IQ Architecture
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IQ15.023A - Design and Access Statement.

Proposed Extension(s) to Existing Dwelling with Internal Alterations.

No. 11 Inglewood Avenue, Huddersfield, HD2 2DS.

December 2016

Prepared by IQ Architecture & Design

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IQ15.023A - Design and Access Statement.

Address: 11 Inglewood Avenue, Huddersfield, HD2 2DS.

Proposal: Proposed Extension(s) to Existing Dwelling with Internal Alterations.

Prepared and issued by IQ Architecture & Design.

Issue Rev 02 (December 2016)

01. Overview

This Design and Access Statement has been prepared by IQ Architecture & Design and forms part of a Planning Application submitted to Kirklees Council on behalf of the applicant at No. 11 Inglewood Avenue, Huddersfield, HD2 2DS.

The applicant currently resides at the above address and wishes to seek approval for proposed extensions to existing dwelling with internal alterations, which in turn will provide improved living accommodation for the residents.

*** The Design & Access Statement is to be read in conjunction with the Planning Application drawings.**

02. About IQ Architecture & Design.

We are a design led practice established in 2010 specialising in providing design services for public, private and international clients in the health, education, transport, retail, residential, leisure, cultural, workplace and industrial sectors.

We are neither elitists nor superficial stylists. We believe each project is unique and that our innovative design ideas create value and motivation for all involved within the process.



03. Site & Context Appraisal.

The proposed site is located along Inglewood Avenue, a quiet suburban area within the Upper Birkby district. The site is located on the fringe of both the Birkby and Edgerton Conservation Areas as designated by Kirklees Council.

The site is a corner plot which is roughly polygonal in shape and occupies approx. 1,160m^2 / 0.116 Hectares. Within the site, the dwelling is located towards the north boundary. The principle elevation looks onto Inglewood Avenue with large garden spaces to the front, sides and rear of the property. The current dwelling occupies ground-area of 135m^2, just below 12% of the total site area. The site has a number of trees along the south and west boundaries, it is noted part of the site is protected with a tree preservation order, specifically trees lining the south-west perimeter of the site.

The site is accessed by private road off Inglewood Avenue with on-site parking provision for vehicles, it is not envisaged that the proposed development would have an adverse impact on highways safety, please refer to drawing reference IQ15.023A.P-02 Existing Site plan and IQ15.023A.P-023A Proposed Site Plan.



Fig.01 The houses along Inglewood Avenue vary in design, scale and materiality with no standard building typology.

04. Planning History.

1. Application No. **2015/92622/W;**
Description – Erection of front dormer window and single storey extension and demolition of garage;
Decision – Withdrawn (19 November 2015).

The applicant submitted the above Householder Application in order to undertake work on the dwelling, with view of the feedback received from the delegated officer the applicant decided to withdraw the application in order to firstly complete works inline with the Department for Communities and Local Government Permitted Development for householders Technical Guidance;

04. Planning History *continued.*

NB. Prior to withdrawal of the application the delegated officer noted, in principle, the description of works outlined in the application would be recommended for approval.

2. Application No. **2016/92762/W;**
Description – Erection of extensions;
Decision – Withdrawn (07 October 2015).

The above application was withdrawn in order to enter into Pre-Application dialogue with the local authority.

05. Pre-Application Consultation.

Following withdrawal of Application No. **2016/92762/W** the applicant entered into an extended pre-application consultation with the local authority to review the submitted proposal in order to mitigate any concerns relating to the development.

The case officer and Ms. Teresa Harlow, Kirklees Council, reviewed the proposal over a series of revisions, which acknowledged and incorporated changes concerning over bearing / privacy issues raised during the course of the Householder Application.

The following changes have been incorporated as a result of the Pre-Application advice received:

a. Gable to North Elevation reduced in height and projection to provide reduction in scale/ mass, this offers visual separation between the outline of the existing dwelling and newly formed extension to the principle elevation;
b. Glazing to newly formed annex along north elevation to be fixed, single vertical louvers introduced to mitigate potential impact on the amenities of surrounding residents through window placement;
c. Ridge height to main dwelling increased by 300mm to provide visual difference between the ridge level and zinc framed section to the rear elevation extending the roof area;
d. Newly formed annex to side of dwelling redesigned to provide lighter elevation treatment reducing visual impact to existing dwelling.

In accordance to the National Planning Policy Framework specifically paragraph 187 the local authority has shown a positive and proactive approach towards the proposed development assisting the applicant to find a suitable proposal moving forward.

06. Design Principles.

The design principles which follow are an amalgamation of the client's aspirations and site / context appraisal:

a. The proposal should take precedent from the existing 'House'; Key design features from the existing dwelling should be integrated within the new extension(s) providing visual connection between the old and new sections of the property;
b. The proposed design must allow good levels of natural light into the property;
c. The internal spaces must have an element of flexibility to suit a growing families needs;
d. The proposed design must respect the fabric and essence of the existing site, house and surrounding landscape;
e. The proposed design should envision a building of high architectural merit;
f. The proposed materiality should reflect the palette used within the existing house and local area;
g. The proposed design should help inhabitants seamlessly interact with their natural environment.

07. Proposal.

The applicant wishes to seek approval for the addition of front, side and rear extensions with internal alterations to the existing dwelling at No. 11 Inglewood Avenue, please refer to the application drawings. The proposed building takes key design precedents from the current house and surrounding dwelling.

The applicant wishes for the finished building to embody an ethos of high quality design, which in return improves the quality of life of the inhabitants and local residents.

Design – The proposed design has been conceived as a direct response to the current house, street scene and site terrain. The proposed extensions provide increased accommodation provision to the current house, a key design challenge has been to address the building mass to fit seamlessly within the surrounding context. This has been achieved through the breaking of the mass into smaller segments.

The proposal will have a positive impact on the character of the streetscape of Inglewood Avenue, it will succeed to be in keeping with respect to scale, size and mass, and attempts to retain a sense of local identity and character.

It is anticipated the proposed extensions will be in keeping or complementary to the design of the current house and is not prejudicial to visual amenity.

Materiality - The assimilation of nature is of particular interest for this proposal as the project aims to create a deeper 'connection with nature'. Most importantly, it is how the boundaries between outside and inside are compound together creating a greater interaction for the inhabitants with their surrounding context. We have discovered this through the experimentation of materiality inspired by the colour palette of the surrounding area and how glazing can provide an intimate connection between the interior and exterior spaces. **Please refer to drawing reference IQ15.023A.P-10 to IQ15.023A.P-11 for material finishes.**

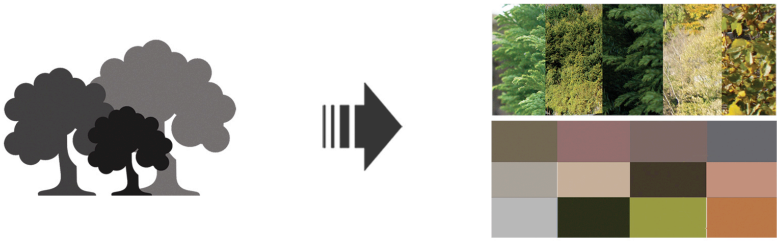


Fig.02 The illustration above demonstrates the varied site palette found at 11 Inglewood Avenue.

08. Access Details.

The proposed scheme has been designed to the current guidance and legislation for 'Access to and use of buildings'. These include;

i. BS8300, Design of buildings and their approaches to meet the needs of disabled people - Code of practice;
ii. Approved Document Part M, 2004 edition incorporating 2010 amendments.

08. Access Details *continued.*

The widths of all corridors are sufficient to allow for convenient circulation. Vertical circulation within the building is provided by stairs. The stairwells can cater for future adaptation should a chair lift be required. The accommodation on offer is however consistent throughout the building.

Vehicular Access and Circulation - The site currently has vehicular access vide private road leading from Inglewood Avenue onto an independent parking area. It is not envisaged the proposed development will have an undue impact on highways safety.

09. Servicing Details.

Waste will be deposited into bins in accordance with Kirklees Council's waste management policies.

10. Planning Policy / Considerations.

This Planning Application has been prepared using the following sources of guidance:

i. National Planning Policy Framework; Published 27 March 2012;
ii. CABE; Good Design: the fundamentals;
iii. Kirklees Unitary Development Plan, Revised with effect from 28 September 2007.

National Context

The government's objectives for land use and the planning system are:

i. to improve the quality of life in our towns and cities;
ii. to ensure that the planning system works to provide for homes and jobs, and to meet our desire for mobility, at the same time as conserving our heritage and protecting our environment;
iii. to integrate agricultural and environmental policy;
iv. to work towards sustainability and that it will continue to develop policies consistent with the concept of sustainable development.

Kirklees Council Vision Statement

The Council's vision statement identifies three corporate goals:

i. a thriving economy;
ii. a flourishing community;
iii. a healthy environment.

Kirklees Unitary Development Plan

UDP Written Statement – Revised with effect from 28 September 2007; more specifically the following policies:

BE1 - All development should be of good quality design such that it contributes to a built environment which:

i. Creates or retains a sense of local identity;

10. Planning Policy / Considerations *continued.*

ii. Is visually attractive;
iii. Promotes safety, including crime prevention and reduction of hazards to highway users;
iv. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
v. Is energy efficient in terms of building design and orientation and conductive to energy efficient modes of travel, In particular walking, cycling and use of public transport.

D2 – Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice:

i The implementation of proposals in the plan;
ii The avoidance of over-development;
iii The conservation of energy;
iv Highway safety;
v Residential Amenity;
vi Visual amenity;
vii The character of the surroundings;
viii Wildlife interests; and
ix The efficient operation of existing and planned infrastructure.

11. Summary.

The proposed scheme aims to:

a. Have a positive impact on the character of the streetscape of Inglewood Avenue as it would succeed to be in keeping with respect to scale, size and mass, and attempts to retain a sense of local identity and character;
b. Be in keeping or complementary to the design of the neighbouring dwellings, or local distinctiveness and is not prejudicial to visual amenity;
c. Provide improved provision for landscape and visual enhancement(s) to the existing dwelling;
d. Provide improved living spaces for the inhabitants of the dwelling with flexible accommodation to suit a growing families needs.

12. Application Drawings / Documents.

The following drawings / documents have been submitted in support of the Householder Application:

a. IQ15.023A.P-01 Location Plan;
b. IQ15.023A.P-02A Existing Site Plan;
c. IQ15.023A.P-03A Proposed Site Plan;
d. IQ15.023A.P-04 Existing Floor Plans;
e. IQ15.023A.P-05 Existing Elevations;
f. IQ15.023A.P-06 Proposed Ground Floor Plan;
g. IQ15.023A.P-07 Proposed First Floor Plan;
h. IQ15.023A.P-08 Proposed Loft Plan;
i. IQ15.023A.P-09 Proposed Roof Plan;
j. IQ15.023A.P-10 Proposed Elevations 01;

12. Application Drawings / Documents *continued.*

k. IQ15.023A.P-11 Proposed Elevations 02
l. IQ15.023A Design and Access Statement – December 2016

For and on behalf of **IQ Architecture & Design**
December 2016