



DESIGN & ACCESS STATEMENT

LAND AT NORTH STREET
HECKMONDWIKE
WEST YORKSHIRE
WF16 0AY

AUGUST 2026



Project - 25-016

North Street, Heckmondwike

Design & Access Statement

INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the erection of one three-bedroom dwelling on land at North Street, Heckmondwike.

The application follows pre-application discussions with Kirklees Council under reference 2025/21258, which considered the principle of residential development and an indicative proposal for two dwellings.

The Council confirmed through the pre-application process that the principle of residential development has the potential to be acceptable, subject to an appropriately designed scheme addressing visual amenity, residential amenity and highway safety.

Following the advice received, the scheme has been fundamentally reconsidered and reduced from two dwellings to a single three-bedroom family dwelling.

The reduction in development represents a direct response to the Council's pre-application advice and allows a substantially less intensive and more considered development of the site.



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SITE & CONTEXT

The application site is located on North Street, Heckmondwike, within a well-established urban area characterised by a mix of residential, educational and commercial uses. North Street is a one-way highway forming part of the local town centre street network and accommodates regular pedestrian and vehicular movement.

The immediate residential context is characterised by traditional domestic forms, including pitched roofs, masonry and stone elevations and regularly proportioned window openings.

The site occupies a relatively prominent corner position and therefore the scale, siting and appearance of any new development require careful consideration.

The proposed dwelling has been positioned to respond positively to the established street scene and building line whilst retaining sufficient space around the building for parking, landscaping and private residential amenity.

The design seeks to provide a contemporary new family home which takes its principal cues from the scale, proportions, materials and architectural characteristics of the surrounding residential area.



NOVL STUDIO

SITE ANALYSIS

The scheme has been developed by the site's contextual constraints and opportunities, resulting in a design that responds sensitively to its surroundings. By assessing the site against potential planning constraints, the proposal aims to integrate comfortably within its context while delivering a high-quality development.



PRE-APPLICATION RESPONSE

The proposals have been substantially revised following the Council's pre-application response. Rather than seeking to maximise the development of the site, the scheme has been reduced to provide one appropriately designed family dwelling.

Reduced Scale of Development

The previous two-dwelling arrangement has been replaced by a single three-bedroom dwelling, significantly reducing the intensity of development and allowing the building to sit more comfortably within the site.

Improved Residential Amenity

The single dwelling arrangement provides a larger and more usable private garden whilst allowing appropriate amenity space to be retained for the existing properties at 31 and 33 Church Lane.

Improved Relationship with Neighbours

The siting, internal arrangement and fenestration of the dwelling have been carefully considered to reduce overlooking and maintain appropriate privacy, outlook and daylight for neighbouring residents.

Parking & Highway Safety

Two dedicated off-street parking spaces are provided in accordance with the specific advice received from Highways. EV charging provision is also incorporated.

Access, boundary treatments and visibility have been considered together to ensure that appropriate highway visibility can be maintained.

Character & Appearance

The proposed dwelling follows the established residential building line and adopts a scale, roof form, materials and architectural language informed by the surrounding residential context.

The revised scheme therefore directly responds to the principal matters identified through the pre-application process: visual amenity, residential amenity and highway safety.



PRE-APPLICATION SITE PLAN



FULL APPLICATION SITE PLAN

APPEARANCE & MATERIALITY

The architectural approach has been informed by the established residential character surrounding the site.

The proposed dwelling is domestic in its scale and adopts a simple form which responds to the proportions and architectural language of neighbouring properties.

Scale & Form

The dwelling is two storeys in height with a traditional pitched roof form, providing a scale appropriate to the surrounding residential context.

The overall massing has been deliberately controlled following the reduction from two dwellings to ensure that the proposal does not appear cramped or represent an overdevelopment of the site.

Materials

The material palette has been selected with reference to locally prevalent materials and the character of neighbouring residential development.

Stone/masonry elevations, a complementary roof finish and carefully proportioned openings provide a simple and coherent architectural composition.

The pre-application response previously identified stone as an appropriate material for development of the site.

Fenestration

Window positions and proportions have been considered in relation to both the architectural composition and neighbouring residential amenity.

Particular consideration has been given to the treatment of side elevations, reflecting the Council's observation that gable elevations within the immediate building group are generally more restrained.

The resulting dwelling provides a contextual response without seeking to unnecessarily replicate surrounding development.



CONCLUSION

The proposal has also been developed with particular regard to the principles of the Kirklees Housebuilders Design Guide SPD, including local character, building lines, residential amenity, parking, materials, roof form and environmental sustainability.

The reduction from two dwellings to a single three-bedroom family dwelling has enabled the site layout to be fundamentally improved, providing greater private amenity space, two dedicated off-street parking spaces, improved relationships with neighbouring properties and a built form which responds more appropriately to the character and prominence of the site.

The principle of residential development has previously been identified by the Council as having the potential to be acceptable. The current proposal has therefore concentrated on addressing the matters identified through the site's previous planning history and subsequent pre-application process.

In particular, the scheme provides a direct and considered response to the Council's concerns regarding visual amenity, residential amenity and highway safety.

The proposal is therefore considered to represent an appropriate, proportionate and sustainable residential development of the site.