

Design and Access Statement

Project: Existing Workshop, Temple Street, Lindley, Huddersfield.

Project No: 298

Date: 28th August 2026

1.0 Introduction:

This design and access statement has been produced to support a planning application for the demolition of an existing workshop and the erection of 1 new 2 bed dwelling.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no. 298 (0-) 01 & 02.

2.0 Project location & existing site:

Address:
Workshop between 12 & 14/16 Temple Street
Lindley,
Huddersfield,
HD3 3JG

The site is located on Temple Street between no. 12 and 14/16 Temple Street, just out of the center of Lindley.

The building is a low set building situated between 3 storey terraced properties to the east and storey back to back houses to the west,



Google Earth Extract



The existing building has 1 double timber door to the south elevation, it has natural stone walling to the north, south and western elevations. The eastern elevation and roof are clad in asbestos cladding. There is one window to the east elevation.

The adjacent dwellings are constructed from coursed natural stone and render. They have white uPVC windows with stone cills and heads. The roofs are covered with blue slate and natural stone.

Properties further east have concrete tiled roofs.

Temple Street is a narrow street with little parking or external amenity space. The existing properties are located in close proximity to one another and the distance from one property to the opposing properties falls short of current space separation requirements, but this forms part of the character of the area where residents have lived happily for many years.

There are 2 grade II listed properties on the opposite side of the road (No.23 & 25), these face no. 14/16 with a clear space between them of around 10m.

3.0 Planning:

Planning and site history

The site is unallocated on Kirklees Local Plan map.

There is no evidence on line of historic planning applications.

Planning policy in relation to the application.

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 5 – *Delivering a sufficient supply of homes.*

Chapter 11 – *Making effective use of land.*

Chapter 12 – *Achieving well-designed places*

Kirklees Local Plan

The following policy within the Kirklees Local Plan are considered relevant to this application:

LP1 – *Presumption in favour of sustainable development.*

LP2 – *Location of new development.*

LP7 - *Efficient and effective use of land and buildings.*

LP11 - *Housing mix and affordable housing.*

LP 21 - *Highway safety and access*

LP 24 – *Design.*

4.0 Design:

The proposed dwelling has been carefully designed to ensure it sits comfortably with surrounding properties. This has been done by restricting the height, creating private off road parking and by providing an external terrace to the rear.

The building orientation had been set to reflect the existing building, this will ensure properties no. 12 / 14 & 16 will still receive sufficient natural daylight. The eaves and ridge height are set considerably lower than the adjacent properties.

The ground floor accommodation will comprise of a storage room, 2 bedrooms, each with en-suite and the staircase leading to the first floor accommodation.

The first floor will contain an open plan kitchen / dining / living space with access to the rear external terrace. A utility and WC will also be provided at this level.

The property will receive high levels of natural light via the upper level glazing on each gable, these are set back to ensure they do not create over heating issues.

The rear terrace will include 2 privacy walls and a frosted glass privacy screen to the rear, this will provide a private external amenity space and will restrict views to / from the rear of the property.

The front bedrooms is to have windows to the front (south) elevation, this wall is set further back from the road to create enhanced privacy and to form the off road parking. Whilst it is acknowledged that the distance between the new dwelling and the opposing existing dwellings, every effort has been made to ensure privacy is not affected.

The rear bedroom is to have high level windows to the east elevation and windows to the en-suites to the west elevation. Each of these has been set at 1.7m to the sill with frosted privacy glass and top / inward openings. These will provide natural daylight and ventilation.

The scheme will include a number of energy saving technologies, these will include solar panels with batteries and an ASHP.

Materials:

The building is to be constructed using reclaimed natural stone and through coloured render for the walls, with natural stone cills, heads, mullions, and corbels. The roof will have a blue slate roof. The windows and doors will be grey uPVC / composite / aluminium. Gutters, rain water pipes and soil pipes will be black.

External amenity space:

The dwelling will be provided with private off street parking for 2 cars and will have an external terrace at the upper level.

The front area allows for the storage of bins.

There is a good network of public footpaths locally leading to nice open walks and outdoor areas, there are also a number of public amenity spaces nearby.

5.0 Access:

Access to the dwellings will be via the main entrance door located off Temple Street.

The site has good local transport links, there are a number of bus stops on Lidget Street providing links to Huddersfield or surrounding villages.

6.0 Conclusion:

The proposed dwelling will provide 1 small home on a brownfield site in a residential area.

The massing and design of the property has been carefully considered and will achieve a balanced final appearance.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.

The loss of the workshop will improve the area and parking provisions.