
DESIGN AND ACCESS STATEMENT

PROJECT: 10 Old Hall Road, Upper Batley, WF17 0AX

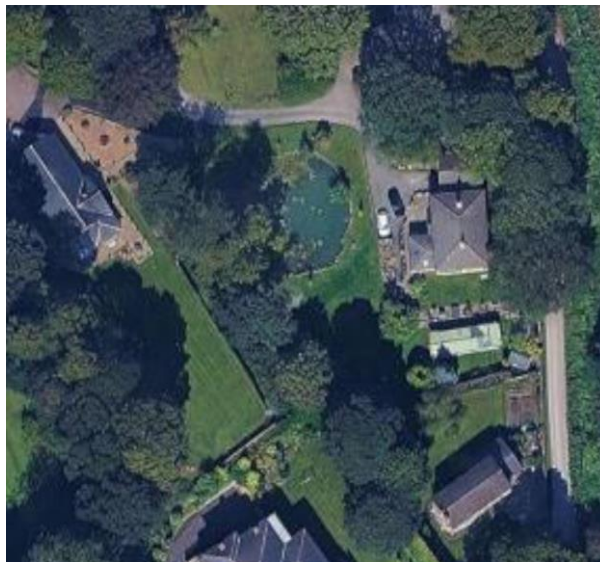
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SUBJECT: Design and Access Statement to accompany a planning application for proposed 2-Bedroom Bungalow as a replacement for a static caravan.

Proposed Replacement 2-Bedroom Bungalow 10 Old Hall Road, Upper Batley, WF17 0AX

1. Introduction

This Design and Access Statement (DAS) has been prepared in support of a full planning application for the demolition/removal of an existing static caravan currently on site and the erection of a new 2-bedroom bungalow dwelling on the plot associated with 10 Old Hall Road, Upper Batley, WF17 0AX. The site has a registered address and is already subject to a council tax charge, evidencing its residential use.



This Statement explains the design rationale, accessibility considerations, and how the proposal responds to national and local planning policy objectives.

2. Site Context and Description

The application site is located within the residential curtilage of 10 Old Hall Road, Upper Batley, and currently accommodates a static caravan used as a dwelling unit in connection with the host property.

The plot forms part of an established residential area with a mix of detached and semi-detached dwellings typical of suburban Batley. The caravan's use as a residence is evidenced by its registered address and Council Tax charge.

3. Proposed Development

The application proposes:

- Demolition/Removal of the static caravan
- Erection of a new, single storey, 2-bedroom bungalow

- Private amenity space and parking

The bungalow has been designed to be compact, energy efficient, and respectful of the surrounding built form with appropriate scale, massing, and materials.

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are to be applied. Key themes relevant to this proposal include:

- Presumption in favour of sustainable development: planning applications that accord with up-to-date development plans should be approved without delay. Development should seek to meet social, economic and environmental objectives, including delivery of homes to meet housing needs.
- Delivering a sufficient supply of homes: provision of housing that contributes to meeting identified needs and promotes a mix of housing types to support diverse needs.
- Achieving well-designed places: high quality design that considers the site context, layout, and accessibility, contributing positively to the character of the area.
- Making effective use of land: encouraging efficient use of previously developed or under-used land within settlements.

The NPPF also emphasises that design should contribute positively to making places better for people and supports development that is sensitive to local character and provides safe, inclusive and accessible environments.

Kirklees Local Plan

The Kirklees Local Plan (adopted February 2019) is the statutory development plan. The following policies are considered particularly relevant:

- LP1 – Presumption in favour of sustainable development: development that accords with the Local Plan should be approved without delay, reflecting the NPPF's approach.
- LP3 – Location of new development: seeks to direct new housing to sustainable locations well served by services and facilities.
- LP7 – Efficient and effective use of land and buildings: development should use land effectively, including replacing redundant or substandard accommodation.
- LP24 – Design: new development must be of high quality design appropriate to the character of the area, considering scale, massing, materials and layout.
- Other relevant Local Plan policies cover access and parking (LP20/LP22), sustainability, drainage, and residential amenity.

Taken together, these policies support replacement dwellings where the new building respects the character of the area, improves the quality of accommodation and makes efficient use of previously developed land.

5. Design Concept and Response to Context

The design responds to the site and surroundings by:

- Scale and Form: A single storey bungalow reflects the domestic scale of the area, minimising visual impact while providing accessible accommodation.
- Layout: The dwelling is located on the footprint of the static caravan, maintaining the residential pattern and avoiding unnecessary encroachment into garden land.
- Materials and Appearance: External finishes will be chosen to complement local materials, maintaining visual coherence with neighbouring dwellings.
- Landscape and Boundary Treatment: Existing boundaries will be retained where possible, with landscaping integrated to soften the transition to adjoining properties.

The design approach aligns with national and local policy objectives of good design, efficient land use, and sustainable development.

6. Accessibility and Inclusive Design

The bungalow is designed to be fully accessible and supportive of independent living:

- Level access throughout to key internal spaces
- Wider internal doorways and circulation space to accommodate additional support needs
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- Proximity to services and transport links consistent with sustainable travel principles promoted in the NPPF and Local Plan.

These interventions ensure the dwelling promotes inclusive living in line with policy expectations for healthy, safe and accessible communities.

7. Access and Parking

Vehicular access will be retained from Old Hall Road with appropriate parking provision in accordance with Kirklees standards. Safe pedestrian access to the dwelling will be provided, ensuring connectivity to the wider street network.

8. Conclusion

The proposed replacement bungalow:

- Provides an improved, accessible home replacing an existing static caravan, maintaining the residential use of the site.
- Delivers a high quality, well-designed dwelling that responds to its context and complies with national and local planning policy expectations.

For these reasons, the proposal represents sustainable development and should be supported by the Local Planning Authority.

Appendix: Heritage Statement

Caravan at Malvern Lodge, 10 Old Hall Road, Upper Batley, Batley, WF17 0AX

1. Introduction

This Heritage Statement supports a full planning application for the removal of a static caravan and the construction of a replacement dwelling at the above-referenced site. Its purpose is to demonstrate an understanding of any heritage assets and heritage interest that may be affected by the proposal, how the significance of these assets and their setting has been assessed, and how the proposed development responds to this context in accordance with national and local planning policy requirements.

2. Planning Policy Context

2.1 National Policy

The National Planning Policy Framework (NPPF) requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting, and assess the impact of proposals on that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on that significance.

Relevant guidance from Historic England and national planning practice encourages the use of professional sources, historic mapping, and official records when identifying and assessing heritage significance.

2.2 Local Policy

The application site lies within the administrative area of Kirklees Metropolitan Borough Council. The Kirklees Local Plan – Strategy and Policies contains strategic policy on the historic environment (Policy LP35) which requires development proposals affecting a heritage asset — including non-designated assets and their setting — to preserve or enhance the significance of the asset and make provision for appropriate mitigation where harm is identified. The policy also stresses the importance of local distinctiveness and conserving those elements of the historic environment that contribute positively to character and sense of place.

Upper Batley itself is identified as one of the Conservation Areas within Kirklees, designated to protect the special architectural and historic interest of the area.

3. Site and Heritage Asset Identification

Site Description & Context

The application site at Malvern Lodge is located on Old Hall Road in Upper Batley, within the Upper Batley Conservation Area. Upper Batley is noted for its historic development as an affluent suburb with numerous traditional stone built villas and buildings reflecting the area's growth in the 19th century. Nearby heritage assets include a number of listed buildings of Grade II and Grade II* significance, particularly around Batley Hall and associated structures within Upper Batley.

Heritage Assets Affected

At present, the site contains a static caravan which is a non-historic structure and of no known special historic or architectural value. The caravan does not contribute positively to the Conservation Area. There are no designated heritage assets directly on site, and while there are listed buildings and conservation-worthy structures in the wider area, no immediate adjacent structures are materially affected by the existing temporary structure. However, the site's location within the conservation area means that the setting and character of the area should be sensitively considered.

4. Significance and Setting Assessment

The significance of heritage assets within Upper Batley derives principally from their architectural character, quality of materials (traditional stone), historic associations, and the cohesive townscape formed by historic residences and buildings of local importance.

The current site condition — with a static caravan of a temporary and visually incongruous form — has a neutral or slightly negative contribution to the character and appearance of the conservation area. As such, the existing structure does not contribute meaningfully to the area's heritage significance.

5. Proposed Development and Assessment of Impact

The proposed replacement dwelling has been designed to reflect the local character of Upper Batley in terms of scale, form, massing and use of traditional materials where appropriate. Landscaping and siting have been considered to ensure that the overall development respects the established grain, proportions and visual rhythms of adjacent historic properties.

Compared to the existing caravan, the proposed dwelling will represent an enhancement to the Conservation Area by removing an incongruous element and replacing it with a built form that respects and responds positively to the heritage context. Any impact on the character or setting of nearby listed buildings or the Conservation Area is therefore neutral or beneficial.

6. Conclusion

In accordance with NPPF requirements and relevant sections of the Kirklees Local Plan, this statement has:

- Identified the historic environment context and relevant heritage assets.
- Assessed the significance and setting of such assets where applicable.
- Evaluated the impact of the replacement dwelling in heritage terms.
- Demonstrated that the proposal maintains or enhances the character and appearance of the Conservation Area and does not harm the significance of heritage assets.

The proposed development represents a positive contribution to the historic environment compared to the existing static caravan, and is therefore consistent with the relevant heritage policies of the NPPF and the Kirklees Local Plan.