

Design and Access Statement and Heritage Impact Assessment.

Erection of 2 No dwellings at Clough hey, Marsden
HD7 6DW.

Dec 2025

Design and Access Statement and Heritage Impact Assessment.

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1.0 Context and planning history.

This statement has been prepared to accompany a planning application for two new dwellings at Clough Hey, Marsden.

The site is within Urban Green Space Kirklees Local Development Framework and within the conservation area of Marsden. Plans of both are appended to this statement.

Previous applications within the Urban Green Space are as follows:

2009/93153 – Erection of 13 apartments for social rental purposes.

2017/90977 – Work to trees. Approved on 28th April 2017

2017/92937 – Erection of detached dwelling. Refused on 8th August 2018 and dismissed on appeal (lodged 31st January 2019) on 23rd May 2019.

The application is to be for affordable rental purposes with a registered provider and the applicant is aware that a Section 106 will be required.

The dwellings will contribute positively to Kirklees shortage of housing in their 5 year plan.

The site historically housed a water tower associated with the former Bailey Ancion mill which is now residential dwellings, and also residential garages, the concrete bases of which still remain and is therefore grey/brown field.

2.0 Amount, scale, appearance and layout .

The application is for 2 No dwellings with provision for parking and turning.

The size of dwellings are similar in footprint and height to those immediately adjacent at Clough Hey.

The dwellings will be from natural coursed stone with stone heads and cills to the windows and doors and natural blue slates to the roof.

The dwellings will be along the same building line as the existing dwellings with parking and turning to the side.

An existing goat willow tree (T4) is to be removed as referred to in JCA arboricultural method statement.

3.0 Access .

Pedestrian and vehicular access to the building is currently direct from an opening off Manchester Road which will remain and be widened to enhance vehicular access.

Vehicles are able to turn within the site and this is demonstrated on the accompanying drawings.

4.0 Heritage Impact assessment .

The dwellings are within the conservation area of Marsden and adjacent to Manchester Road.

They will be built in natural materials to match in with the adjacent dwellings and will, therefore have a positive contribution to the conservation area.

Appendix A

Photos.









Appendix B

Drawings.



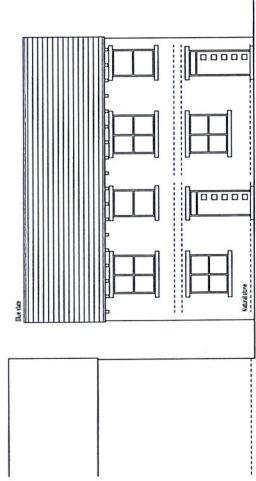
Address
Clough Hey
Manchester Road
Marsden.

Job No.	Drawing number
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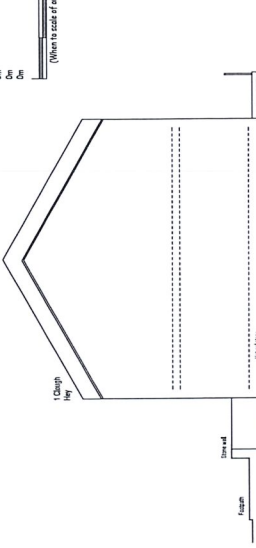
Job No.	Drawing number	Date
	01.	Dec 2025.

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On	Scale: 1:100	As
On	Scale: 1:200	As
On	Scale: 1:500	As
On	Scale: 1:1250	As

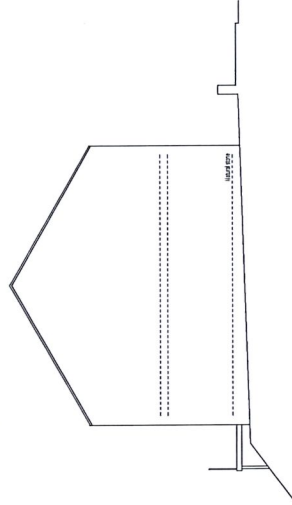
(When in scale of original plan show a ratio)



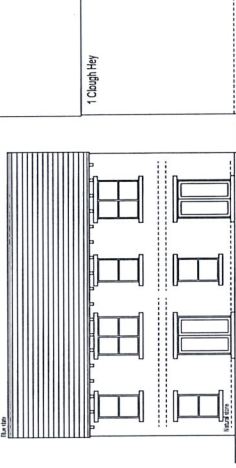
Proposed front/south facing elevation (1:100)



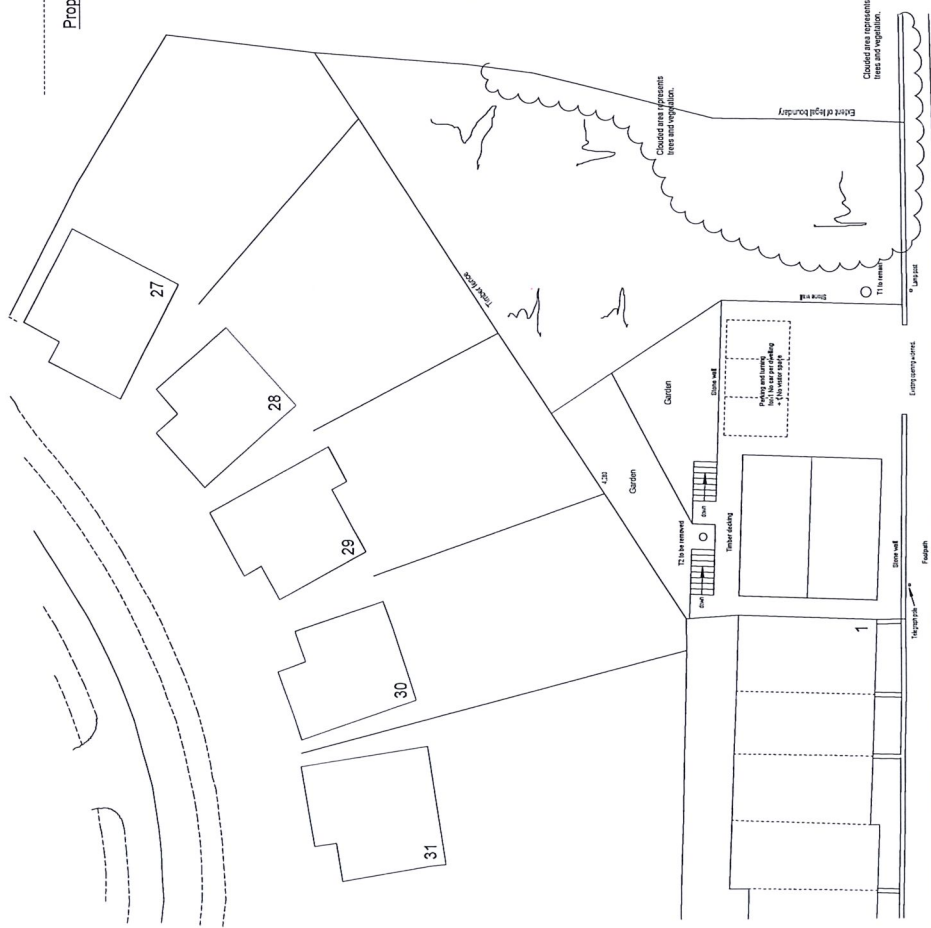
Proposed side/east facing elevation (1:100)



Proposed side/west facing elevation (1:100)



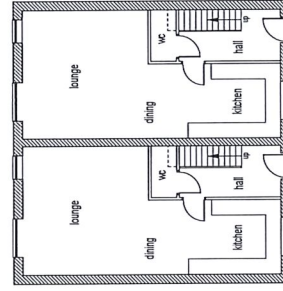
Proposed rear/north facing elevation (1:100)



Manchester Road

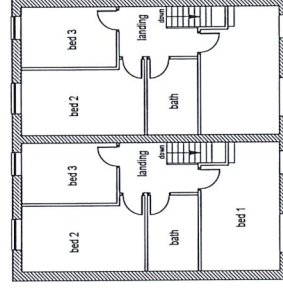


Site plan (1:200)



Proposed ground floor layout (1:100)

50 m².



Proposed ground floor layout (1:100)

50 m².



Colne Valley Design
11 Meadow Lane
Skipton
Huddersfield HD7 5EX

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Mobile: 07867 803312
E-mail: micha@colnevalleydesign.co.uk

Proposed: S.A. Mawhood JAC2018

Project
Proposed pair of dwellings.

Address
Clough Hey
Manchester Road
Marsden.

Title
Proposed layouts and elevations.

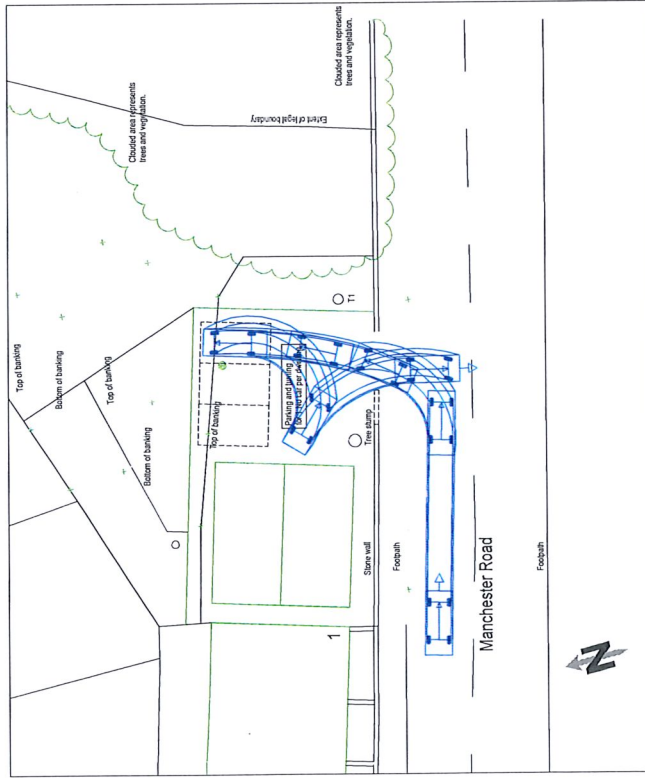
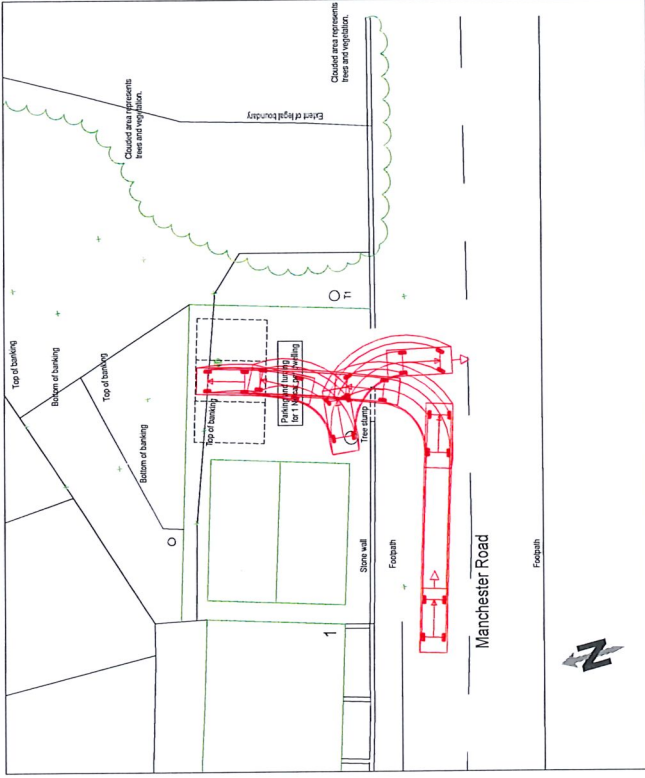
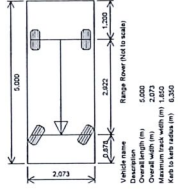
Job No.
Drawing number
02.
Date
Dec 2025.

TEMPORARY DRWG

Haigh Huddleston & Associates
 Civil Structural Engineering Consultants

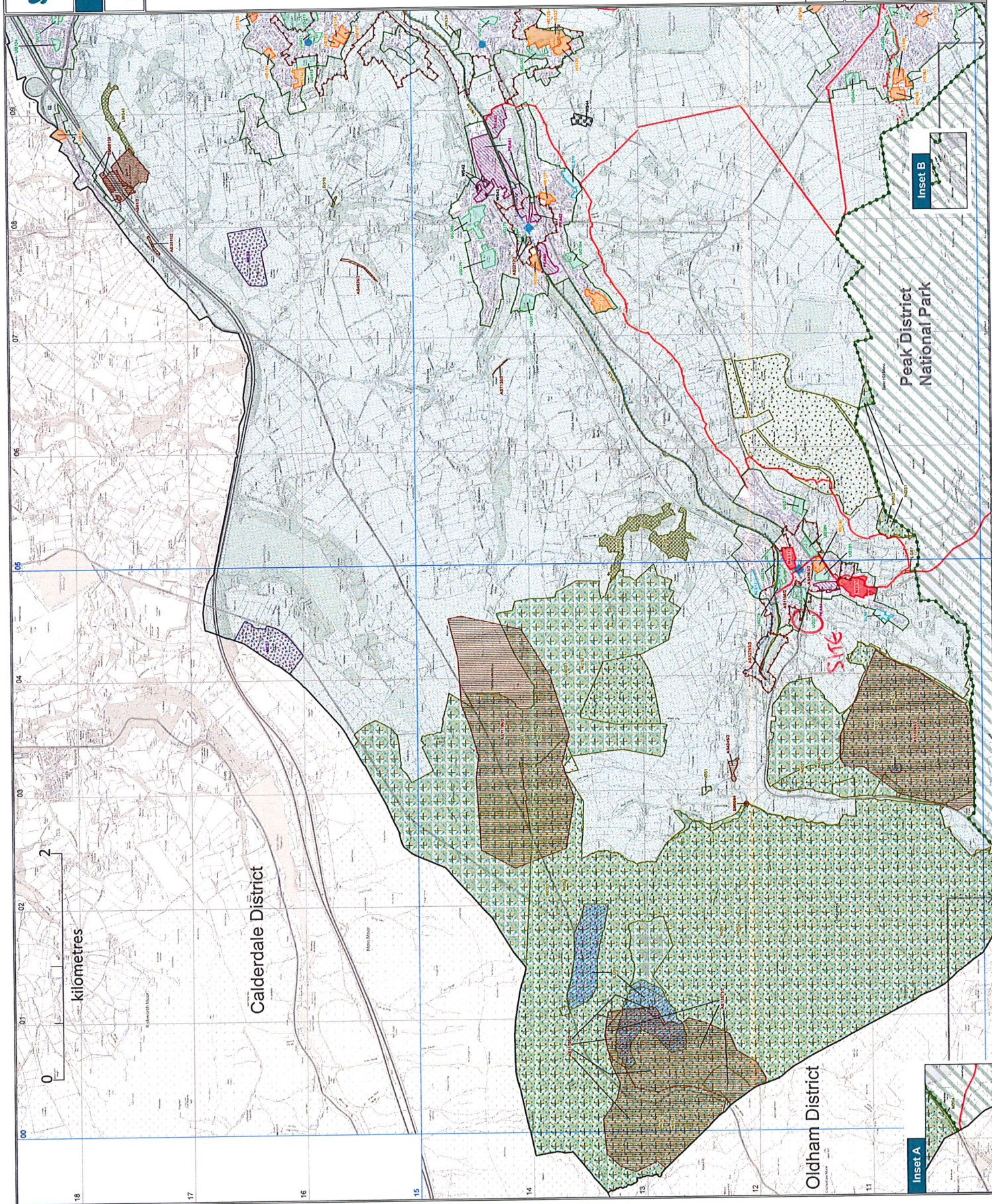
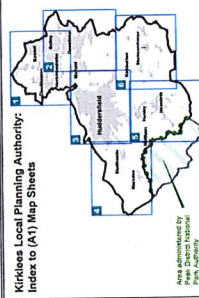
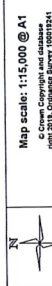
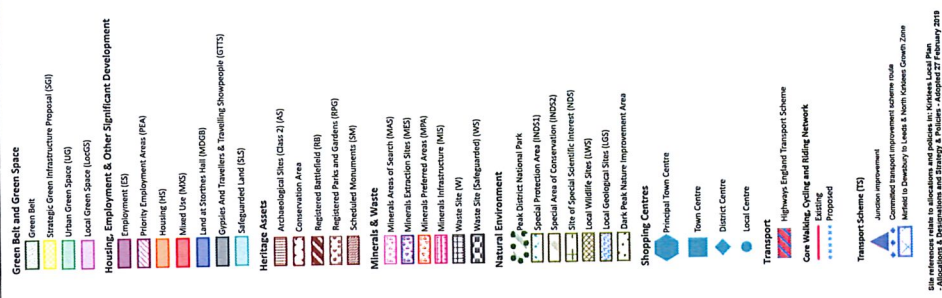
Fifth Buildings, 99 - 101 Leeds Rd, Dewsbury, WF12 7BU
 01924 464342 01924 459922
 a.trevor.haigh@haighhuddleston.co.uk

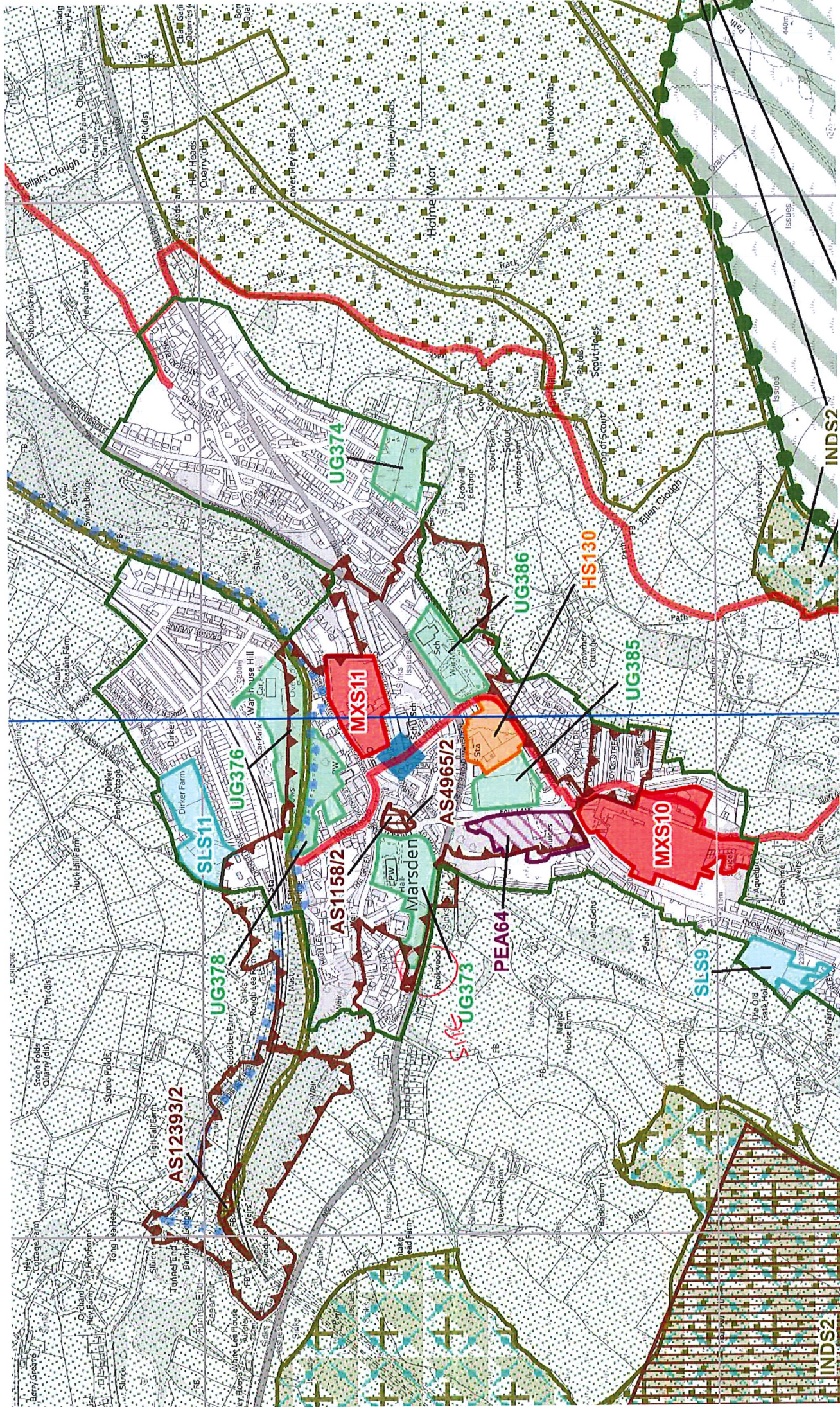
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Project	CLOUGH HEY, MARSDEN
Detail	TRACKING ANALYSIS
Drawn	HH
Checked	HH
Date	DEC-24
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Dwg. No.	

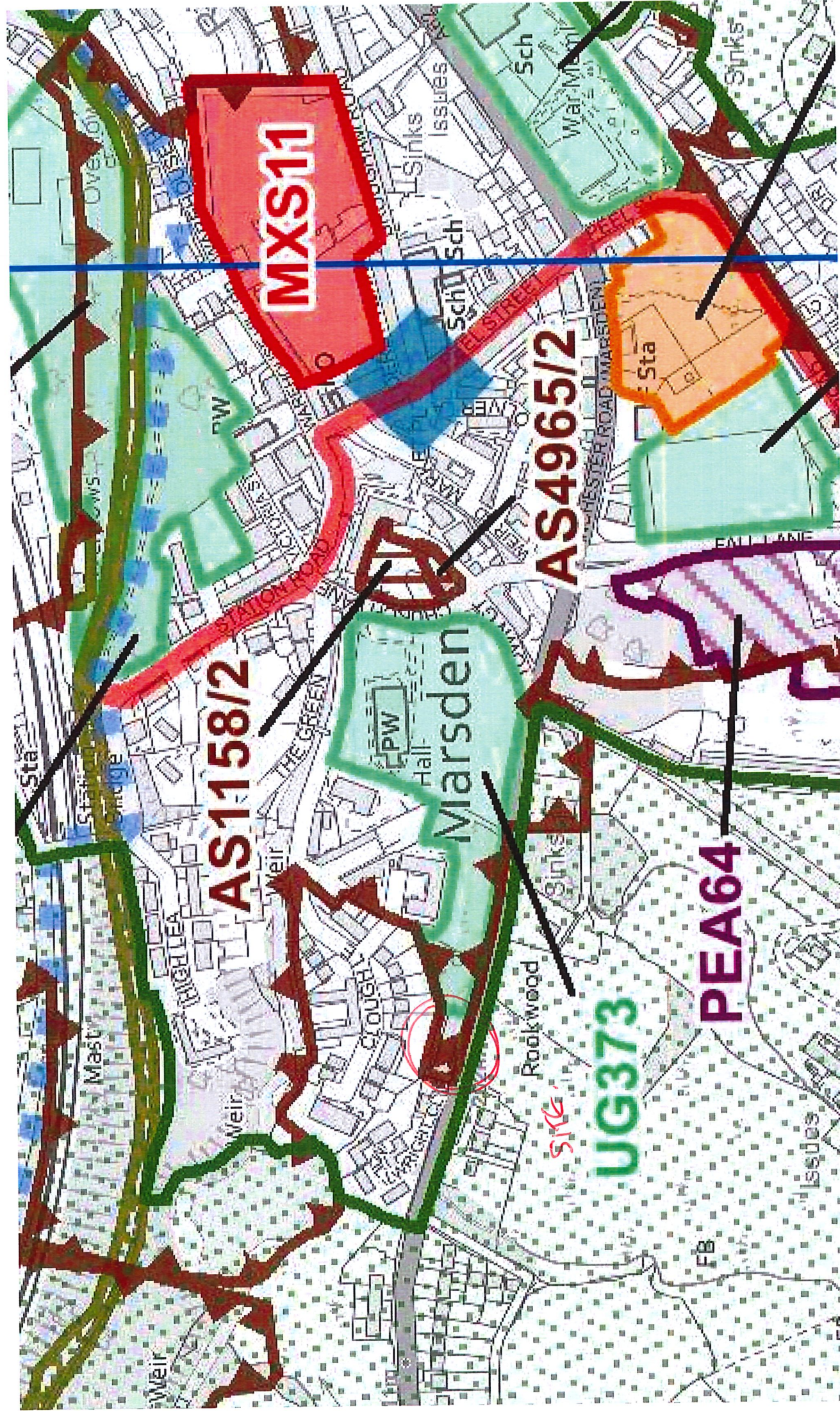


Appendix C

Extracts from Kirklees LDF.

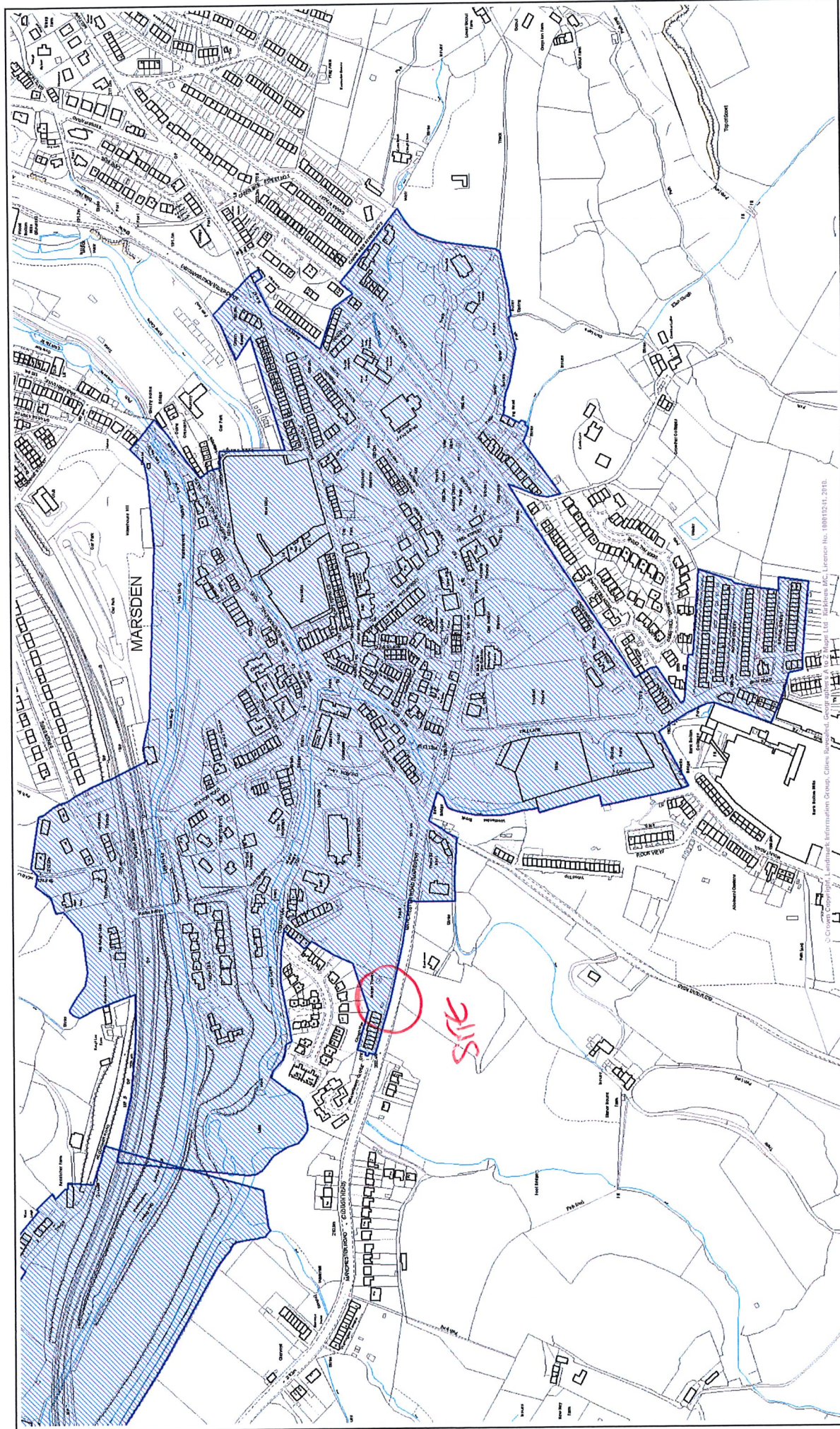






Appendix D

Plan of Marsden conservation area.



Kirklees MC - Planning Service

Scale 1/5500

Date 3/2/2010

OS Grid Ref of Centre = 404835 E 411534 N



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