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## **Design and Access Statement**

Proposed Development: 2 x detached new build dwellings  
Location: **Land Adj. 88-108 South Parade, Cleckheaton, BD19 3AF**  
Local Planning Authority: Kirklees Council  
Prepared For: Planning Application – Barnes Architectural Services Ltd

### **1. Introduction**

This Design and Access Statement (DAS) has been prepared in support of a full planning application for a new-build residential development on land adjacent to 88–108 South Parade, Cleckheaton, within the administrative area of Kirklees Metropolitan Council.

The statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order and demonstrates how the proposal responds to its context, relevant planning policy, and principles of inclusive design.

### **2. Site Context**

The application site is located off South Parade, close to its junction with Highfield Road, within an established residential area of Cleckheaton. The surrounding context is characterised predominantly by traditional terraced and semi-detached dwellings of two and three storeys, finished in brick and stone, reflecting the local West Yorkshire vernacular.

The site currently comprises undeveloped land positioned to the rear of existing properties fronting South Parade. The site is within a sustainable urban location with good access to local services, public transport routes, and the wider settlement.

### **3. Planning Policy Context**

#### **National Planning Policy**

The proposal has been assessed against the National Planning Policy Framework (NPPF), with particular regard to the following sections:

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Section 2 – Achieving Sustainable Development: The scheme represents sustainable development by making efficient use of land within an established settlement and delivering new housing in a location with good access to services and public transport.

Section 5 – Delivering a Sufficient Supply of Homes: The proposal contributes to the supply of new homes within the borough, supporting the Government’s objective of boosting housing delivery.

Section 11 – Making Effective Use of Land: The development optimises the use of an underutilised site within the urban area, without resulting in overdevelopment or harm to local character.

Section 12 – Achieving Well-Designed Places: The design responds positively to local character through scale, layout, and the use of natural Yorkshire stone, creating a visually attractive and functional residential environment.

The NPPF places significant weight on the importance of good design and supports development that is sympathetic to local character while addressing housing needs. The proposal is fully consistent with these principles.

#### Local Planning Policy – Kirklees Local Plan (2019)

The development has been carefully designed to comply with the policies of the Kirklees Local Plan (2019), including:

##### Policy PLP 1 – Presumption in Favour of Sustainable Development

The proposal represents sustainable development in social, economic, and environmental terms by delivering new housing within an existing settlement boundary and making efficient use of land.

##### Policy PLP 3 – Climate Change

The scheme incorporates energy-efficient design measures, a compact building form, and permeable surfacing to assist with sustainable drainage, thereby reducing environmental impact and supporting climate change mitigation.

##### Policy PLP 4 – Place Shaping

The layout, scale, and use of natural Yorkshire stone respond directly to the established character of South Parade. The development reinforces local identity and integrates successfully with surrounding development.

##### Policy PLP 6 – Housing Type and Mix

The proposal provides family-sized dwellings that complement the existing housing stock in the area, helping to support a balanced and mixed community.

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#### Policy PLP 7 – Good Quality Design

The scheme demonstrates a high standard of design through its considered layout, appropriate scale, high-quality materials, and respect for neighbouring amenity. Adequate private garden space is provided, and the internal layouts meet modern living standards.

#### Policy PLP 12 – Highway Safety

Safe and convenient vehicular and pedestrian access is provided, with adequate visibility and manoeuvring space, ensuring no adverse impact on highway safety.

Overall, the proposal is fully compliant with the development plan when read as a whole.

### **4. Amount**

The proposal comprises the erection of a new residential dwelling arranged over ground, first, and second floor levels. The scale and amount of development is considered appropriate for the size of the site and reflects the established density of surrounding residential development.

The internal accommodation has been designed to provide a functional and flexible family home, with sufficient private amenity space provided to the rear.

### **5. Layout**

The layout has been informed by the shape and constraints of the site, as well as the relationship with neighbouring properties. The dwelling is positioned to maintain appropriate separation distances, safeguarding residential amenity in terms of privacy, outlook, and daylight.

Private garden space is provided to the rear, with defined areas for patio and soft landscaping. Circulation within the site is simple and legible, ensuring ease of movement for all users.

### **6. Scale**

The proposed dwelling is three storeys in height, reflecting the scale of nearby properties and the varied roofscape along South Parade. The overall height and massing have been carefully considered to ensure the development integrates comfortably within the surrounding built form and does not appear overbearing.

The use of a pitched roof and articulated elevations helps to break down the perceived scale of the building.

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## 7. Appearance

The architectural approach has been deliberately informed by the prevailing character of South Parade and the wider Cleckheaton area, where traditional residential buildings constructed from natural Yorkshire stone are a defining feature of the street scene.

The proposed dwellings will be constructed using natural Yorkshire stone, matching the material palette of neighbouring properties. This ensures a high degree of visual continuity and reinforces local distinctiveness, in line with Policy PLP 4 (Place Shaping) and Policy PLP 7 (Good Quality Design) of the Kirklees Local Plan.

The use of stone, combined with a pitched roof form and vertically proportioned window openings, reflects the established vernacular of the area. Elevations are articulated to provide visual interest and to break down the overall massing, ensuring the buildings sit comfortably within the existing streetscape and do not appear overly dominant.

Fenestration has been carefully positioned to provide good levels of natural light and outlook for future occupiers, while avoiding unacceptable overlooking of neighbouring properties. The proposed appearance will result in a high-quality, contextually appropriate development that enhances the character and appearance of the locality.

## 8. Landscaping

Landscaping forms an integral part of the proposal. The scheme includes:

- Private rear garden space laid to grass
- An Indian sandstone patio area
- Permeable paving to hardstanding areas

These measures enhance residential amenity, support sustainable drainage, and contribute to the overall quality of the development.

## 9. Access

### Vehicular Access

Vehicular access is taken from the existing highway network, with adequate visibility and manoeuvring space provided to ensure highway safety. The proposal accords with Policy PLP 12 of the Kirklees Local Plan.

### Pedestrian Access

A clear and direct pedestrian route is provided from the site entrance to the principal entrance of the dwelling. External paths are designed to be level or gently sloping where possible.

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## Inclusive Access

The dwelling has been designed with inclusive access principles in mind. The ground floor layout allows for ease of movement, with potential for future adaptability in line with Building Regulations and best practice guidance.

## **10. Sustainability**

The proposed development has been designed to deliver a high standard of environmental performance and accords with both national and local policy objectives relating to climate change and sustainable development.

The dwellings will be fully electric and heated via air source heat pumps (ASHPs), removing the need for any on-site fossil fuel use. This approach significantly reduces operational carbon emissions and supports the transition to low-carbon energy systems, in accordance with Policy PLP 3 (Climate Change) of the Kirklees Local Plan and the objectives of the National Planning Policy Framework.

Additional sustainability measures include:

- A compact and efficient building form to minimise heat loss
- High levels of fabric insulation in excess of minimum Building Regulations standards
- Energy-efficient glazing to optimise thermal performance while maintaining good levels of natural light
- Permeable paving to hardstanding areas to manage surface water runoff sustainably
- A sustainable location that reduces reliance on private car travel due to proximity to local services and public transport.
- The use of ASHP technology future-proofs the dwellings against tightening carbon reduction requirements and demonstrates a clear commitment to addressing climate change at the local level.

## **11. Conclusion**

This Design and Access Statement demonstrates that the proposed development represents a high-quality, sustainable residential scheme that responds positively to its context and complies with both national and local planning policy. The proposal will make a modest but valuable contribution to the local housing stock and is considered suitable for approval.

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