DESIGN & ACCESS STATEMENT

Proposed detached dwelling

at:

Land adjacent to
9 Foxglove Road
Almondbury
Huddersfield,
HD5 8LW

for:

Mr A and Mrs N Randhawa

job nr:

20118

date:

28 November 2025

ARCHITECTURE AND DESIGN

The Old Police Station, 16 Bridge Lane, Holmfirth HD9 7AN
T: 01484 685411 E: hello@adp-architects.com www.adp-architects.com
Natalie Garside BA (HONS) GRAD DIP ARCH RIBA Tony Stead HND

RIBA Chartered Practice

ADP Architecture and Design Ltd is a limited company registered in England & Wales: No. 10148770.
Registered Office: The Old Police Station, 16 Bridge Lane, Holmfirth, HD9 7AN, United Kingdom. VAT Registration No. 241 8534 12.

Introduction

This Design and Access Statement has been prepared by ***ADP Architecture and Design Ltd*** on the instructions of Mr A and Mrs N Randhawa, and provides sufficient information to accompany a planning application for a proposed detached dwelling at land adjacent to 9 Foxglove Road, Almondbury, Huddersfield, HD5 8LW



The application site

Existing Use

The site has residential use, both by virtue of its former status as domestic garden to number 9 Foxglove Road, and due to an existing approved planning permission for the erection of a detached dwelling.

Proposed Use

This application is a re-submission of the current approved planning permission (via appeal) for the Erection of Detached Dwelling with Integral Garage and Off-Road Parking at Land Adj, 9 Foxglove Road, Almondbury, Huddersfield HD5 8LW. **Appeal reference APP/Z4718/W/22/3309815.**

The land benefits from a current planning permission for the erection of a detached dwelling with integral garage and off-road parking, as noted above. The application was originally refused on the 25th August 2022, but was subsequently approved by the Planning Inspectorate at appeal on the 21st November 2023.

The current approval is due to lapse on 21st November 2026. No changes are proposed in the current submission to that of the approved permission.

An original scheme was submitted by ADP Architecture and Design for Mr A and Mrs N Randhawa (planning reference 2022/62/90085/W) which was approved on 08th June 2022. This design had a single gable frontage to the principal (west) elevation as shown below.



West elevation

A further application was submitted by ADP Architecture and Design with an amended double gable frontage as shown below. This is the current approved elevation for application 2022/62/92372/W which was initially refused but subsequently approved at appeal.



West elevation

A summary of the relevant planning history is summarised below:

Relevant Planning History

Appeal Reference: APP/Z4718/W/22/3309815
Description: The application Ref 2022/62/92372/W, dated 13 July 2022, was refused by notice dated 25 August 2022.

Decision: Approved

Planning Reference: 2022/62/92372/W
Description: ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE AND OFF ROAD PARKING

Decision: Refused

Planning Reference: 2022/62/90085/W
Description: ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE AND OFF ROAD PARKING

Decision: Approved

Planning Reference: 2019/62/91134/W
Description: ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE AND OFF ROAD PARKING

Decision: Approved

Site Photographs







Introduction

The proposed site sits to the east side of Foxglove Road. It was formerly part of the large garden to nr. 9 Foxglove Road, which is to the north of the site. The site is situated to the southeast of Huddersfield Town Centre and the northwest of Almondbury village centre.

The application site lies within the Kirklees Council Planning Authority, on land designated in the UDP as unallocated white land, with an area of Urban Green Space to its eastern most boundary. The site sits on the valley slopes and has a gradual fall across the site from the east to west, creating an elevated view over Huddersfield Town Centre.

As former garden, the site is primarily grassed with some tree and shrub planting. As the site has been vacant for a number of years, this has gradually become overgrown. The site has no existing vehicular access but is proposed to be accessed via a private drive directly from Foxglove Road, to serve the new dwelling.

Foxglove Road has an eclectic mix of large, detached individually designed properties, creating a ribbon of development to either side of the road. There are a number of dwellings sitting within plots of a similar scale, due to the previous development of various garden plots. The garden to number 9 was the remaining exception, forming a wide gap within the street between number 9 and number 11. This gap has been closed by the granting of the current permission.

Relevant Planning Policy

Kirklees Local Plan (LP):

LP 1 – Presumption in favour of sustainable development LP 2 – Place shaping
LP 3 – Location of new development
LP 21 – Highway safety and access
LP 22 – Parking
LP 24 – Design
LP30 – Biodiversity
LP51 – Protection and improvement of local air quality

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications:

Chapter 12 – Achieving well-designed places.
Chapter 15 – Conserving and enhancing the natural environment.

The details for the proposed dwelling can all be viewed in the application drawings, along with an analysis of the existing site and surroundings.

Amount, Layout and Scale

The proposal is for the erection of a single 5-bedroom detached dwelling arranged over three floors, with an integral double garage and private garden area to the rear.

Space about building guidance has been taken into consideration in order to provide privacy, and to not compromise the amenities of surrounding properties. There is ample private amenity space for the dwelling and sufficient off-road and secure parking.

The site layout has been carefully designed so that the proposed dwelling is positioned back from the street edge to provide vehicular access as well as parking and turning within the site. Although there is no definitive building line on this street, the position of the house seeks to maintain the general street

frontage formed along this side of Foxglove Road.

The dwelling design is split between two 'blocks' with a central link and a staggered frontage. Over the ground floor office, a terrace is formed leading off the upper ground floor living room area. The design utilises the roof space to provide additional level of accommodation.

The scale of the proposed dwelling is appropriate in its setting and is comparable to the other properties along this side of Foxglove Road.

Site Levels

The site levels fall significantly from west to east towards Foxglove Road as indicated on the proposed plans submitted with the application. The design works with the topography of this sloping site and provides 3 storeys to the west (principal) elevation and 2 storeys to the east (rear) elevation.

Appearance

The appearance of the existing properties on Foxglove Road varies considerably, with a mixed palette of materials and styles, including brick, stone and render. The proposed dwelling takes its inspiration for its materials from its surroundings, using a mixture of stone, render and timber as indicated on the site analysis drawing.

The concept and rationale for the use of materials in the various elements of the design was to use the smooth sawn stone at the lower ground floor levels, to emphasise the attachment to the ground and the solidness of the areas which are then retaining to the rear, with the timber cladding to the upper levels providing a lighter feel and weight.

The dark grey metal sheet roofing is again to give a simple, lightweight and clean appearance enhanced through the use of concealed gutters. The windows will be dark grey aluminium. The aluminium and glazed link element between the two blocks will provide a vertical emphasis, whilst also serving to break down the mass and reduce the scale of the building.

The overall appearance will be one that is contemporary and simple with clean lines.
The materials will be high quality and will be an enhancement to the street scene, filling the current gap with a property which will sit well amongst this street of varying styles.

Access

There is a new vehicular and pedestrian access to be provided from Foxglove Road into the site as detailed on the application drawings. The proposed dwelling has an integral double garage providing secure parking for 2 cars and storage for bicycles, with additional off-road parking for a minimum of 3 further cars.

Cars can turn and exit the site in a forward gear. There will be an electrical vehicle charging point within the garage.

The house will have a level threshold at the main entrance and will meet with the requirements for a new dwelling of Part M of the building regulations.

There is provision for wheelie bin storage and a designated collection point within the site.

Social and Economic Assessment

Kirklees have failed to hit their 5-year supply of housing and are therefore required to consider applications in favour of sustainable development in line with the National Planning Policy Framework.

Conclusion

The proposal will provide a well-proportioned family home, meeting current space standards and the needs of modern life. It will be sustainable, attractive, efficient and well designed. The proposal has been carefully considered to have minimal impact upon neighbouring properties and to enhance the overall street scene. We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact ADP Architecture and Design Ltd.

ADP Architecture and Design Ltd