DESIGN AND ACCESS STATEMENT

Full Planning application for the proposal of 2No Dormers, Window Replacement and Off Road Parking for

Mr Mark Wise

105 Birkby Hall Road, Birkby, Huddersfield, HD2 2XE

INTRODUCTION

This Design & Access Statement has been prepared for submission alongside the full Planning Application for the proposal of 2No Dormers, Window Replacement and Off Road Parking to the existing residential property.

This statement has been written in accordance with the Government Circular January, 2006 – Section 3 Design & Access Statement that came into force on the 10th August 2006.

SITE & LOCAL CHARACTER

Location
The site is located on Birkby Hall Road, Huddersfield, the neighbourhood is predominantly residential. It has good transport links to Huddersfield and the motorway networks.

Site characteristics
The site is accessed from the Birkby Hall Road. The existing dwelling is a semi-detached three storey house with front and rear garden areas, access to the rear is achieved by using the path accessed from the front of the dwelling. The front of the dwelling faces north onto Birkby Hall Road.

Evaluation
The application proposes to build 2No dormers in character with the existing dwelling and other properties on the street, window replacement and off road parking.

Use
The dormer to the South Elevation is to replace the existing. The dormer to the North Elevation is to provide a bathroom to the 2No second floor bedrooms. Permeable gravel surface and removal of boundary wall and drop kerb to provide off road parking.

Scale
The proposal is in keeping with the existing and surrounding properties. All proposed materials will match to the current house style.

Landscaping
Removal of Boundary wall to North Elevation to provide off road parking.

Appearance
The dormers will be designed to be attractive in appearance and in keeping with the existing / surrounding properties. All materials will match the surrounding properties.

ACCESSIBILITY

Access
The existing access from the Birkby Hall Road will remain as is.

CONCLUSION

The layout and design principles of the proposal have evolved following the careful assessment and evaluation of the site and the surrounding area. We have taken care to ensure that our proposal reflect the character of the local area.