

DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING
GARARGE & ERECTION OF A
NEW DWELLING

AT 3 CROFT DRIVE, HOLMFIRTH
HD9 6HQ



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2 - INTRODUCTION

This Design and Access Statement supports the planning application for the demolition of the existing double garage and construction of a new three bedroom dwelling at 3 Croft Drive, Honley. The provide a high quality, energy-efficient home that complements the local street and character of Croft.

The proposal aims to replace an underused garage structure with a thoughtfully designed two storey dwelling that meets current living standards and aligns with the Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF) for sustainable development.



Above: Proposed Drawing of 3 Croft Drive

3 - PROPOSAL

The existing structure on site is a double garage and will be demolished to make way for a new three-bedroom family home. The replacement building will retain the site’s residential use and will not reduce on-site parking provision, as the design accommodates two car parking spaces on the new driveway, and two parking spaces for the existing home

The proposed dwelling provides an, open plan kitchen, dining, and living space designed for contemporary living ideal for family life. A separate lounge provides a private space, with a ground floor W.C., and under-stair storage.

At first floor level, three well-proportioned bedrooms and a family bathroom provide comfortable accommodation. Each space has been designed for functionality, privacy, and comfort, with good access to daylight and ventilation through new high performance double glazed windows and Veluxs.

Externally, the dwelling adopts a simple, modern form that complements neighbouring properties. The ridge height follows the natural topographical rise if Croft Drive, ensuring visual continuity within the street scene.



Above: North and South Proposed Elevations

4 - SITE APPRAISAL

3 Croft Drive sits within an established residential area in Honley, featuring detached and semi-detached dwellings of varied age and character. The site currently accommodates a detached garage accessed directly from Croft Drive, with a fence and boundary walls defining the plot.



Above: View from the back of 3 Croft Drive

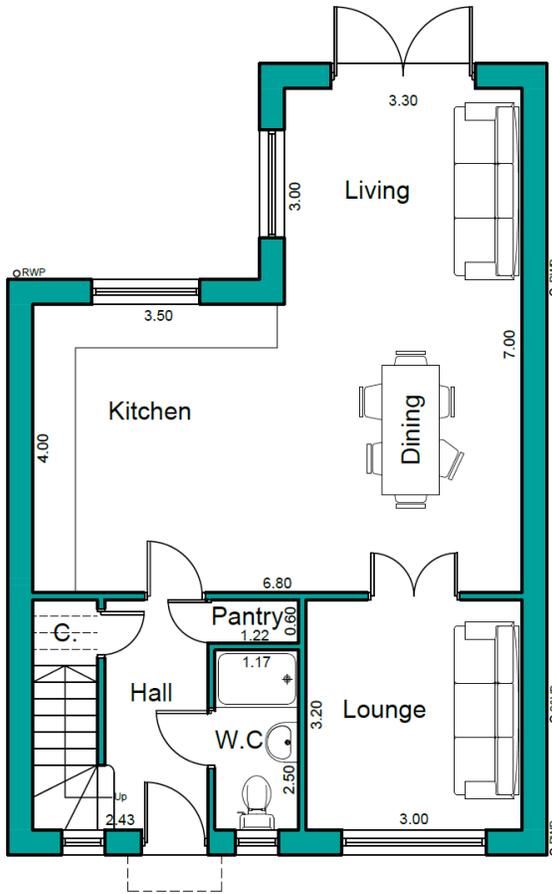
The proposal maintains the existing access point and driveway arrangement, ensuring the new dwelling integrates smoothly with the surrounding streetscape. The site's level gradient allows for efficient drainage and unobtrusive siting of the building. There are no known ecological or heritage constraints, The proposal sits comfortably within the established residential pattern, maintaining appropriate scale, massing and relationship with adjacent properties.



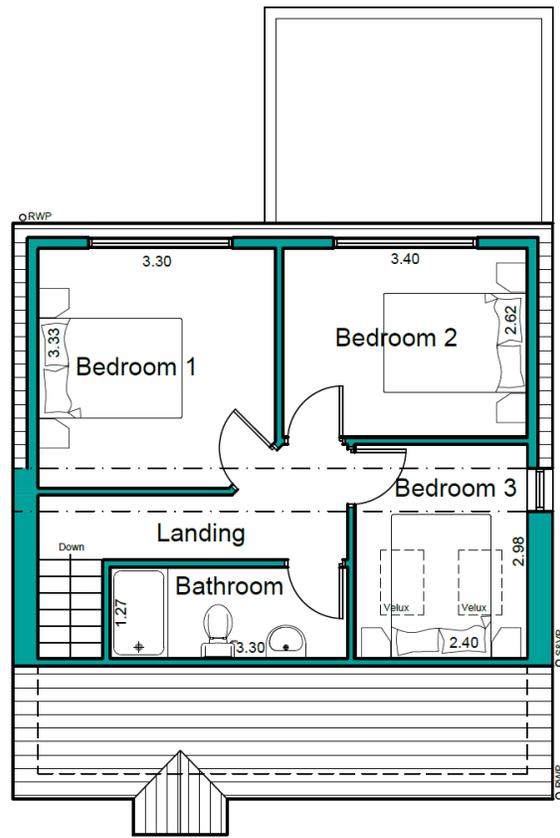
Above: Block plan of the new driveways.

5 – DESIGN RATIONALE

The proposal introduces a well considered dwelling design to maximise internal space, natural light, and energy while maintaining a respectful relationship with neighbouring properties. The open plan layout encourages social family living, with the kitchen, dining, and living areas visually and physically connected. The addition of a separate lounge allows for flexibility in use. The internal circulation has been designed to be simple and efficient, ensuring accessibility and ease of movement.



GROUND FLOOR PLAN
OPTION 3



FIRST FLOOR PLAN

Above: Proposed Floor Plan

The first floor accommodates three bedrooms and a shared family bathroom, maintaining consistency with neighboring homes. The roof form, window alignment, and materials used also match these neighboring homes.

6 – APPEARANCE & MATERIALS

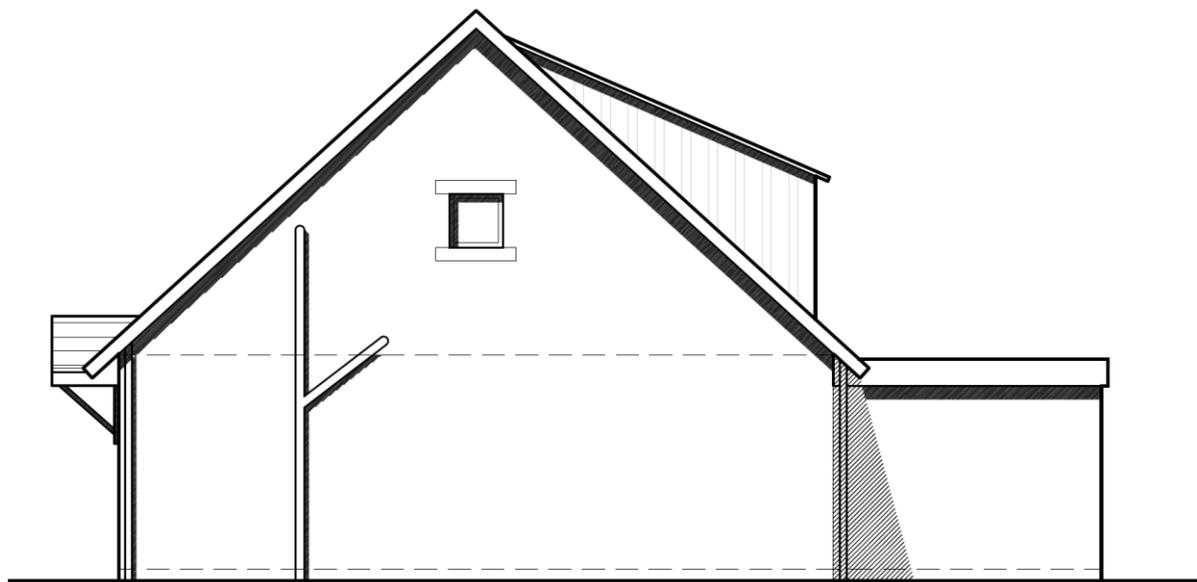
External materials will reflect the vernacular character of Honley and the wider Holme Valley, with natural coursed sandstone walls, gray slate roofing and white framed high performance double glazed windows. Detailing will remain simple and contemporary to ensure architectural cohesion. The proposed windows will be energy efficient, double glazed units finished in the colour white to match the surrounding homes.

Roofing materials will be selected to complement the surrounding dwellings, ensuring the property sits comfortably in the streetscape.

7 - ACCESS

Access to the property will remain from Croft Drive using the existing vehicular entrance. The new design maintains on-site parking for two cars, complying with Kirklees Highways guidance.

Level thresholds will be provided at all entrances, and internal circulation will ensure accessibility and convenience. The approach to the dwelling and internal layout will comply with approved documents Part M (Access and use of buildings), ensuring safe and inclusive access for all users.



WEST ELEVATION

Above: Proposed East Elevation

8 – COMPLIANCE & POLICIES

This proposal accords with the Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF), particularly policies Lp24 (Design), LP30 (Biodiversity and Geodiversity), and LP23 (landscape) These policies support sustainable development that makes effective use of land enhancing local character and environmental quality.

The development respects the privacy and outlook of adjacent properties while improving the visual quality of the site.



Above: Existing Garage at 3 Croft Drive

9 – Landscaping / Ecology

The existing site comprises a detached double garage and extensive areas of hardstanding with very limited soft landscaping or ecological value. The proposal offers an opportunity to enhance the site's green character and biodiversity through the introduction of new garden space, planting zones, and permeable surfacing.

The proposed development significantly reduces hard surfacing across the plot, from approximately 240.5 square metres of existing hardstanding to 155.8 square metres proposed and introduces around 38.3 square metres of a new habitat planting and 95.6 square metres of garden space. These measures deliver a clear environmental betterment by replacing impermeable surfaces with green areas that support infiltration, planting and local biodiversity. New landscaped borders and grassed gardens will provide habitat suitable for pollinators, birds, and small wildlife species, while also softening the site frontage and improving the overall streetscape.

Native and pollinator friendly planting will be prioritized to ensure long term ecological resilience and alignment with policy LP30 Biodiversity and geodiversity if the Kirklees local plan.

Given the site's current baseline condition, which is predominantly tarmac and built form with negligible habitat value, the proposal results in a biodiversity enhancement rather than a loss. Consequently, it is considered that a formal biodiversity net gain (BNG) assessment is not required, as the development delivers measurable ecological improvement in the line with the intent of the environment act 2021 and national BNG principles.

Overall, the landscaping strategy ensures that the new dwelling not only integrates attractively within its residential setting but also contributes positively to the local environment by introducing soft landscaping, planting diversity, and opportunities for wildlife movement and habitat creation.

10 - CONCLUSION

The proposed dwelling at 3 Croft Drive represents a sustainable and well designed add to the local area. It replaces a redundant garage with a high-quality, energy efficient home that improves both the visual and functional use of the site.

The design respects local character, maintains appropriate parking provision, and accords with all relevant Kirklees planning policies. This scheme delivers a modern, comfortable, and sustainable family home that adds more affordable housing to the Honley community.



Above: Proposed Concept sketch of building