

## DESIGN & ACCESS STATEMENT

### Address

The Barn  
17 Jagger Lane  
Kirkheaton  
Huddersfield  
HD5 0QZ

## DESIGN STATEMENT



Photograph of existing building.



Building to be converted

## **CONTEXT**

This application is to convert an existing building that is within my client's ownership. They have owned the building since 2008.

The building has all the characteristics of a bungalow & can be easily converted with an internal refurbishment. Some minor modifications to window & door openings are proposed.

The proposal also includes a new access drive off Jagger Lane.

This site is located East of Huddersfield Town Centre on the out skirts of Kirkheaton.

The site is accessed off Jagger Lane which is currently adopted.

The site is surrounded by open fields, drystone wall & timber fenced boundaries.

The ground level slopes away from Jagger Lane naturally down to the building in question.

## **AMOUNT**

Eaves level 2.27m from floor level. ( as existing)

Ridge level 4.33m from floor level. ( as existing)

The gross internal area of the building is 59.5m<sup>2</sup>.

The total red line site area is 350m<sup>2</sup>.

## **LAYOUT**

The site is located at the Southern side of an adopted road known as Jagger Lane.

The proposed two bedroom dwelling is result of converting the existing building & the position is fixed. The proposed amenity areas enable parking & a private amenity space for the property with the minimum effect on the greenbelt.

2no parking spaces have been allocated for the dwelling in accordance with current policy.

The internal layout has been designed to overcome any possible overlooking & space about dwelling issues with existing property..

## **TRANSPORT LINKS & LOCAL AMENTIES.**

The site is within one mile of local amenities in the centre of Kirkheaton.

The local key stage 1 & 2 school is Kirkheaton Primary & the nearest secondary is Almondbury High

The site is within 250m of local bus transport links to Huddersfield Town Centre.

The nearest train station is located in Huddersfield with links to Manchester, Halifax & Leeds.

## **SCALE**

The proposals have been designed in height, scale & massing that compliments existing properties directly adjacent to the site.

## LANDSCAPING

A new 1.2m high timber post & rail fence is proposed to boundaries between the access road, amenity area & the existing field.

It is proposed to provide a mixture of hard & soft landscaping by use of Natural stone paving from the parking areas to the principle entrance & grassed areas to the amenity garden area. The parking area and private drive is to be finished in eco block type system.

## APPERANCE

The existing walls are rendered & the existing finish will be patch repaired where disturbed making & altering openings. The walls will have a painted finish.

The existing roof is finished in concrete interlocking tiles in good condition. This will be retained.

The above will not detract from the character & appearance of the existing area because the proposals have been designed similar in style to the properties in & around the site & the original approval.

## ACCESS

The property will have a separate access off the new access road off Jagger Lane.

2no proposed parking spaces for vehicles are provided in accordance with current policy. Pedestrian access is provided via a level approach off a new footpath within the site.



Location of new access & drive.

## **CONTAMINATION**

1. The proposal is within the grounds of open fields.
2. I have conducted a site walkover assessment & have found nothing to suggest which would contribute to the land being contaminated.
3. The immediate areas adjacent to the site are residential properties & open fields.
4. To my knowledge the site isn't contaminated land.

### **Conclusion**

Therefore this suggests there is not a risk of pollutant leakage on this site.

## **FLOOD RISK**

I have studied maps from the Environment agency & they suggest the site isn't at risk from flooding.

## **DISABLED ACCESS**

Reference has been made to Building Regulation approved document M 2004.

- Access to the principle entrance from the parking area via a stepped access in accordance with Part M.
- The principle entrance door will be a clear width of 775mm & have an accessible threshold.
- The internal layout will have corridor widths not less than 900mm & door openings 800mm clear.
- All sockets & switches will be within accessible locations.  
A WC will be provided on the principle entrance storey.

## **CLIMATE CHANGE MITIGATION**

All new aspects of the building envelope are to be upgraded internally to obtain minimum u-values as required by the Approved Document Part L1A of the Building Regulations.

The whole building will have 100% of artificial lighting elements only receive energy efficient bulbs.

The dwelling will be designed to provide an EPC rating of C or higher.

All white goods will have a grade A – A+ energy rating.

As far as possible, local craftsmen and materials will be used for the development in order to minimize the carbon footprint of the works. Waste materials will also be recycled.

Hope all the above is of help for you to approve this application.

Yours Faithfully

R Langley ABEng (designer)