

Design & Access Statement

Application: Application for Planning Permission for -

Proposal: Conversion of Existing Property into 4No. C3 Use Class Dwellinghouses

Site: 4, Knowles Hill Road, Moorend, Dewsbury, WF13 4NP and
239, Staincliffe Road, Dewsbury Moor, Dewsbury, WF13 4RQ



August 2026

Submitted on Behalf of -
Mr. Mohammed Fiaz Saghir (The Applicant)

1. Introduction

This Design & Access Statement has been prepared to accompany the Application for Planning Permission; for the proposed conversion of an existing property into 4No. C3 use class Dwellinghouses.

The site is addressed as 4, Knowles Hills Road and 239, Staincliffe Road, Dewsbury.

This statement is to be read in conjunction with the application form & planning drawings that have been submitted and this proposal is subject to Local Planning Authority approval submitted on behalf of the applicant.

The purposes of this statement is to provide further information on the design, layout and its relationship in terms of its character and the surrounding area.

2. Assessment & Site Location

The application site is located at the junction of Knowles Hill Road and Staincliffe Road occupying a noticeable corner position comprising of a row of four adjoining, two storey properties accommodating and historically used as two residential dwellings now in a derelict/vacant state and a commercial unit occupying part of the ground floor at the corner of the site.

To the north facing part of the site includes a gated access point from Staincliffe Road providing access to the rear yard area and a single-storey detached out-building. The site consists of mature trees/vegetation along the eastern boundary including TPO trees (42/89/t4 – ash and 42/89/t3 – sycamore) with the remainder boundary treatment finished using block/stone walling including timber fencing all to remain in its original place.

Surrounding the site are primarily residential properties facing all directions resulting in the area being largely residential in character.

Staincliffe Road heading north connects to A638 Halifax Road and south links with B6117 Heckmondwike Road providing access to the surrounding areas. The existing access to the site is gained via entrance doorways from Knowles Hill Road and Staincliffe Road as shown on the images below –



Figure 1 - Aerial View



Figure 2 - Knowles Hill Road View



Figure 3 - Staincliffe Road View



Figure 4 North Facing Elevation View



Figure 5- North Facing Elevation View 2

Public transport facilities near the site consist mainly of nearby roadside bus stops that connect you directly to Dewsbury Bus Station.

At present the subject site is vacant apart from the existing commercial ground floor unit and was purchased by the applicant in its current condition as an investment property. The goal is to gain consent from the LPA to convert the property back into its original form as 4No. Dwellinghouses.

The site consists of ground and first floor accommodation as shown on the existing floor plan(s).

The vacant site comprises of a row of adjoining properties as described above and based on data analysis it is envisaged that the property was built during the early-century period.

The elevation treatment consists of stonework to the road facing elevations with render finish to the northern and western facing elevation.

Please refer to drawing labelled Site Location Plan showing the red line boundary ownership.

3. Site Character & Surrounding Area

The site falls within an area that comprises primarily of residential properties including shops, garages and Dewsbury and District Hospital all within close proximity and walking distance.

The existing boundary treatment is to remain unchanged therefore not causing any harm to the existing highway including the protected trees (TPO).

The applicant purchased this site for development purposes including bringing this historic property back into use that is subject to grant of planning permission. The site is not currently in use and in need of refurbishment and is considered as being in a prime location for the conversion and development programme that is subject to gaining the relevant permission.

The site itself to our knowledge does not fall within a Conservation Area and there are no designated CA's directly on Staincliffe Road or Knowles Hill Road, Dewsbury. This area is primarily considered as a suburban residential neighbourhood with the closest CA being Dewsbury Town Centre Conservation Area located approximately a mile to the southeast.

4. Movement and Circulation

The movement and circulation is unlikely to increase dramatically due to the conversion based on the site location and also taking the previous use into consideration. Access to the proposed dwelling(s) is to be gained from the existing entrance point(s) off Knowles Hill Road and Staincliffe Road, Dewsbury – refer to the planning drawings.

As the applicant would like to convert and rent out the dwellings as low-cost housing we do not envisage the end-users requiring the need for on-site parking, the future residents will rely less on cars. The site itself is in a high-accessible location with good public transport provisions and on-site cycle parking facility is to be provided to each tenant consisting of secure lockable metal bike storage sheds to satisfy the council's push for walking and cycling connectivity.

Being in a highly sustainable location and as the site is near the Dewsbury Town Centre CA our understanding is that Kirklees routinely accept zero-parking for developments. Also, converting vacant dwellings contributes towards Kirklees Council priority to bring long-term empty homes back into use to reduce brownfield blight and meet the local housing targets.

Bin storage area(s) for the dwelling(s) is to be located in the yard area located north of the site and is to be made available for all end users. The collection is to be amalgamated with the existing services and bins put out for collection at the site entrance point on the collection date and removed after being emptied by The Local Authority waste collection services.

The proposal is within walking distance to local shops and public transport facilities including the local town centre.

The access to the site is to remain as existing and the conversion is aimed to improve and make use of the site.

5. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant which was reviewed during our pre-application consultation. The scheme as submitted provides a proposal to convert the existing property into 4No. Dwellinghouses.

No external alterations are proposed therefore the conversion does not have an impact of visual amenity, urban context and internal space that meets the Nationally Describe Space Standards (NDSS) providing adequate standard of living for future occupants.

The proposed conversion is aimed at preserving and making use of this historic property to provide a positive contribution to the area as a whole. The proposal will provide employment opportunities to support the local economy directly and indirectly.

The development makes appropriate use of the site in a predominately residential area. Continuing to take advantage of the location and also achieving useable dwellinghouses. The proposal will improve the site area that is currently in a derelict and unused state.

6. Design Proposal

The following points have been considered:-

The site comprises of floor area which is suitable to accommodate residential use and at present is vacant/unoccupied. The site is considered as a prime location for the conversion in line with planning guidelines.

The existing setting and character of the site has been taken into consideration and the inclusion of this residential development is considered to fit in well.

The floor plan layouts have largely been dedicated to physically relate to the existing built form of the property with no external alterations.

The proposal relates to a conversion of an existing property into 4 No. Dwellinghouses meeting the NDSS guidelines.

7. Appearance

The general form and layout of the proposal is as indicated on the application drawings. The elevations consist of no alterations as mentioned above apart from general repair and/or maintenance works using matching materials. In general the elevation treatment is to remain in the original form therefore elevation treatment as existing and proposed not applicable.

8. Access

Access to the site is from Knowles Hills Rod and Staincliffe Road and is to remain unchanged. The local public transport facilities are within walking distance with regular services throughout the day.

The site layout is shown on drawing labelled Proposed Site Plan.

Pedestrian access for end users is provided as shown on the application drawings. Fire escape doors including protected routes will be incorporated as required throughout the building to comply with Part B of the Building Regulations.

9. Summary

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by the Local Authority Planning Department.