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Unit 9, Victoria Spring Business Park
Wormald Street
Liversedge
WF15 6BU

Design and Access Statement

Proposed Development: 2 x detached new build dwellings
Location: **Land Adj. 482 Halifax Road, Liversedge, WF15 8DX**
Local Planning Authority: Kirklees Council
Prepared For: Planning Application – Barnes Architectural Services Ltd

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of two detached dwellings on land adjacent to 482 Halifax Road, Liversedge.

The architect has recently delivered the adjoining residential development. Whilst this application is being progressed by a different developer, the design has been prepared with full awareness of the adjacent scheme to ensure integration and continuity.

2. Site Context

The site is located to the north of Halifax Road within an established residential area of Hightown, Liversedge. The surrounding area comprises predominantly detached and semi-detached dwellings set within generous plots.

The application site currently contains an existing garage structure (to be demolished) and associated hardstanding

The prevailing character along Halifax Road is domestic in scale, with natural stone being the dominant facing material. The proposal reflects this established character.

3. Planning Policy Context

The site lies within the administrative boundary of Kirklees Council and is therefore subject to the adopted Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF).

3.1 National Planning Policy Framework (NPPF)

The NPPF establishes a presumption in favour of sustainable development and promotes:

- Effective use of land
- Delivery of homes
- High quality design
- Safe and suitable access
- Development that protects residential amenity
- The proposed development accords with these principles as follows:
- Effective Use of Land

The scheme represents appropriate infill development within an established residential area and makes efficient use of previously developed land (including demolition of an existing garage structure).

3.2 Kirklees Local Plan (2019)

The site is located within the defined urban area of Liversedge where residential development is acceptable in principle, subject to compliance with development management policies.

The proposal complies with the following key policies:

Policy LP1 – Presumption in Favour of Sustainable Development

LP1 reflects the NPPF presumption in favour of sustainable development.

The proposal:

- Delivers additional housing within an established settlement
- Makes effective use of land
- Does not give rise to adverse environmental or highway impacts
- Maintains residential amenity
- There are no material impacts that would significantly and demonstrably outweigh the benefits of the scheme.

Policy LP2 – Place Shaping

Policy LP2 requires development to respond positively to local context, character and identity.

The proposal:

- Reflects the established residential grain of Halifax Road
 - Uses natural locally sourced stone consistent with surrounding dwellings
 - Maintains appropriate building line and spacing
 - Integrates with the recently completed adjacent development
 - The scale and massing are consistent with neighbouring properties, ensuring the development reinforces the character of the area.
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Policy LP11 – Housing

Policy LP11 supports housing development within urban areas where it accords with other Local Plan policies.

The proposal:

- Provides two high-quality family dwellings
- Is located within an established residential area
- Utilises existing access infrastructure
- Maintains acceptable density consistent with surrounding plots
- The scheme therefore accords with the spatial housing strategy of the Local Plan.

Policy LP17 – Sustainable Travel

LP17 seeks to ensure development provides safe and suitable access and promotes sustainable transport.

The development:

- Provides safe vehicular access from Halifax Road
- Includes visibility splays of 2.4m x 43.0m
- Demonstrates safe manoeuvring for emergency vehicles
- Is located within an existing residential area with access to services and public transport
- The proposal will not result in unacceptable highway safety impacts.

Policy LP21 – Managing Flood Risk

The site is not located within a high flood risk zone and represents small-scale residential development within an established urban area. Surface water will be managed appropriately at detailed design stage in accordance with sustainable drainage principles. The development therefore complies with LP21.

Policy LP22 – Quality of Placemaking

Policy LP22 requires high quality design that:

- Responds to local character
- Protects residential amenity
- Provides appropriate scale and massing
- Ensures functional internal layouts

The proposal satisfies LP22 through:

- Traditional pitched roof form and balanced fenestration
 - Well-proportioned and functional internal layouts
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- Provision of private amenity space
- Appropriate separation distances
- Careful window positioning to prevent overlooking

The development achieves a high standard of residential design consistent with the Local Plan's placemaking objectives.

Policy LP24 – Landscape

LP24 seeks to protect and enhance landscape character.

The proposal:

- Retains the domestic scale and character of the area
- Incorporates soft landscaping within private gardens
- Does not introduce incongruous built form
- Given the urban context, the development will have no adverse landscape impact.

Residential Amenity (Policy LP22 & General Amenity Principles)

The scheme:

- Maintains acceptable separation distances
- Avoids direct overlooking
- Provides adequate private garden space
- Maintains scale appropriate to neighbouring dwellings

4. Amount of Development

The proposal seeks permission for:

- Two detached dwellings.
- Private drive access
- Private gardens
- Landscaping and boundary treatments

The density is consistent with surrounding plots and the on-going adjacent scheme.

5. Layout

The proposed layout positions the dwellings to the rear of the site, accessed via a shared private drive from Halifax Road.

The layout:

- Maintains appropriate separation distances
- Provides private rear gardens
- Ensures safe turning and manoeuvring
- Includes bin collection provision near the site entrance

The arrangement respects neighbouring amenity and integrates with the wider development pattern.

6. Scale

The dwellings are two-storey properties with first floor level indicated at 2675mm above ground floor

The scale reflects neighbouring properties and mirrors proportions established within the adjacent development. The massing avoids overdevelopment and sits comfortably within the street scene.

7. Appearance

The architectural approach is traditional and reflective of the local vernacular.

Materials:

- External walls: Natural locally sourced yorkshire stone
- Windows: uPVC (colour TBC)
- Front doors: Composite
- Rear doors: Aluminium bifolds (RAL colour TBC)
- Roof: Concrete or clay tiles (to be agreed)

The scheme demonstrates balanced fenestration and simple pitched roof forms consistent with surrounding dwellings.

The material palette ensures integration with both the established streetscape and the adjacent completed development.

8. Landscaping

Soft landscaping is incorporated within private gardens

Landscaping will:

- Soften built form
 - Enhance biodiversity
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- Define plot boundaries
- Provide visual amenity

Existing boundary treatments will be retained or improved where appropriate.

9. Access

9.1 Vehicular Access

Access is taken from Halifax Road via a private drive.

Visibility splays of 2.4m x 43.0m are provided ensuring safe egress.

9.2 Emergency Access

A swept path analysis confirms that a fire appliance can safely access and exit the site.

9.3 Pedestrian Access

A minimum 1m pedestrian route is provided to the site perimeter

Level access will be provided to the principal entrances in accordance with Building Regulations Part M.

10. Internal Accessibility

The dwellings comply with Building Regulations requirements, including:

- Level access
- Accessible ground floor WC provision
- Adequate circulation space
- Compliant stair design
- Internal layouts provide logical circulation and good levels of natural light.

11. Sustainability

The development incorporates:

- Locally sourced natural stone
 - Modern insulated construction methods
 - High performance glazing
 - Energy-efficient building fabric
 - Air source heat pumps and to be all electric
 - The dwellings will comply with Approved Document L at Building Regulations stage.
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12. Relationship to Adjacent Development

The architect has previously delivered the adjacent scheme. The current proposals:

- Align with the established access strategy
- Complement material choices
- Maintain consistent residential character
- Respect separation distances

Although undertaken by a different developer, the scheme integrates visually and spatially with the neighbouring development.

13. Conclusion

The proposed development of two detached dwellings at land adjacent to 482 Halifax Road represents a logical and sustainable infill opportunity within an established residential area.

The scheme:

- Complies with the NPPF
 - Aligns with the Kirklees Local Plan
 - Demonstrates high quality design
 - Provides safe and policy-compliant access
 - Respects neighbouring amenity
 - Integrates with the recently completed adjacent development
 - The proposal therefore constitutes sustainable development and planning permission should be granted.
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