West House

Oxford Road, Gomersal, BD19 4AU

Ref:3427-DEN-ZZ-ZZ-RP-A-8016

den architecture

RIBA Chartered Practice

arb Architects Registration Board

DOCUMENT CONTROL

A Design and Access Statement is a report which explains the design principles and concepts that have been applied to a development and considers how Local and National Planning Policies have influenced that development.

Design and Access Statements should provide a level of detail appropriate to the scale of development proposed and should explore the factors which have a bearing on the application i.e. A Design and Access Statement for a major development is likely to be more involved than a report for a single property.

The circular, Guidance on Changes to the Development Control System, says that Design and Access statements should explain the ideas which have informed a scheme and how access issues have been dealt with.

This Design & Access Statement has been prepared by Den Architecture on behalf of the applicant Empire Real Estate Development and details a proposed residential development of 9no. detached dwelling within the grounds of West House, Oxford Road, Gomersal

This report is to be read in conjunction with the Planning Support Statement prepared by Johnson Mowat Planning Consultants

PREPARED BY

ADP

CHECKED BY

ST

ISSUE DATE

December 2025

© Den Architecture Ltd 2025

CONTENTS

01 SITE

01.1 Existing site

01.2 Site Context

01.3 Site Context and Views

01.4 Movement and Access

01.5 Site Constraints

02 PRE-APPLICATION ENQUIRY

02.1 Pre-Application Enquiry

03 DESIGN

03.1 Site Layout

03.2 Building Layout

03.3 Scale, Massing and Appearance

03.4 Street Views

03.5 Site Views

04 LANDSCAPE & ECOLOGY

04.1 Landscape

04.2 Ecology

05 ACCESS

05.1 Access

05.2 Vehicular & Transport Links

05.3 Car Parking and Cycle Storage

05.4 Servicing

06 FLOODRISK & DRAINAGE

06.1 Floodrisk

06.2 Drainage

07 CONCLUSION

07.1 Conclusion

08 DEN ARCHITECTURE

Who are we?

Our story

Software & skills

© Den Architecture Ltd 2025

01
SITE

01.1 EXISTING SITE

The site is located off Oxford Road, Gomersal, West Yorkshire, BD19 4AU

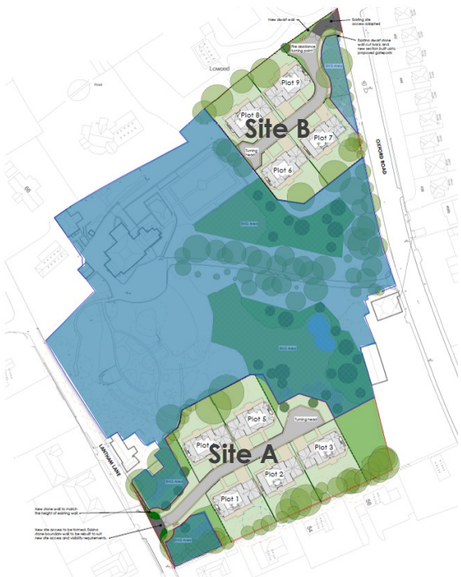
The application site comprises 2 sites A and B that sit within a wider site which includes West House, associated annex buildings all within the ownership of the applicant

West House is a Grade 2 listed building

Each of the application sites comprise grassed areas edged with mature trees covered by TPO

Access to site B is via Oxford Road. Access to site A is via Lathan Lane.

The existing access to West House is retained and provides no secondary vehicle access into the application sites



Plan showing the applications sites within the wider site ownership

1 Site Views (shown on site photography page 8-9)

01.2 SITE CONTEXT

The site is surrounded by established residential housing with the housing development immediately to the north completed within the last couple of years

Surrounding residential properties are predominately traditional 2 storey some with accommodation within the roofspace

Reference is to be made to 01.3 - Site and Context views on pages 8-10

Reference is to be made to 01.4 - Access and Movement on page 11

SITE KEY

- Application Site
- Site and Context view locations. Refer to pages 8-9

01.3 SITE AND CONTEXT VIEWS

View towards West House

View out from West House towards site A

View south along Oxford Road with existing gate access to site B on the right

View north along Oxford Road with the existing site access to the West House on the left

View of site B from Oxford Road

View of site A from Latham Lane

01.3 SITE AND CONTEXT VIEWS

View of site A looking west towards western boundary

View of site A looking south towards southern boundary

View of site A looking west towards western boundary

View of site B looking north towards north and eastern boundaries

View of site B looking towards the walled garden to West House

View of site B towards site access oof Oxford Road

01.4 MOVEMENT & ACCESS

The site is located in a sustainable area with easy access to main arterial roads including the M62 to the north.

Public bus stops are located directly in front of the site on Oxford Road

Oxford Road is a primary arterial road to the east of the site

Latham Lane is a secondary road to the west of the site

Gomersal centre is c1km to the south along Oxford Road

The site is within c750m walking distance to Oakwell Hall and Country Park

SITE KEY

- Application Site
- M62 Motorway
- Primary Road - Oxford Road
- Secondary Road - Latham Lane
- 400m / 5min radius walking circle
- Bus Stops
- Site Access points

01.5 SITE CONSTRAINTS

The site constraints are as follows:

- The setting of grade 2 listed building West House and associated grounds
- Mature trees all protected by TPO to the site boundaries
- Site access points off both Oxford Road and Latham Lane

SITE KEY

- Application Site
- M62 Motorway
- Primary Road - Oxford Road
- Secondary Road - Latham Lane
- West House - Grade 2 listed building
- Bus Stops
- Site Access points
- Mature protected trees
- Open view from listed building to maintain

02

PRE-APPLICATION ENQUIRY

02 PRE-APPLICATION ENQUIRY

A pre-application enquiry was submitted to the Local Planning Authority in 2021 ref: 2021/20159, comprising outline proposals for detached dwellings across the 2 sites that form part of this Planning application

A formal written response was received on 22 September 2022

Reference is to be made to the Planning Statement by Johnson Mowat which details the Pre-Application process and response received.

03
DESIGN

PROPOSAL OUTLINE

This is proposal is for 9no. C3 new build detached residential dwellings, split across 2 sites, with the site off Oxford Road comprising 4no. dwellings and the site off Latham Lane comprising 5no. dwellings.

The proposal also incorporates high quality landscape including significant BNG areas which are located outside of the red line boundaries but within area within the wider site under the ownership of the applicant

The following pages details the proposals

AIMS OF THE PROPOSAL

- To provide high quality residential accommodation within an established residential setting
- To create a high quality residential development which respects the setting of a listed building
- To create high quality landscape areas including significant area of BNG

03.1 SITE LAYOUT

The application is split across 2 sites set within the wider West House site under the ownership of the applicant.

Site A is located within the south west corner of the wider site with a new access proposed off Latham Lane involving the existing boundary wall to be realigned to meet visibility splay requirements. 5no. detached dwellings are proposed all served off a central private drive with a turning head incorporated to the eastern end to serve service and emergency vehicles

All dwelling front on to the private drive

Site B is located to the north eastern corner of the wider site with an existing gate access off Oxford Road adapted to serve the site. 4no. detached dwellings are proposed all served off a central private drive with a turn head incorporated to the western end to serve delivery and emergency vehicles together with a turning area for fire appliances near to the site entrance

All dwelling front on to the private drive

Both sites are proposed as gated developments with gates set into the site by at least 10m so not to impact on the respective adopted highways

SITE KEY

- Site access
- Building access
- Refuse
- Site boundary
- Point of interest

03.1 SITE LAYOUT

Other key aspects are as follows:

- The proposed layout works with the existing levels across the site. Reference is to be made to 03.4 Street Views
- All dwellings incorporate appropriately sized private rear gardens
- All dwellings incorporate a double garage together with driveway space for 2 cars
- Both sites are laid out to ensure appropriate aspect distances are achieved between dwellings and to boundaries and adjacent off-site properties
- Each site is laid out to respect the setting of the listed building, Wet House. Reference is to be made to the Heritage Impact Assessment which is submitted as part of this application

SITE KEY

- Site access
- Building access
- Refuse
- Site boundary
- Point of interest

03.2 BUILDING LAYOUT

Across the 9no. dwellings, the layout principles of each is the same albeit there are minor variations as detailed below

Each dwelling is laid out over 4 floors including a basement and 2nd floor within the roof space.

Accommodation is laid out as follows:

- Basement - Cinema Room, Spa and Gym
- Ground Floor - Opening plan kitchen/living/dining, Dining Room, Drawing Room, Study, Utility, Garage and associated stores/WC
- First Floor - 4no. Bedrooms each with ensuite
- Second floor - Lounge/Snug and a 5th bedroom with ensuite each with an external terrace

The variations across the dwellings are as follows:

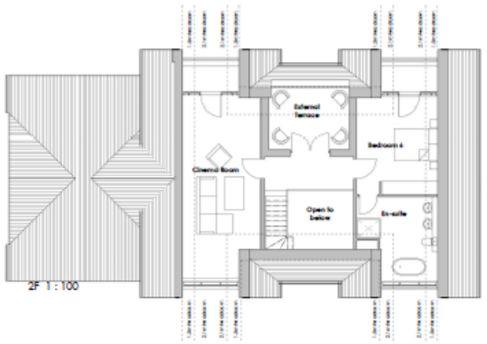
Side bays are incorporated in plots 1,3,4,5,6 and 9 to provide active side frontage in these location which are either towards the main approaches into the site or onto the open space between the 2 sites

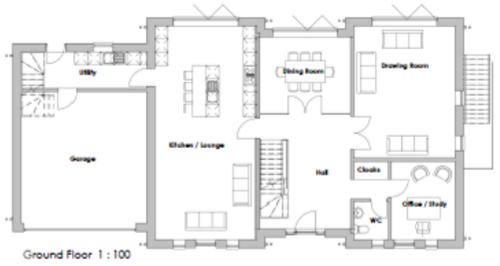
There is also slight changes to the 2nd floor depending on location with either the recessed terraces located to the front or rear of the dwelling.

Plots 1, 3 and 9

Plots 2 & 8

03.2 BUILDING LAYOUT





Plots 4, 5 and 6

Plot 7

03.3 SCALE, MASSING AND APPEARANCE

The external aesthetic of the dwellings is that of modern pitched roof with strong gable features across both the front and rear elevations together with gabled bay features to certain side elevations as outlined in section 03.2.

External materials comprise coursed stone composite timber effect cladding, large glazed areas with dark grey frames and dark grey slate/tiled roofs

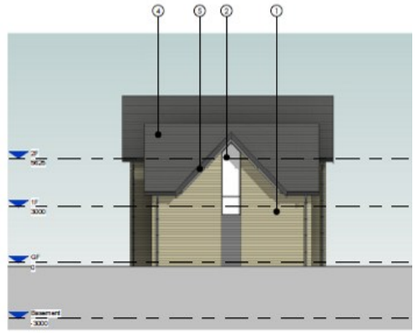
Whilst the above ground accommodation is over 3 floors, the eaves level of the dwellings is set at 2 floors with the top floor set wholly in the roofspace. The side garages with first floor accommodation over, the scale is set at 1.5 floors

The proposed scale of the dwellings is appropriate to the scale and context of the surrounding residential area and the setting of the listed building West House

Front Elevation 1 : 100

Side Elevation 1 1 : 100

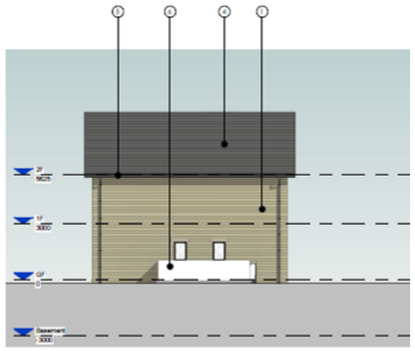
Rear Elevation 1 : 100



Side Elevation 2 1 : 100

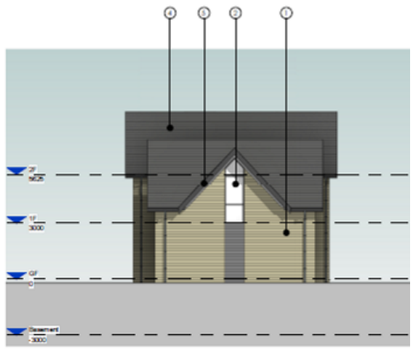
Plots 1, 3 and 9

Front Elevation 1 : 100



Side Elevation 1 1 : 100

Rear Elevation 1 : 100

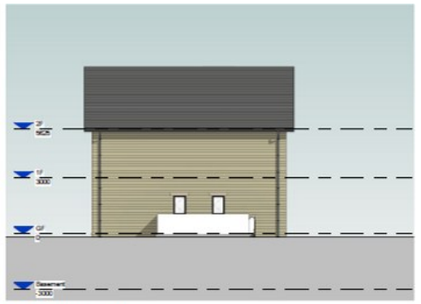


Side Elevation 2 1 : 100

Plots 2 and 8

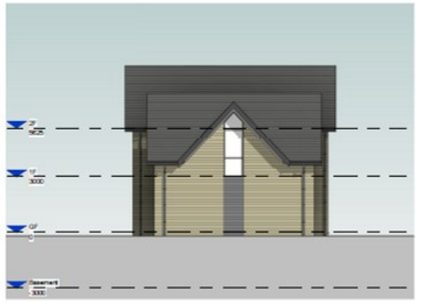
03.3 SCALE, MASSING AND APPEARANCE

Front Elevation 1 : 100



Side Elevation 1 1 : 100

Rear Elevation 1 : 100



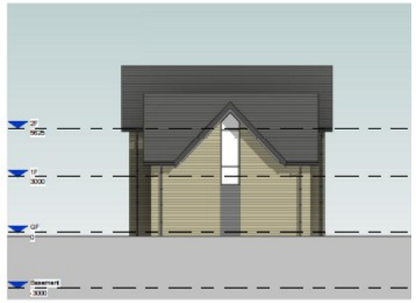
Side Elevation 2 1 : 100

Plots 4, 5 and 6

Front Elevation 1 : 100

Side Elevation 1 1 : 100

Rear Elevation 1 : 100



Side Elevation 2 1 : 100

Plot 7

03.4 STREET VIEWS

Site A - North Elevation - Plots 1 - 3

Site A - South Elevation - Plots 4 - 5

03.4 STREET VIEWS

Site B - North Elevation - Plots 6 - 7

Site B - South Elevation - Plots 8 - 9

03.5 SITE VIEWS

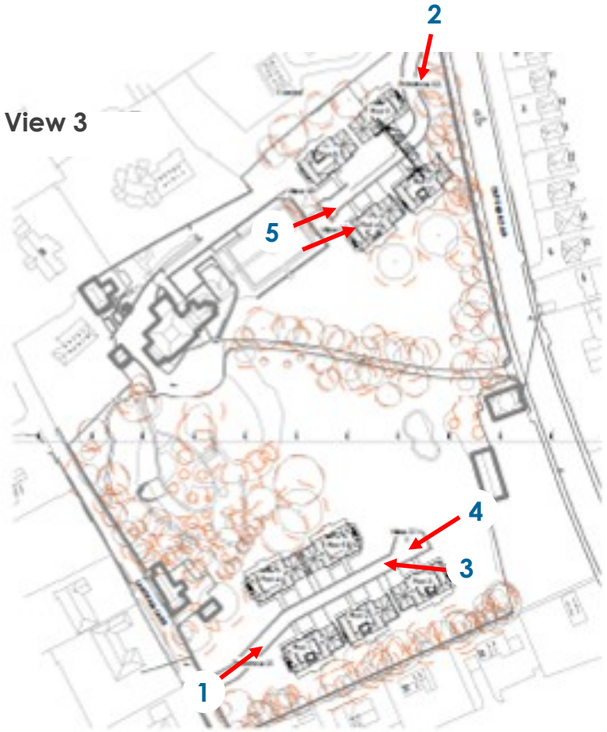
View 1

View 2

View 3

View 4

View 5



Site View Key

04

LANDSCAPE & ECOLOGY

04 LANDSCAPE & ECOLOGY

04.1 - Landscape

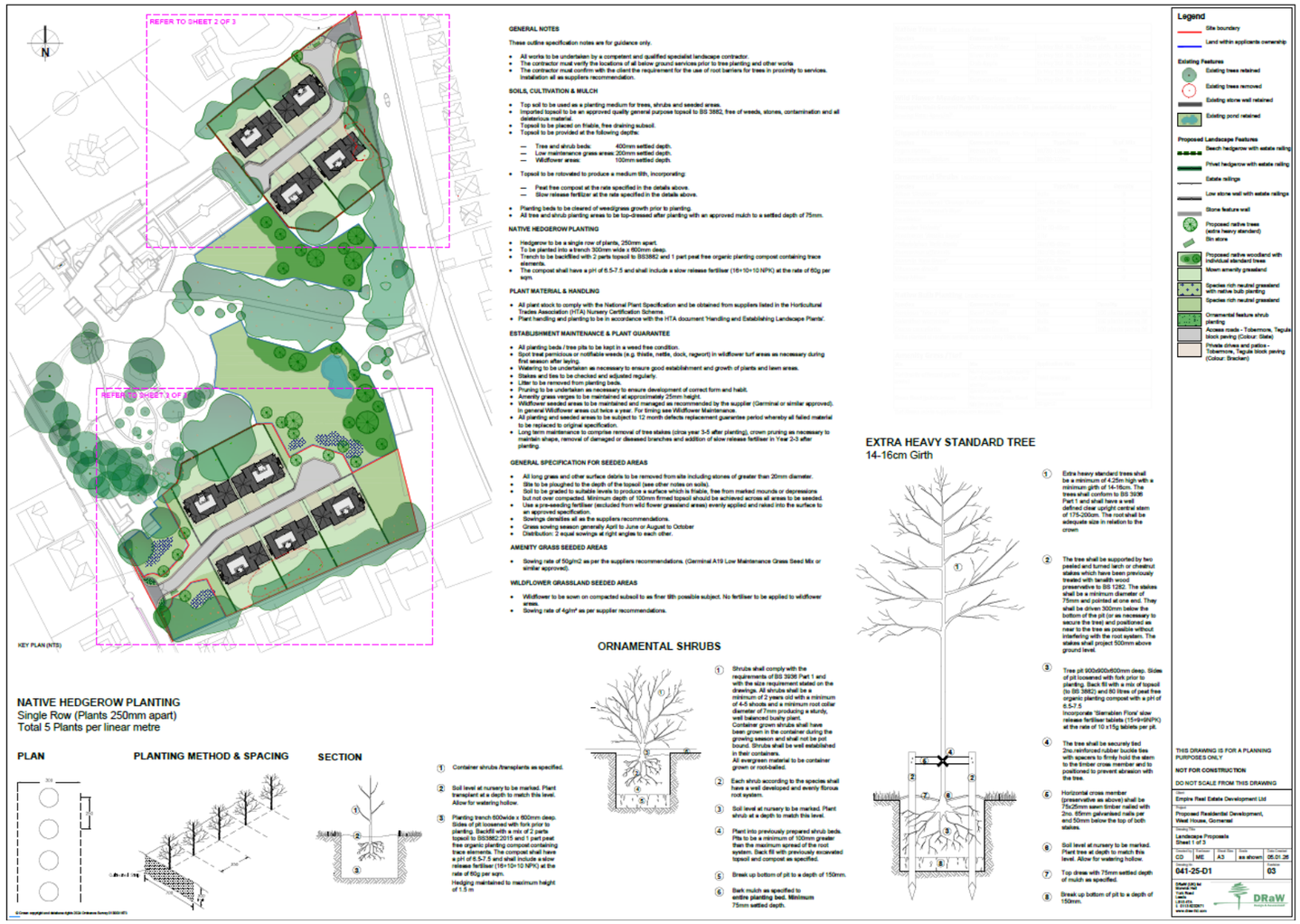
Reference is to be made to the adjacent proposed landscape scheme produced by DRaW Ltd which is submitted as part of this application

The proposals include the retention of the majority of existing on site trees with a small number removed. Where trees are to be removed, as highlighted on the proposed site plan, an appropriate number of replacement trees are proposed

04.2 - Ecology

A BNG assessment has been prepared by Brook Ecological and is included within the application. The proposals include BNG within areas outside of the red line boundaries but within the wider site under the ownership of the applicant. Refer to the plan below which highlights the areas being provided

The BNG assessment highlights a shortfall in the 10% betterment requirement



05
ACCESS

05 ACCESS

05.1 - Access

Site A is accessed from a new access point formed off Latham Lane

Site B is accessed off a retained and adapted site access point off Oxford Road

Each site is served by a private drive

Level access is provided from site access points into each dwelling

05.2 - Vehicular and Transport Links

The site is well served by public transport with the closest bus stops located immediately outside of the site on Oxford Road, from which transport routes are available into Dewsbury, Bradford and surrounding areas

To the north of the site is the M62 motorway

05.3 - Car Parking and Cycle Storage

Each dwelling incorporates a double garage plus driveway space to accommodate at least 2 cars. It is proposed that visitors will park on the driveway

Cycle storage will be within each garage

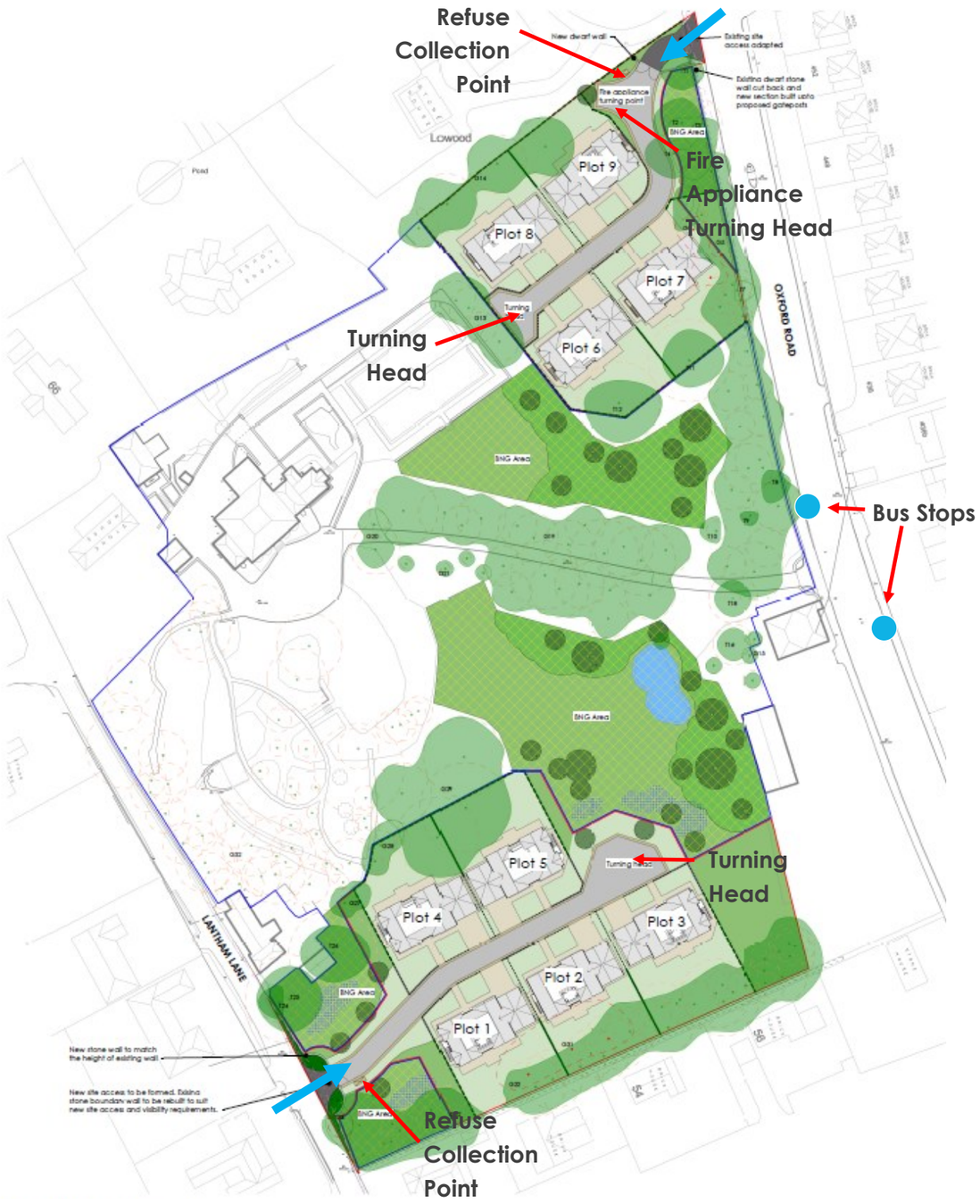
Each dwelling will be provided with a EV Charging point

05.4 - Servicing

Appropriate turning areas are provided within each site to enable service and emergency vehicles to enter and egress within a forward gear

Refuse stores are provided within the demise of each dwelling and with refuse collection points provided within 25m to both Oxford Road and Latham Lane

Reference is to be made to the Highways Report prepared by AMA which is included within this application



06

FLOODRISK & DRAINAGE

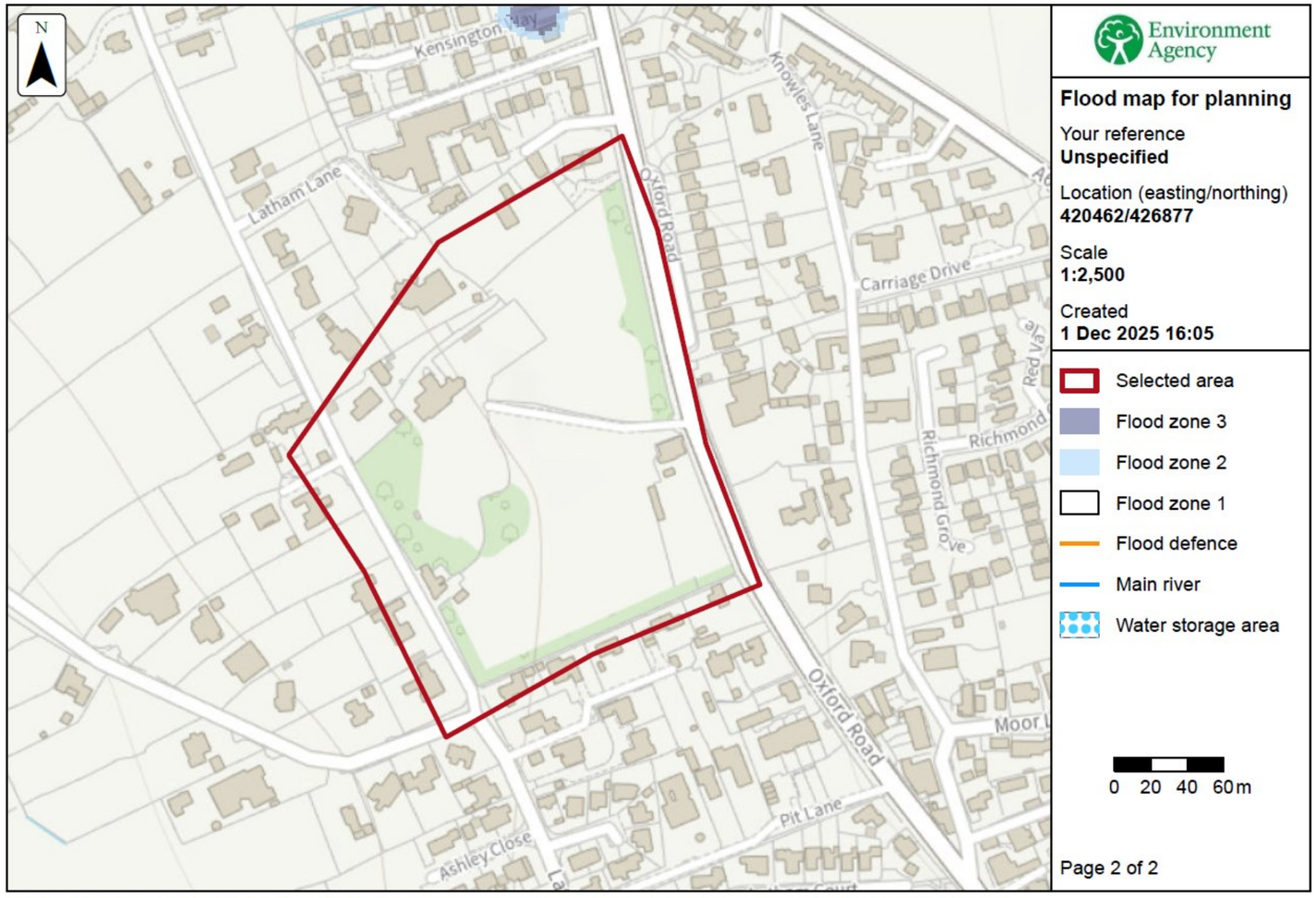
06 FLOODRISK & DRAINAGE

06.1 - Floodrisk

The site is located in Flood Zone 1 and as such is at very low risk of flooding. Reference to the adjacent EA floodmap

06.2 - Drainage

A drainage report has been prepared by AMA is incorporated within this Planning Application



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

07

CONCLUSIONS

07 CONCLUSION

- The proposal is for high quality residential dwellings within an established residential area
- The layout has been carefully designed to respect the setting of a listed building and surrounding established residential context
- The proposal includes high quality landscaping
- The proposal retains the vast majority of mature trees and include appropriate numbers of replacement trees to mitigate trees that are proposed to be removed
- The proposal incorporates good levels of on site BNG, albeit the 10% betterment can not be achieved on site
- Reference is to be made to the Heritage Impact Assessment by MB Heritage
- Reference is to be made to the Planning Statement by Johnson Mowat Planning Consultants
-

08

DEN ARCHITECTURE

WHO ARE WE?

Den Architecture is an Architecture practice based in Leeds, Hull and London.

We undertake a wide range of projects nationally across all sectors of the property industry. The practice provides a first-class service to clients, supported by an experienced and professional team.

Dedicated to making a positive contribution to the built environment, Den Architecture promotes excellent design through lateral thinking and an intrinsic understanding of the commercial needs of our clients.

OUR STORY

From 1989 to today: a Leeds practice built on long-term people and long-term projects.

Founded in 1989, Den Architecture began designing social housing in Leeds, shaping neighbourhoods and learning the value of practical, community-minded design. Over time we've grown into a varied practice working across residential, healthcare, commercial, education and mixed use sectors, still grounded in the same clear, buildable approach.

At the core of Den is continuity. Many of our team have been here for 30 years, with others bringing long tenures and shared experience. That stability underpins our ethos as a good place to work and gives clients a cohesive team that knows how to deliver together, project after project.

SOFTWARE & SKILLS

We are a Revit based practice, with the majority of design and technical work being completed on this software.

This allows us to maintain a collaborative and detailed work-flow through all stages of the project.

We also have multiple seats of AutoCAD, which is also used in conjunction with Revit during certain stages of projects as/if required.

THANK YOU

Leeds Office
8 Wharf Street
Leeds, LS2 7EQ
0113 244 5038

London Office
140 Goswell Road
London, EC1V 7DY
0203 6335709

Hull Office
The Edge Hub, Myton St
Hull, HU1 2PS
01482 762369

www.den.uk.com

den architecture

RIBA Chartered Practice

arb Architects Registration Board