

Design and Access Statement

**Land adjacent to 7 Quarryfields, Mirfield, WF14 0NT**  
Construction of a Detached Four-Bedroom Dwelling on Land Between 7 and 17 Quarryfields, Mirfield, West Yorkshire

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the construction of a new detached four-bedroom dwelling on an existing vacant infill plot located between Nos. 7 and 17 Quarryfields, Mirfield, West Yorkshire.

Site Context

The application site comprises an undeveloped plot situated between existing residential properties at 7 and 17 Quarryfields. The surrounding area is characterised by detached and semi-detached family housing set within generous plots with private gardens and off-street parking.

The site benefits from an established residential setting and is well connected to local services, schools, public transport links and community facilities.

The proposal represents a logical infill development that will complete the existing street frontage whilst maintaining appropriate spacing to neighbouring dwellings.

Design Principles

Amount and Scale

The proposed development consists of a single detached dwelling providing four bedrooms arranged over two storeys.

The scale and massing of the dwelling have been carefully considered to ensure compatibility with neighbouring properties and the wider residential character of Quarryfields. The dwelling will provide suitable accommodation for modern family living whilst remaining proportionate to the surrounding built form.

Layout

The dwelling has been positioned to sit comfortably within the plot and maintain appropriate separation distances from neighbouring properties.

The layout provides:

A detached family dwelling; Private rear garden space; Adequate separation from neighbouring propertie; A generous driveway providing ample off-street parking; Safe vehicular access from Quarryfields.

The arrangement ensures that residential amenity for existing and future occupants is maintained.

Appearance

The architectural design adopts a traditional, with a hint of modern, residential form which reflects the character of the surrounding area.

The external materials will include:

Stone walling to complement local building traditions. Black roof tiles. Black-framed windows and external joinery. Matching rainwater goods and ancillary external finishes.

The combination of these materials will create a high-quality and attractive dwelling that sits comfortably within its surroundings whilst providing a contemporary appearance.

Landscaping

The development will retain and enhance the residential character of the site through the provision of soft landscaping and garden areas.

Frontage landscaping and boundary treatments will contribute positively to the street scene while maintaining visibility and safety for vehicles and pedestrians.

Access

Vehicular Access

Access to the property will be taken directly from Quarryfields using a private driveway.

The driveway will provide ample parking provision for 3 - 4 vehicles, ensuring that parking demand is accommodated entirely within the site and does not impact on the surrounding highway network.

Vehicle manoeuvring space will allow vehicles to enter and leave the site in a safe manner.

Pedestrian Access

Safe pedestrian access will be provided from the public highway to the dwelling entrance.

Clearly defined pathways will connect parking areas and external spaces to the principal entrance.

Inclusive Access

The proposal has been designed with accessibility in mind and will provide:

Direct and legible access from the parking area to the dwelling entrance.  
Suitable pathway widths for everyday use.  
Level or gently graded access where practicable.  
Accommodation capable of adaptation to meet changing occupant needs over time.

The dwelling will provide a safe and convenient environment for residents and visitors.

Impact on Neighbouring Properties

The dwelling has been designed and positioned to minimise impacts on neighbouring occupiers.

Appropriate spacing, orientation and window placement will help safeguard privacy, daylight and outlook for adjacent properties. The proposal is considered to integrate successfully within the existing residential context without causing unacceptable harm to neighbouring amenity.

Sustainability

The development will utilise modern construction methods and materials to achieve high standards of energy efficiency.

The dwelling will be constructed in accordance with current Building Regulations and will incorporate efficient insulation, glazing and heating systems, helping to reduce energy consumption and environmental impact.

Conclusion

The design responds positively to the character of the surrounding area through the use of art stone construction, black roof tiles and black-framed windows, whilst providing safe access, adequate parking and a high standard of residential accommodation.

The proposal is considered to be an appropriate form of development that will enhance the site and contribute positively to the existing residential environment.



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| REVISIONS |        |                         |                  | PROJECT                         | CLIENT             |                           |                        |
|-----------|--------|-------------------------|------------------|---------------------------------|--------------------|---------------------------|------------------------|
|           |        |                         |                  | Land adjacent to 7 Quarryfields | Mr & Mrs Hamza     |                           |                        |
|           |        |                         |                  | SHEET                           | Date<br>2-.04.2026 | Project number<br>047     | Scale (@ A3)<br>1 : 50 |
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