



Septemeber 2016

**Design and Access Statement and Heritage Statement.**

42 Lowtown, Kirkburton, Huddersfield, HD8 0SB.

Introduction

The existing dwelling house is situated to the Conservation Area of Kirkburton just below the church and has the Riley Lane Housing Estate set above the property and to the rear of the proposed site. There are a mixture of cottage style properties and also a number of recently constructed detached and semi-detached dwellings all the way along the Lowtown locality. The applicant has applied for two semi-detached cottages with off road parking and single garaging with attractive outlooks.

Design

The design and site layout of the proposal to the site has been very carefully considered. The proposed dwellings are designed to complement the existing details and styles seen within the localised area. There are a number of 3 storey dwellings and with the site levels and topography three storey cottages complemented the area and site. The architectural detailing around openings are such that there is sawn ashlar heads, jambs and cills incorporated into the design, with stone gutter corbels at eaves level. Because the orientation to the property over the road is positioned oblique plot 2 has been designed with larger windows to the road side due to there not being concerns regarding overlooking seen as though they are over 21 metres away from habitable room windows. Plot 1 has smaller windows detailed to the front elevation given it is closest to number 25 situated 16 metres distance away.

Materiality

The proposed extension to the dwelling will be constructed of natural coursed reclaimed stone. The roofing materials will be natural stone slates (not reclaimed) with timber hardwood windows (painted finish). Driveways will be natural stone (black basalt) chippings known for their ability to stay put and do not travel with car movement, the other main advantage being that they are natural and free draining. Boundary walls to the domestic curtilage area will be natural dry stone walls re-using wherever possible existing stone with timer panelled fence in-between the proposed dwellings

Access

The access to the proposed dwellings will be created by the demolition of the existing boundary wall to the side garden area, and accessed directly off of Lowtown, effective positioning of Dwellings to allow off road parking means in terms of vehicular parking the development will be low impact.

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