

Connect Housing

CHBS-MWA-XX-XX-RP-A-0002

Design and Access Statement

Proposed demolition of existing domestic garages; construction of bike store, resurfacing of parking area and introduction of landscaping with bin store.

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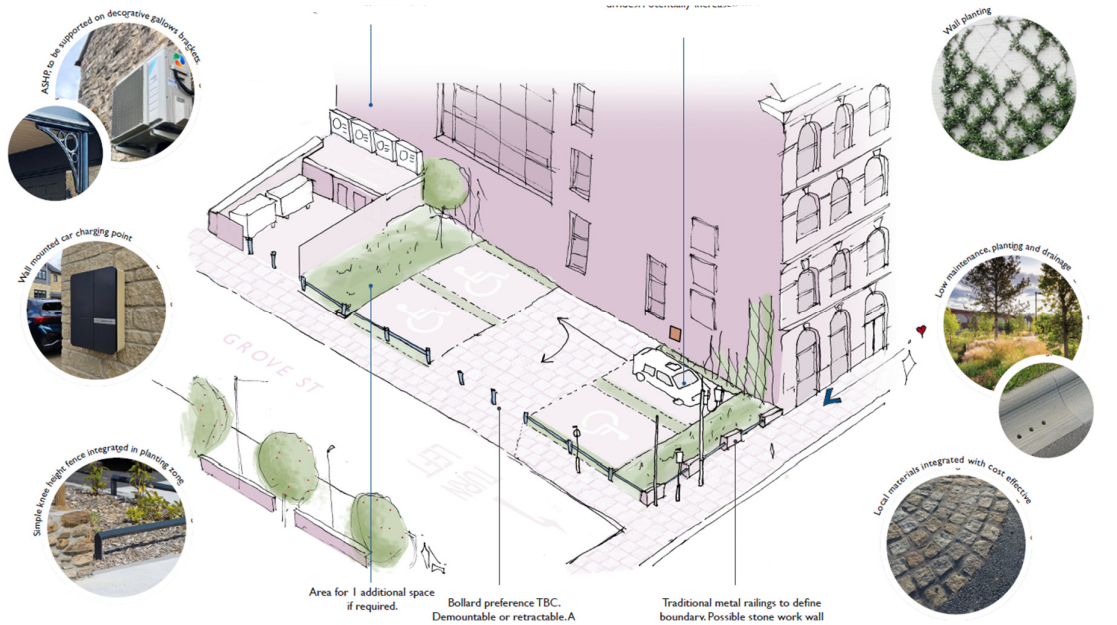


Figure 1 - Early development sketch - Final design reflects this drawing, but with further development.

1. Introduction

This Design and Access Statement supports the application for the ***Proposed demolition of existing domestic garages; construction of bike store, resurfacing of parking area and introduction of landscaping with bin store***. It sets out the design principles and how access has been considered. A Heritage Statement accompanies this application to address the listed building and conservation area impacts.

2. Site and Context

The application site is located within the Dewsbury Conservation Area, adjoining a Grade II listed building. The surrounding area features historic buildings with traditional materials and established streetscape patterns.

The primary elevation of the Grade II listed building is the north elevation on Bond Street, which is described as late-19th-century Italianate character in the listing. The east elevation, which is adjacent to the proposed site, comprises of four adjoining gables, one of which is a modern glazed curtain walling link between the historic front and rear sections. This demonstrates that sensitive interventions have been introduced to this listed building before.

3. Design

The primary requirement for the new outbuilding is to accommodate the air source heat pumps, which must be located in this position to be as close to the main plant area as possible in order to minimise efficiency losses.

Once the siting of the heat pump plant was established, consideration was given to the remaining site functions. This included the location of bin storage, maximising parking provision, providing bike parking and garden equipment storage.

The appearance of the outbuilding has been informed by the architectural context of the adjacent historic built environment. It takes cues from the vertical emphasis and disciplined rhythm of surrounding historic buildings, thereby reflecting the regular elevations and ordered façades that contribute to the character of the conservation area. The tall narrow openings disguise the height of the parapet, retaining the desired proportions and in turn keeping the air source heat pumps well hidden, whilst not affecting air movement.

While the building is contemporary in its function, materials and detailing have been chosen to relate to the local historic streetscape. Traditional metal railings, a common boundary and street element within Dewsbury's historic centre, are incorporated to help integrate the new development into its context. The pattern and proportions of these railings have been selected to subtly echo the vertical emphasis and reinforce continuity without resorting to pastiche.

The car park layout has been designed to maximise the number of parking spaces while retaining existing dropped kerbs and avoiding conflicts with existing street furniture, such as lampposts

and signage. This approach ensures that new works are integrated with the existing public realm without necessitating unnecessary alterations to the surrounding streetscape.

The planting strategy has been prepared by Studio 413 and responds to both functional and environmental objectives. The selected cherry trees provide an elegant urban form with seasonal blossom and contribute to biodiversity while being well-suited to the town centre context. The planting design prioritises climate-resilient species that perform well under variable weather conditions and support long-term ecological health in an urban environment. This approach aligns with sustainable landscape principles, which emphasise vegetation that can help manage water at source and support habitat creation.

The hard landscaping palette has taken influence from the local character of Bond Street and the wider conservation area, with stone setts that compliment the historic townscape. These materials enhance the sense of continuity with traditional streetscape surfaces while also providing robust surfacing for vehicle and pedestrian movement.

Surface water management has been considered in the design with surface water from the heat pump deck will be directed to a hopper and rainwater harvest tank to collect rainwater for landscape watering.

4. Access

The car park layout has been designed to allow additional parking but does not affect existing dropped curbs and vehicular access points on to the site.

5. Summary

The proposal represents a sensitive and well-considered response to its conservation area setting and the adjacent listed building, with design, materials and layout informed by local context. It balances functional requirements with heritage considerations, incorporates sustainable drainage and landscaping, and improves the current access.