

Design and Access Statement

Proposed Dwelling, Land off Leak Hall Road, Denby Dale, HD8 8NJ

January 2026

Background

This statement is prepared to be read alongside a full planning application for a single detached dwelling with off-street parking on a vacant site at Leak Hall Road, Denby Dale. The site is approximately 1,116m² in area and slopes generally from north to south. The site is located close to the centre of Denby Dale, which is a village in the Huddersfield catchment area.

Planning & Site History

The site has been vacant for a significant length of time and aside from an application to install security fencing in 2004, there is no planning history to note.

The site has been used as a children's play area in the 70's and 80's but it is unknown when this ended.

The site is compliant with Kirklees land use designation and relevant policies.

Design

Context

The surrounding area is urban residential with a mix of terraced, semi-detached and detached housing nearby. To the south of the site is the former Denby Dale Infant School (now converted to residential) and recently built Denby Dale Library. To the north is a relatively recent development of large 3-storey detached houses.

There are no public footpaths or rights of way within or immediately surrounding the development site

Use

It is expected that a residential development use for the site will be acceptable due to its sustainable location and compliance with planning policy.

Amount

A single unit is proposed as it is the applicant's intention to complete the building as a self-build project.

Layout

Due to the topographical nature of the site and adjacent properties, the building position is dictated by proximity to the access and relative position/distances to habitable rooms of nearby residences.

Scale

The proposed building is of traditional scale and size at 2 storeys in keeping with local style, and certainly less imposing than the Springhead Gardens development to the north.

Landscaping

It is expected that landscaping will be implemented and maintained as a traditional household garden. Remaining trees will be cultivated to screen the development from adjacent properties as much as practicable

Appearance

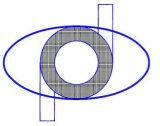
The proposed building is two storey with a square tower and eccentric feature clock, and single storey component to the rear affording the best views available to the building plot.

Architecture & Design // Project Management // Event Management

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Materials proposed are to reflect the local vernacular with artificial stone slate and stone, with contemporary fenestration to tie in with local style.

Access

New vehicular and pedestrian access are proposed from Leak Hall Road with 3 car spaces and internal turning provided. Refuse storage and collection will also be from the front of the site