

Jade3 Architecture Ltd

Job reference: 2025 enquiry 30

Address: Land off Reservoir Street
Dewsbury
WF13 4LF

Date: 21-1-2026

Extra notes: **design and access statement**

New build 3no pairs of 2.5 storey semi-detached dwelling with on site car parking

Design statement

This design statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

1.0 Introduction

This Design and Access Statement supports a planning application for the redevelopment of a **vacant site on Reservoir Street, Dewsbury, for 6no residential units arranged as 3no pairs of semi-detached houses with on site car parking**. The proposal aims to deliver modern dwellings suited to contemporary family living, incorporating architectural features that provide a striking, lasting and elegant aesthetic with traditional stone but expressed in a cosmopolitan manner.

1.1 New design brief

Following client instructions and market considerations, the new proposal now provides **3no pairs of semi-detached units of similar footprint to the past 2014 approval**, however, optimizing land use while maintaining a high-quality residential environment. The building market sectors had changed, as a result of everything, ie labour and building materials being expensive, a different is required to ensure that the scheme is viable.

1.2 Planning history

Planning application reference no2014/62/91334/E was granted on 14-8-2014 for the erection of 3no detached dwellings and has been lapsed since. The site has been vacant since and overgrown landscape and an eyesore.

The proposals have been prepared in accordance with:

- **National Planning Policy Framework (NPPF, 2021)**
- **Kirklees Local Plan (LP) and supplementary planning guidance**

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- **Manual for Streets and highway design standards**
- **Environment Act 2021 (Biodiversity Net Gain requirements)**

The proposals are also grouped into 3 no semi-detached massing akin to the former approval massing but responds positively to **climate change, sustainable design, regeneration, housing needs and local environmental considerations**.

2.0 Site Context

2.1 Location

The site is located on an elevated **Reservoir Street site, Dewsbury**, within a predominantly residential area, with existing housing to the north and south. The site is currently **vacant**, with minimal vegetation and will be cleared prior to construction.

2.2 Site Characteristics

- **Topography:** The site slopes gently upwards from Reservoir Street into the plot, which has informed the highway access and drainage design.
- **Vegetation:** Existing trees are minimal and will be removed; new planting will provide ecological and visual enhancements.
- **Surrounding Built Form:** Residential character is mixed, predominantly two-storey dwellings. The proposals are 2.5 storeys creating attic space as making full use of the roof voids
- **Accessibility:** Proximity to public transport, local services and schools promotes sustainable travel.

3.0 Planning Policy Context

3.1 National Policy

The proposals follow **NPPF guidance (2021)**:

- **Para 60 & 119:** Efficient land use and housing delivery.
- **Para 126–130:** High-quality design respecting local character.
- **Para 105–106:** Sustainable transport access and parking.
- **Para 152–158:** Climate change mitigation and sustainable construction are material considerations.

3.2 Local Policy

Relevant **Kirklees Local Plan policies**:

- **LP1 – Presumption in favour of sustainable development**
- **LP7 – Efficient use of land and housing mix:** The proposal provides 6 no family homes in a semi-detached format, optimising the site while maintaining appropriate density and plot layout.

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- **LP8 – Housing needs:** The scheme contributes to the local supply of family homes, helping to address the identified housing shortfall in 3–4 bedroom properties in Dewsbury.
- **LP24 – Design quality:** The development demonstrates high-quality design through careful consideration of scale, form, materials and streetscape integration.
- **LP21 – Highways and access:** Safe vehicular and pedestrian access, adequate parking and turning space are provided in accordance with Manual for Streets and Local Plan requirements.
- **Housing Delivery and NPPF alignment:** By providing family homes on a previously vacant site, the scheme supports the government's agenda for sustainable housing delivery and meets local housing priorities.

The proposals align with these policies by delivering **high-quality, sustainable family homes with safe access, appropriate scale and streetscape integration.**

4.0 Design Principles

4.1 Layout

- **3no pairs of semi-detached houses**, mirroring the similar footprint of previously approved detached houses but improved to suit.
- Each unit includes **2no off-street car parking spaces and visitors parking.**
- Layout ensures rear **private gardens**, appropriate separation between units, and maximises daylight and privacy.

4.2 Scale, Form, and Appearance

- Houses are **two and half-storey**, designed to integrate with the surrounding streetscape.
- External finishes: **stonework and tiles**, reflecting local character.
- Windows, doors and detailing combine **contemporary aesthetics with traditional materials and proportions.**

4.3 Access and Parking

- **New vehicular access** from North Park Street, designed to Manual for Streets standards.
- **Access road to serve all 3no pairs of semi-detached dwellings with turning head facilities**
- Safe pedestrian access provided to all units.
- Adequate turning space for **emergency, delivery and refuse vehicles.**

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5.0 Climate Change and Sustainable Design

- **Solar panels** installed to generate renewable energy and reduce grid reliance.
- High **thermal efficiency standards** for walls, roofs and windows.
- **Energy-efficient heating, lighting and appliances.**
- **Sustainable drainage systems** to manage surface water responsibly.
- Encourages **walking, cycling and public transport use** through safe connections and proximity to local amenities.

These measures support the **government's net-zero carbon agenda** and Kirklees Local Plan climate policies.

6.0 Biodiversity Net Gain (BNG) Compliance

BNG (Biodiversity Net Gain) is a requirement under the **Environment Act 2021** in England. It aims to ensure that **new developments leave the natural environment in a measurably better state than before.**

- Development designed to achieve **at least 10% net gain in biodiversity** in accordance with the Environment Act 2021.
- Measures include:
 - **Native landscaping** in rear gardens, front boundaries and communal areas.
 - **Bird and bat boxes**, hedgehog gaps and log piles to provide wildlife habitats.
 - **Sustainable drainage features** that support biodiversity.
 - Ongoing **management plan** to maintain ecological enhancements.
- **Compliance Reporting:** A **BNG metric report** is prepared, showing baseline biodiversity and post-development improvements, demonstrating at least a 10% net gain.
- **Implementation:** Measures are secured through **planning conditions or S106 agreements** to ensure long-term maintenance.

These actions deliver **measurable biodiversity improvements** while enhancing the local environment and streetscape.

7.0 Regeneration, Employment and Economic Benefits

The development contributes positively to **local regeneration** by:

- **Creating construction and supply chain jobs** for local trades and merchants.
- **Supporting local suppliers** through material sourcing and services.
- **Revitalising a vacant site in regeneration**, improving streetscape and local amenity.

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- Attracting new families, supporting **local schools, shops and community facilities**.

8.0 Housing Need and Policy Compliance

- The development provides **much-needed family homes**, addressing local shortages of 4 bedroom properties.
- Semi-detached format optimises land use while maintaining character and privacy.
- Houses are **designed for families**, with generous living spaces and private gardens.
- Supports **government housing delivery objectives** and Kirklees Local Plan policies **LP7, LP8, LP24, and LP21**.

9.0 Air Quality and Noise Compliance

- **Air quality:** Development mitigates local impacts by:
 - Limiting on-site vehicle emissions through off-street parking and promoting sustainable travel.
 - Maintaining green landscaping to support air filtration and microclimate benefits.
- **Noise:** Construction and operational noise levels will comply with **current standards**, with mitigation measures including:
 - Appropriate construction management plan.
 - Acoustic separation within the dwellings and from adjacent properties where required.

These measures ensure a **healthy and comfortable living environment** for future residents.

10.0 Landscaping

- Front gardens: **minimal, hardstanding for on plot car parking with some visitor car parking integrated with soft landscaping**.
- Rear gardens: **private family space with native planting and ecological enhancements**.
- Street trees and boundary planting to **enhance the public realm**.

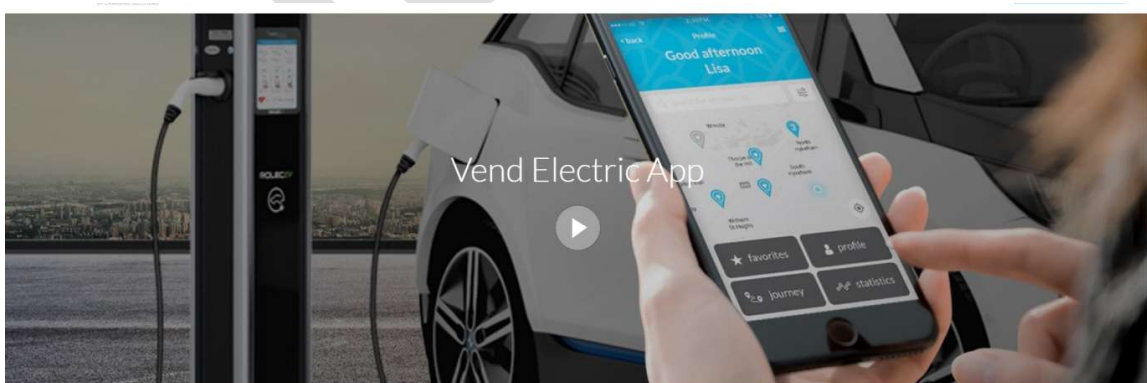
11.0 Electric Vehicle Charging Points

Our client is keen to provide a dedicated electric vehicle charging facility externally on the driveway facade for charging electric vehicles for each dwelling and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

- A Standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is preferable and however more likely to be future proof and is being proposed.**
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*” by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 sockets .
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation. Our client wants to promote a green sustainable means of transportation and has electric vehicles. See website link <https://vendelectric.com/>



32A (7kW) is however more likely to be future-proof and is proposed.





Electric Vehicle charging point

12.0 Amount

The original site area is circa 1937sqm.

The proposal.

Ground floor	62sqm
First floor	62sqm
Attic floor	51sqm
Total	175sqm

13.0 Refuse and recycle waste

The refuse and recycle waste have been incorporated within the entrance site boundary and to be visually screen with timber enclosure which can be easily taken out during waste collection days.

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14.0 Access statement

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14.1 Vehicular and Pedestrian Access

Access to the 3no semi-detached properties are via a new access from North Park Road. The access road driveway accommodates parking and turning space.

14.2 Inclusive Access

Level thresholds (if appropriate otherwise a mobile ramp will be used) and wide door openings will be incorporated to ensure accessibility. Futureproofing for aging or accessible occupants will be considered throughout the internal circulation and bathroom design.

On entering the entrance foyer, the access is via a feature stair to upper floors. Therefore the accesses into the respective rooms will be designed to meet with building control requirements under part M (access) and Disability Discrimination Act 2007 requirements.



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15.0 Summary

The proposal represents an opportunity to enhance the site and surrounding area with a bespoke, architecturally ambitious semi-detached dwelling HOMES that meets the client's aspirations while responding positively to the local context. The high-quality two and half-storey HOMES contribute positively to the character of the area and aligns with local and national planning policy.

The proposed development represents a **sustainable, high-quality residential scheme** that:

- Provides **family homes**, addressing local housing shortages.
- Integrates **climate change mitigation and renewable energy measures**.
- Delivers **Biodiversity Net Gain (BNG)** and environmental enhancements.
- Supports **local regeneration, employment, and economic activity**.
- Ensures **safe and accessible access, with air quality and noise mitigation**.
- Complies with **Kirklees Local Plan policies and NPPF objectives**, making efficient use of a previously vacant site.

The development will deliver a **long-term, positive contribution to the local community and streetscape**.

Prepared by
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