

DESIGN AND ACCESS STATEMENT

Proposal for a Detached Dwelling

At

**1 Oastler Avenue,
Huddersfield,
HD1 4EU.**



Site Viewed from Lynton Avenue

Prepared By
Code L6 Architecture Ltd
March 2017
Ref: 16-166-15

Introduction:

This full planning application is for planning permission, to:

Form a detached dwelling

on land adjacent to 1 Oastler Avenue, Huddersfield, HD1 4EU.

This report will explain how the scheme design has addressed national and local planning requirements.

This statement forms part of the Planning Application submitted by Code L6 Architecture Ltd.

The drawings to which this statement and the planning application relates, list as follows:-

16-166 -01- Plans as Existing.pdf

16-166 -10- Plans as Proposed.pdf



Site – Viewed from Lynton Avenue

General/ Planning

The red line site area is approximately 168 sqm.

The site is the side garden/ secondary garage/ store of the applicants house which has its main frontage facing Oastler Avenue and side elevation facing Lynton Avenue. The property occupies a prominent corner plot.

The application site is located to the east of the house and is located in a primary residential area, within close proximity to schools and local amenities.

The properties around the site are predominantly semi-detached and are of a similar style, scale and materials. The applicant is seeking planning permission for a detached house for his son and extended family.



View of Site looking South/East

Design and Appearance:

We are proposing a single detached dwelling for the site with two bedrooms and home office, which has been designed and located to have minimum impact on the privacy and outlook of the surrounding properties, whilst providing a good standard of accommodation and amenity space for its occupants.

The property will be constructed in reconstituted stone with the front elevation to mirror the gabled style of the adjacent buildings, with blue grey concrete roof tiles, which will match the predominant material in the area and will minimise any visual impact on the streetscape. The scale and massing of the proposal sits comfortably on the site and matches the adjacent dwellings.

Landscaping:

We are proposing permeable tarmac to the parking area, with 600x600mm permeable paviors to the rear and side of the property. The proposed boundary will match the existing boundary of the applicant property in coursed stone. The boundary to no. 33 Lynton Avenue will be retained.

We are proposing a planted area to the front of the property with borders which will be planted with a combination of Ornamental grasses, Shrubs - Lavender, Viburnum davidii, inter planted with perennial flowering plants - Delphiniums, Geranium, and Paeonia.

Access:

We are proposing to enlarge the existing a vehicular and pedestrian access off Lynton Avenue as shown on drawing 16-166-10 – Plans as Proposed.

Level access for wheelchair users will be provided to all entrance and exit doors and all works are to be in accordance with Part M of the building regulations where applicable.

Parking Provision:

We are proposing off street parking for 2 vehicles.

Drainage:

Foul drainage will be connected to the existing sewer located in garden of the existing dwelling. See drawing 16-166-10 – Plans as Proposed.

Surface Water/ Flood Risk Assessment:

The site is not within an area at risk of Flooding nor will the proposal increase the risk of flooding elsewhere.

Surface water drains will be connected to the existing sewer located in garden of the existing dwelling. See drawing 16-166-10 – Plans as Proposed

Land Contamination Statement:

We have under taken a visual inspection of the site. The site is surrounded by residential properties ranging in age from and we confirm there are no structures that would give rise to ground or air born pollutants. The site has been previously used as a garden and there are no historic land uses that would suggest land contamination.

Biodiversity.

Having surveyed the site and building we can confirm that there are no protected species on the site or within the building.

Tree Survey

There are no trees on or adjacent to the site that will be effected by the proposal.

Environmental Impact Statement:

The proposed detached house has been designed to incorporate Climate Change Mitigation measures as follows:

- Built to exceed current building regulations.

- Highly insulated with very low air leakage.

- Heated using high efficiency boilers.

- High performance windows and doors will be used.

- Sanitary ware will have low water usage with aerated taps used throughout.

- Water usage to be less than, a 125 litres per person, per day.

- Where appliances are supplied they will be A+ rated for power and water usage.

- The site is located in a sustainable residential location.

- All construction materials will be locally sourced wherever possible.

- All timber will be from sustainable sources wherever possible.

- All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.