



Castle House
Gomersal
BD19 4HW

July 2026

Design and Access Statement

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01 The Site

The applicant seeks full planning approval of the conversion of the existing building into a single 4 bedroom family home.

The site is located approximately 1 mile from Gomersal, Cleckheaton, Birstal and Dewsbury. The site is located within the greenbelt and sits on the edge of the village settlement. The proposed site has dwellings to the North and East with open views and fields to the South and West.

The site appears to form part of the domestic curtilage for the existing dwelling and is defined by a run of trees to the West along the boundary and gardens associated with the main dwelling, Castle House.

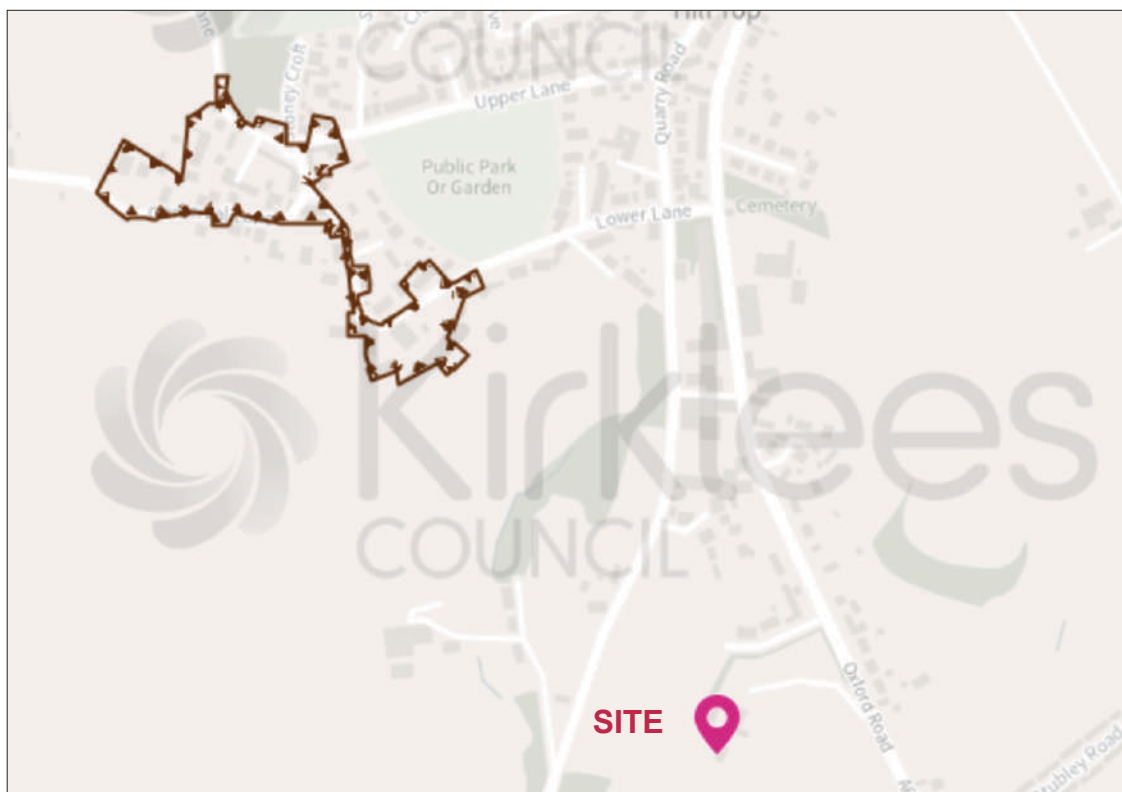
Castle House and the site is accessed via a private drive off Oxford Road where the sweeping drive directs you to the rear of the existing dwelling. Originally there was a drive to the front where the main architectural features of the building can be seen. To the rear there is a large two storey building with later additions that have been added in a piecemeal fashion over a period of time. To the South there are a collection of single storey out-buildings constructed from red brick and these buildings straddle a level change in the garden as the land naturally falls away at this point.

The surrounding dwellings are typically one and two storey in scale and constructed from a mixture of stone, brickwork and render and all have pitched roofs. The site is relatively flat but then slopes away to the South.

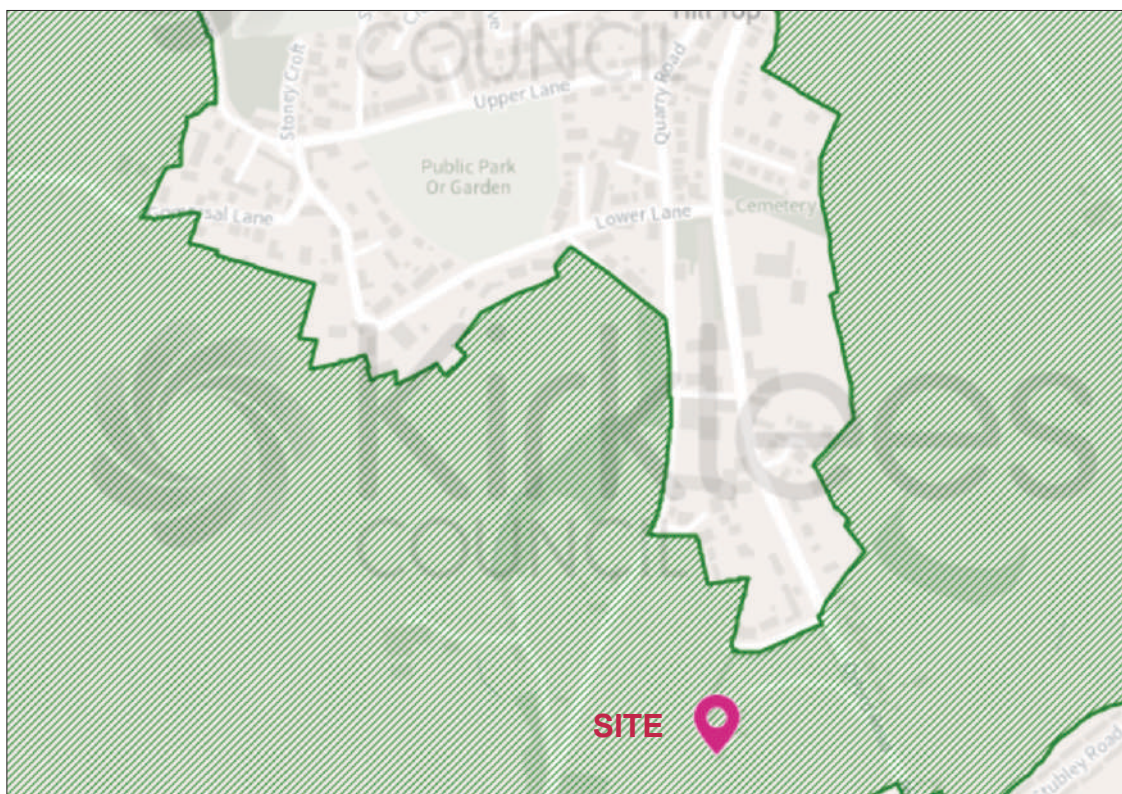


Aerial map showing the site in context.

02 Site Constraints

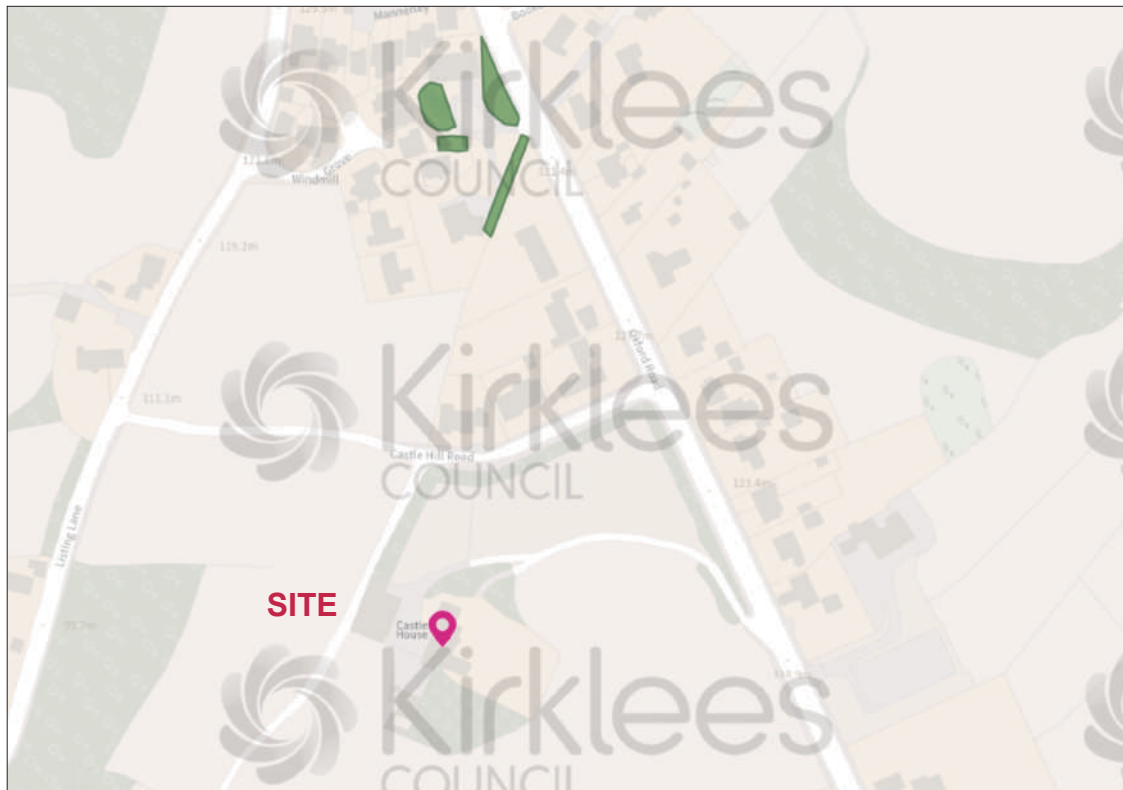


Plan showing the closest Conservation Area.



Plan showing the site located within the Greenbelt.

02 Site Constraints



Plan showing the closest Tree Preservation Orders to the site.



Plan showing there are two Public Rights of Way adjacent to the site.

02 Site Constraints



Plan taken from the Environment Agency to show the site is located within flood zone 1.

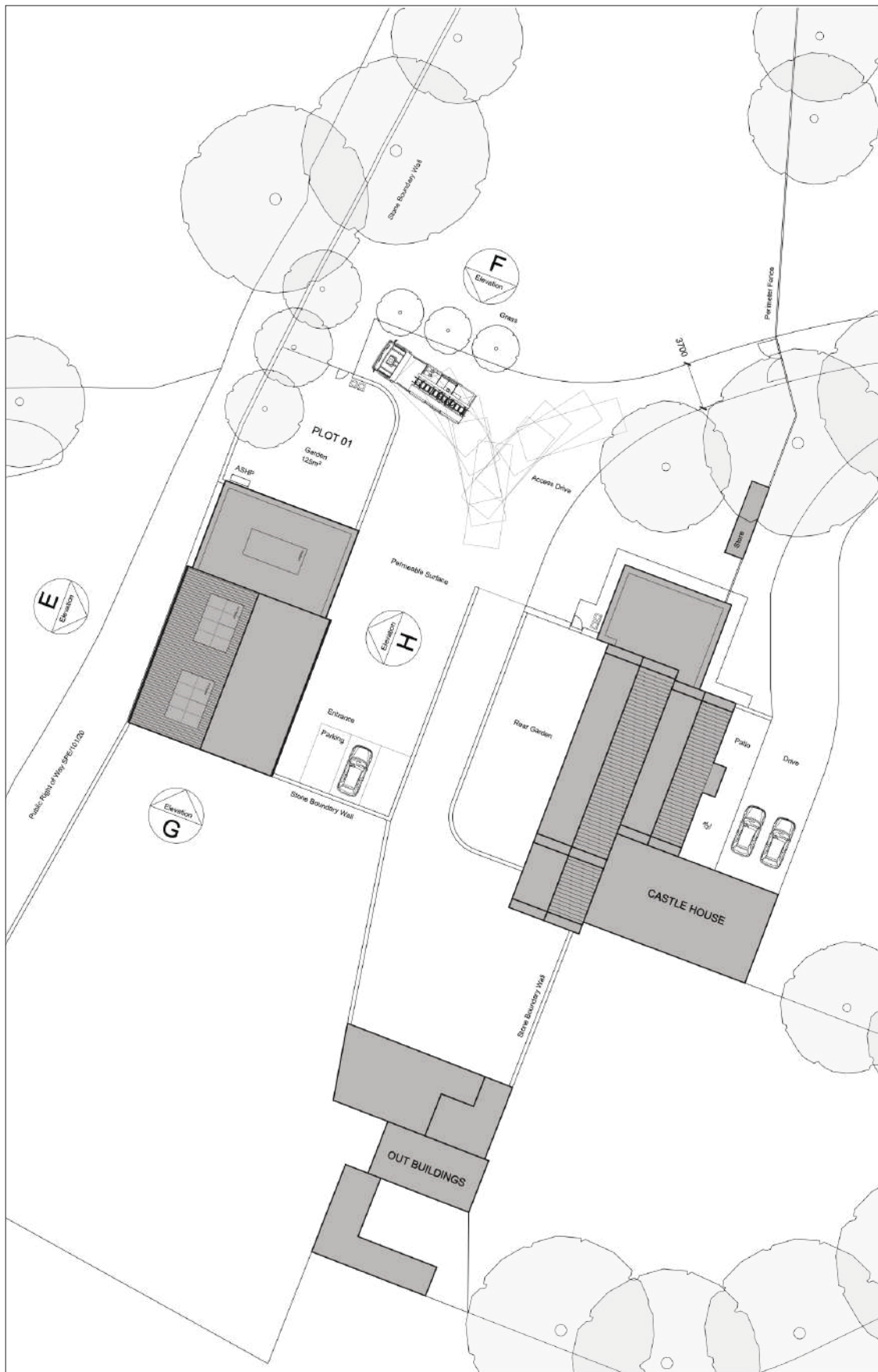
03 Use

This application is for the conversion of an existing building into a single 4 bedroom dwelling. The proposed dwelling will be 2 storeys in height and will be contained entirely within the existing structure. The layout of the dwelling has been arranged as typical family home with bedrooms on the first floor and living accommodation on the ground floor. There will be space for 3 parked cars and private amenity space as shown on the proposed site plan below.

04 Proposals

The proposals seek to provide a family home with parking that will follow the “URBAN” model of a traditional dwelling. The site is located within an existing neighbourhood where there is already an established network of facilities in close proximity with easy access to Huddersfield, Bradford and Leeds. The aim of the proposals will be to develop a high quality development that sits comfortably within its surroundings.

The proposed elevations and new openings will follow the established character with the plan taking the form of a traditional two story dwelling. This will allow harmonious overall designs typical of the area. The development and amenity space has been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.



Proposed site layout.

05 Standard of Accommodation

The proposed dwelling will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing property meets the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants. A large family kitchen dining room will occupy the ground floor, positioned to make best use of the secluded landscaped garden. The bedrooms are on the first floor and benefit from a house bathroom with the master bedroom having a separate en-suite facility.

The existing dwelling to the East has a separation distance of 21.0m which exceed the recommendation for residential properties to primary rooms.

06 Scale

The proposed dwelling will be two storeys with a massing and roof form that uses the existing building as their built form and will therefore have a neutral impact on the visual amenity of the green space.

The design changes to the existing building seeks to create a home that are of a high aesthetic quality and this will be achieved through the careful and considered approach to new openings, orientation and window proportions.

07 Amenity Space

The design and size of amenity space should be considered in relation to the individual circumstances and should consider development form, siting of buildings to public open space and dwelling types.

For the new dwelling, private outdoor space will be provided for activities such as sitting out, children’s play, drying clothes and gardening. The proposed garden will be 125m² and it is considered that this is proportional to the size of dwelling being proposed.

The dwelling will be designed to meet with the areas and specification detailed within the National Described Space Standards and will comply with Approved Document M4[2] requirements for accessibility.

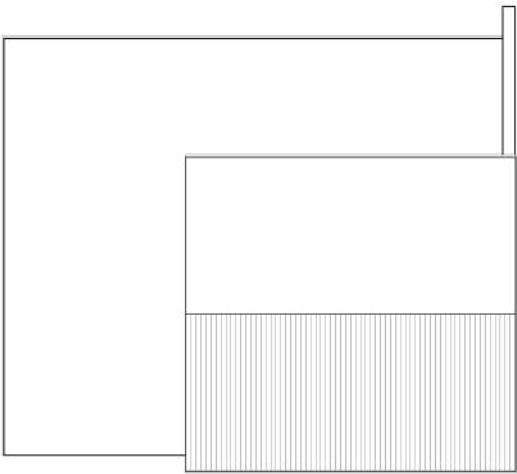


View towards the existing stone building.

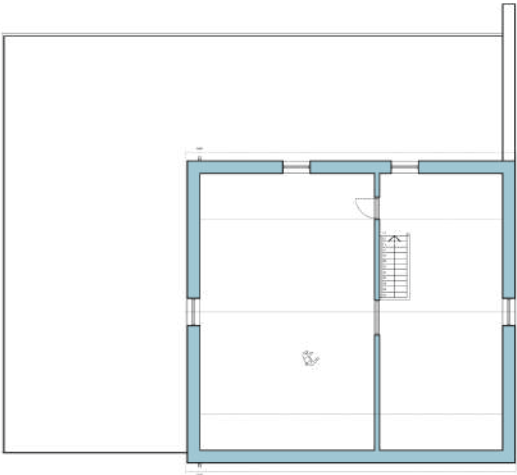


View towards the existing stone building.

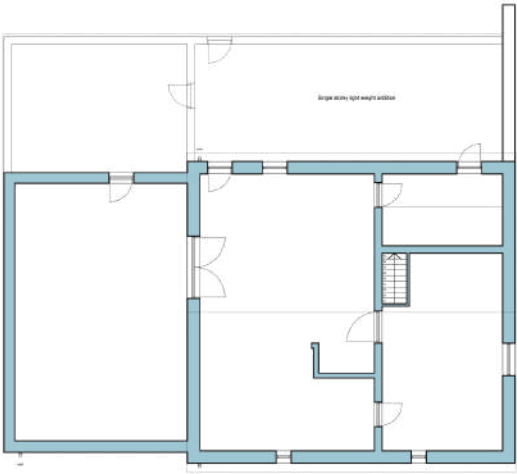
Roof Plan



First Floor Plan

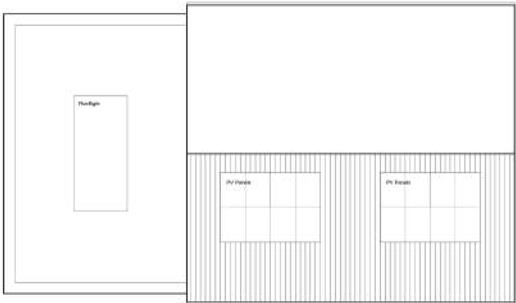


Ground Floor Plan



Existing GA plans.

Roof Plan



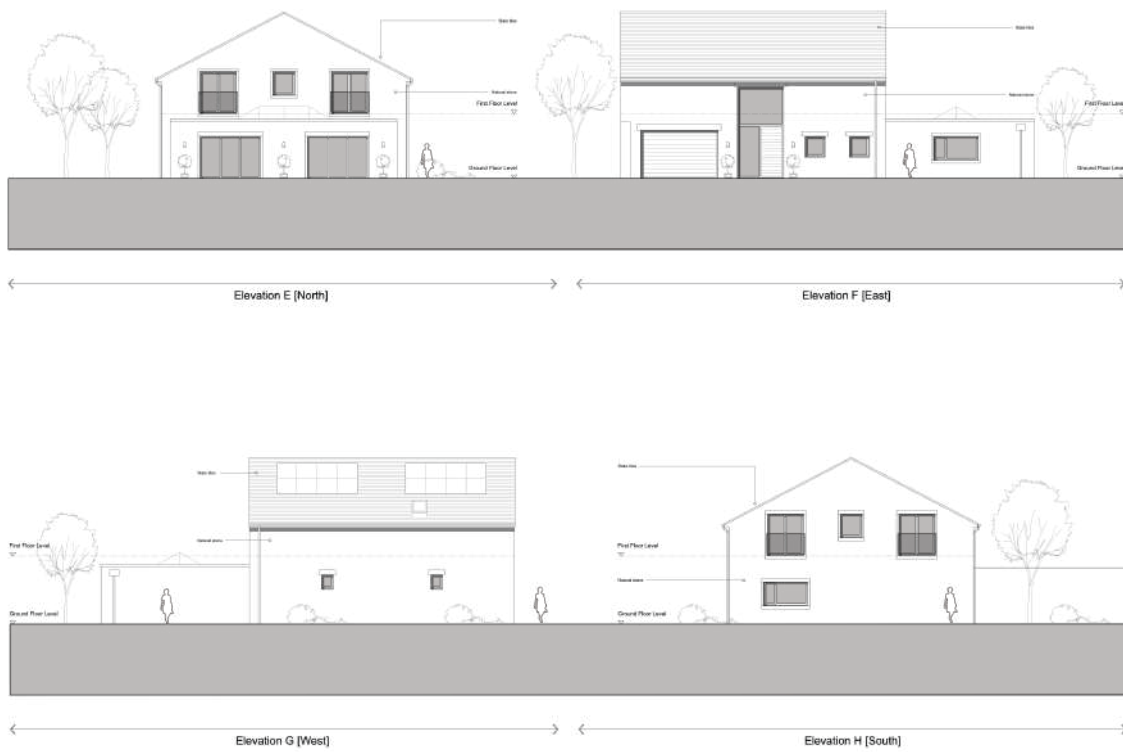
First Floor Plan



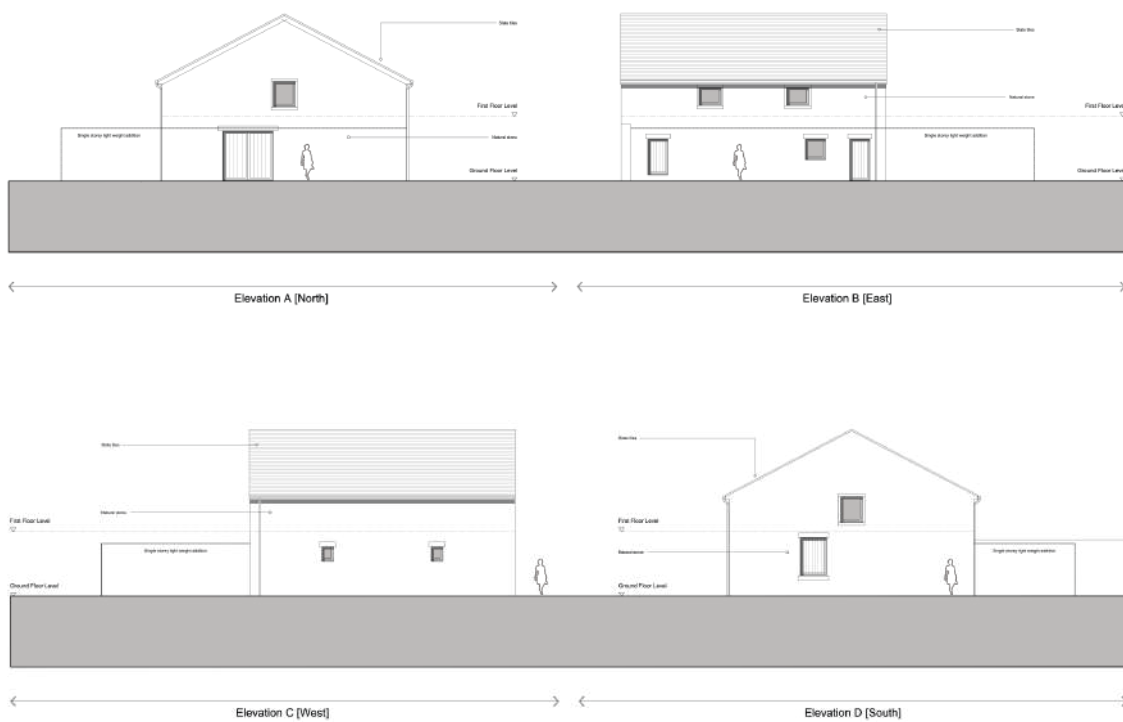
Ground Floor Plan



Proposed GA Plans.



Existing GA elevations.



Proposed GA elevations.

08 Highways

The new dwelling will have vehicular access from Oxford Road via the existing private drive and will have 3 dedicated surface parking spaces. The existing road is of a suitable width and has a 2.4m x 43m visibility splay at the junction with Oxford Road meaning there is adequate visibility for vehicles exiting from the site.

On bin collection day, bins will be taken to the back edge of Oxford Road for collection. This is the process already established by the existing dwelling.

The site is located within close proximity to the surrounding town centres and as such is considered to be within a sustainable location with access to various public transport connections and local amenities within easy walking distance. The garage will be capable of providing secure storage for bikes and an EV charge point would be provided adjacent to the parking spaces. Visitor parking can be accommodated on site and passing points have been accommodated on the access drive.

09 Climate

The dwelling will be designed to as energy efficient as possible with a new internal insulated timber frame. In addition to this the dwelling will have an air source heat pump and onsite electric generation as the primary source of heating and power. The building will adopt a fabric first approach. The dwelling will include battery storage and have mechanical ventilation and waste water with heat recovery to assist with providing the best EPC rating possible.

One electric vehicle recharging point shall be installed and this will be adjacent to the parking bays with the cable and circuitry ratings specified to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.



View of the existing stone building to be converted.

10 Drainage

The proposed development sits within a domestic setting. Castle House already has a connection to the foul and surface water networks and the proposed conversion will make use of these existing facilities.

All hard standing areas are designed to be permeable so that all surface water is managed onsite and not added to the adopted network.

- The site is located within flood zone 1
- Flooding from rivers or sea is, very low risk.
- Surface water flooding is, low risk
- Flooding from reservoirs is unlikely.
- Flooding from ground water is unlikely.

11 Ecology

The proposed development site is an existing building with hardstandings surrounding the perimeter which has limited opportunities for protected and notable species, with no notable habitats present on or surrounding the site. To the South East is a traditional orchard as identified on the Priority Habitat inventory but this falls outside the proposed development boundary.

The project will be a self build scheme for the applicant and as such is claiming BNG exemption. In addition to this, the development will provide additional bird and bat boxes to the gables of the building as identified on the ecology enhancement plan.



View of the existing stone building to be converted.



Photo showing the access to the private drive from Oxford Road.



Photo showing the access to the private drive from Oxford Road.