

Design and Access Statement

SITE: Two Storey side Extension:

257, New Hey Road,
Huddersfield
West Yorkshire
HD3 4GS

CLIENT: Mr Manohar Jassal

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Introduction

This statement has been prepared by Project 1 Architectural Designs on behalf of our client Mr Manohar Jassal. In support of planning application for a two storey side extension.

The existing house is typical of dwellings within the immediate vicinity, being three storey semi-detached property. Constructed from natural stone, and a hipped roof.

There are a number of detached/semi detached properties in the nearby proximity, which display similar character of the proposed extension to the clients property.

Use

The design has been produced on the following principles:

This primary purpose is to add additional living space for a growing young family, whilst advancing natural lighting and ventilation into the premises.

Layout

The layout responds carefully and meticulously to the neighbouring environment, respecting the existing exterior form and finishes, to the rear facade. Site access remains unaltered.

The extension has minimal impact on the remaining site and the neighbouring properties.

Appearance

The external building's appearance such as, materials, and form will match the existing, maintaining the same character, without impacting surrounding properties. This will include all stonework, tiling and glazing.

Privacy

Acceptable standards of privacy will be maintained for surrounding residential building within the area. No neighbouring property windows will be overlooked.

Landscaping

No trees will be removed or damaged as part of the design process. The landscape will remain unaltered.

Access

The site has existing vehicular access to the front of the property. To maintain the existing parking within the site.

Conclusion

The proposal has been designed in accordance with the national planning policy framework and meets all guidelines.

We consider the proposals to be relatively small scale, and its impact on the surrounding properties to be very minimal.

It is not believed that there are any specific planning limitations that would affect the decision to approve the planning application.

The extension would overall be aesthetically pleasing, adding more living accommodation, whilst keeping within the site boundaries.