

## DESIGN & ACCESS STATEMENT

### Address

The Barn  
17 Jagger Lane  
Kirkheaton  
Huddersfield  
HD5 0QZ

## DESIGN STATEMENT



Photograph of existing building.



Building & garage to be demolished

## **CONTEXT**

This application is to demolish the existing outbuilding & garage to form a new dwelling. The existing outbuilding currently has a valid approval for its conversion to a dwelling under reference 2013/62/93489/W. The new proposal is lower in overall height than the existing building.

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

This site is located East of Huddersfield Town Centre on the outskirts 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**

The overall external dimensions of the proposal is 10.5x12.9m.

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 dwelling is the result of demolishing the existing building & garage to open up the views. The proposed amenity areas enable parking & a private amenity space for the property with the minimum effect on the greenbelt.

Two 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 issues about the dwelling with existing property.

## **TRANSPORT LINKS & LOCAL AMENITIES.**

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 complements 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 proposed materials are a mixture to both walls & roof. The owners currently want a contemporary building. Therefore this reflects the material choice.

Roof will be formed in a Kalzip type insulated seamless aluminium finish. Walls will be a mixture of Ashlar stone, render & cedar boarding.

## ACCESS

The property will have a separate access off a 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 PartM.
- 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 ACABE (designer)