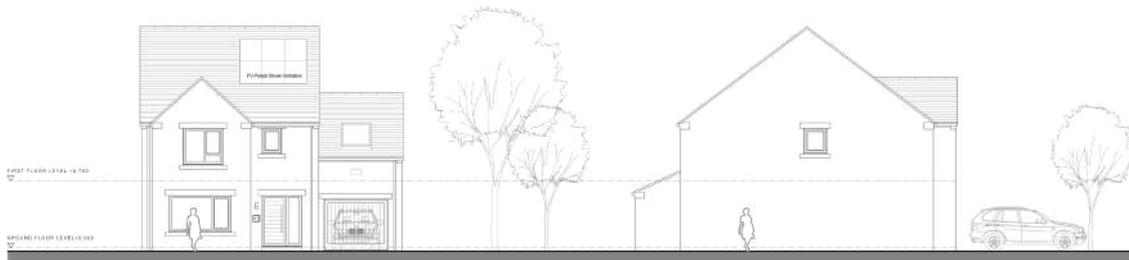
HOUSE TYPE 03

NDSS
4 Bed 6 Person

PLOTS 3, 7, 8 & 9

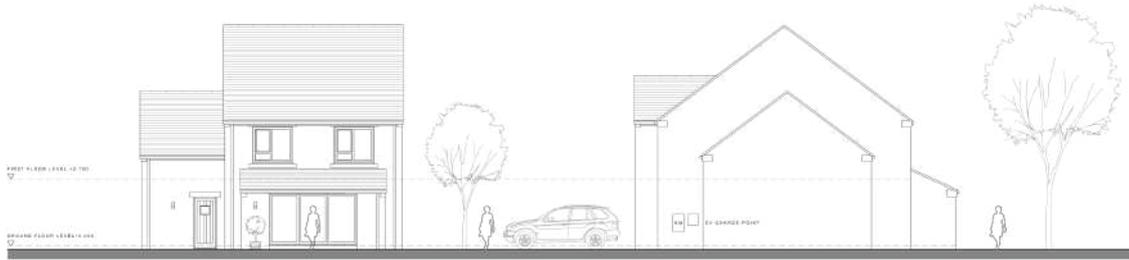
GROUND FLOOR GIA = 72.36m²
FIRST FLOOR GIA = 76.40m²

TOTAL = 148.76 m² [1601.23 ft²] excluding the garage



01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100



08 Proposed Elevations and Floor Plans

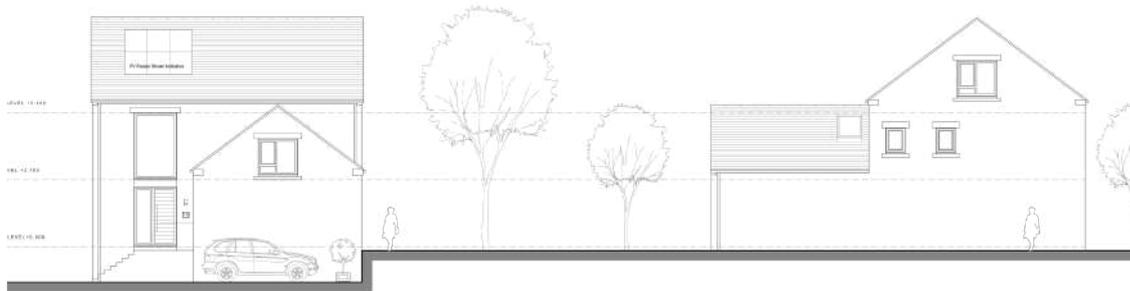
HOUSE TYPE 04

NDSS
5 Bed 7 Person

PLOT 1

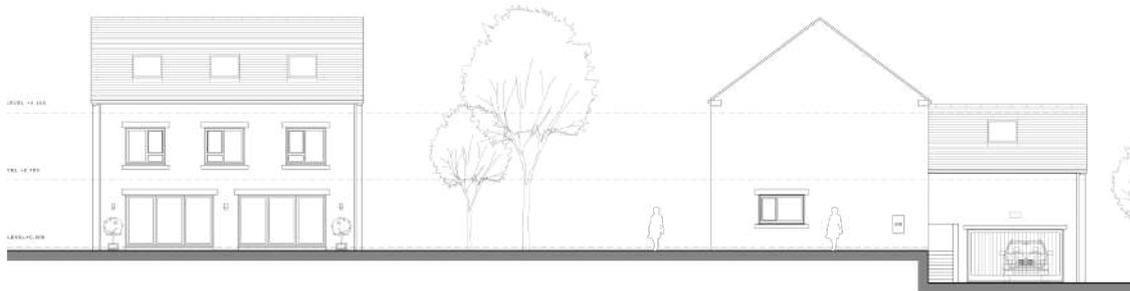
GROUND FLOOR GIA = 079.45m²
FIRST FLOOR GIA = 101.77m²
SECOND FLOOR GIA = 043.99m²

TOTAL = 225.21 m² [2424.13 ft²] excluding the garage



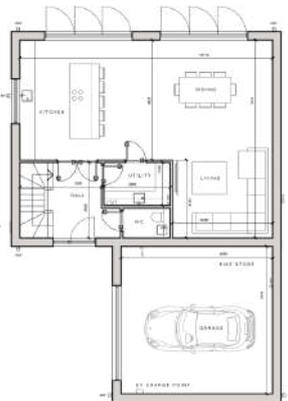
01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100



07 SECOND FLOOR
1:100

07

design & access statement

Proposed dwelling types

08 Proposed Elevations and Floor Plans

HOUSE TYPE 05

NDSS
5 Bed 7 Person

PLOT 10

GROUND FLOOR GIA = 89.74m²
FIRST FLOOR GIA = 96.06m²

TOTAL = 185.80 m² [1999.93 ft²] excluding the garage



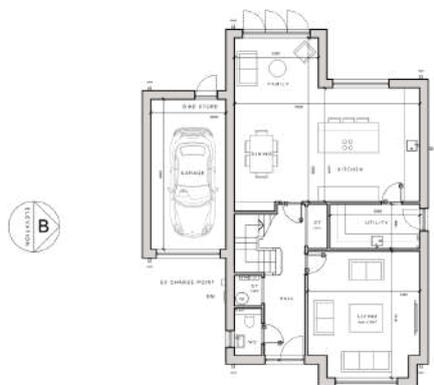
01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100



07

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Proposed dwelling types

08 Proposed Elevations and Floor Plans

HOUSE TYPE 06

NDSS
4 Bed 6 Person

PLOT 2

GROUND FLOOR GIA = 81.74m²
FIRST FLOOR GIA = 81.74m²

TOTAL = 163.48 m² [1759.68 ft²] excluding the garage



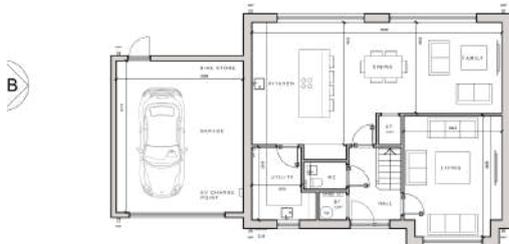
01 ELEVATION A
1:100

02 ELEVATION B
1:100



03 ELEVATION C
1:100

04 ELEVATION D
1:100



05 GROUND FLOOR
1:100



06 FIRST FLOOR
1:100

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09 Highways

The new dwellings will have vehicular access from Moor Lane with the new access being constructed in accordance with the details approved at outline. Each dwelling will have 2 or 3 off street parking spaces to the front or the side of each dwelling. 2 visitor parking spaces have been provided

On bin collection day, bins will be taken to the back edge of the existing highway where dwellings have direct access from their drives. For plots 07, 08, 09 and 10 a bin collection point has been provided.

The site is located in suburb of Gomersal and as such is considered to be within a sustainable locations with access to various public transport connections and local amenities within easy walking distance.

The private gardens are capable of providing secure storage for bikes within the garden shed. One electric vehicle recharging point will be installed adjacent to the parking bays with the cable and circuitry ratings specified to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

08

10 Climate

The dwellings will be designed to achieve current building control standards and can accommodate onsite electric generation with integrated PV panels. The buildings will adopt a fabric first approach and are designed to make best use of the South facing orientation where larger glazed area will be provided for natural heat gains in winter and smaller glazing area to the North elevation.

11 Drainage

The site has been assessed by Align Engineers and a drainage strategy submitted with the application to demonstrate how the site will be connection back into the adopted sewer on Moor Lane.

- The site is located within flood zone 1
- Flooding from rivers or sea is, very low risk.
- Surface water flooding is, low risk
- Flooding from reservoirs is unlikely.
- Flooding from ground water is unlikely.

12 Ecology

The site has been assessed during the outline planning stage and a commuted sum agreed for the offsite BNG contribution.