

Design and Access Statement

Proposed side extension.

Former Banson Tool Hire, Hillhouse Lane, Fartown.



March 2017.

Design & Access Statement

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1.0 Context

- 1.1 This statement has been prepared to accompany a planning application for a two storey side extension at former Banson Tool Hire, Hillhouse Lane, Fartown.
- 1.2 Planning permission has previously been granted for a two storey extension to the front and an additional storey over the existing building.

Application reference 2014/93209 approved 15th January 2015.

The permission was for A1,A2 and B1A accommodation.

- 1.3 The side extension will be built at the same time as the previously approved one to provide additional retail, commercial and domestic floor space.
- 1.4 An application to extend the property at the rear has recently been withdrawn and will not be pursued further.
- 1.5 The piece of land where the extension is proposed suffers from fly tipping and Kirklees Council have written to the land owner about this – photos and letter attached.
- 1.6 The extension will obviously eliminate this problem.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The extension is has a triangular footprint which is dictated by the shape of the land.
- 2.2 The frontage onto Bradford Road is approximately 10.0m in length.
- 2.3 The heights to eaves and ridge will be the same as the previously approved first floor extension.
- 2.4 The materials will match those previously approved.

Appendix A
Photos.



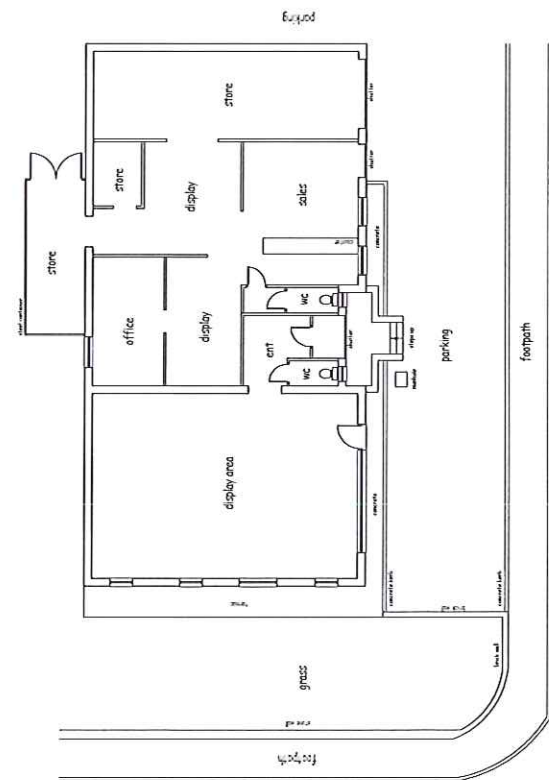






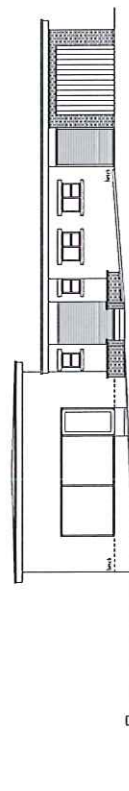
Appendix B

Drawings.

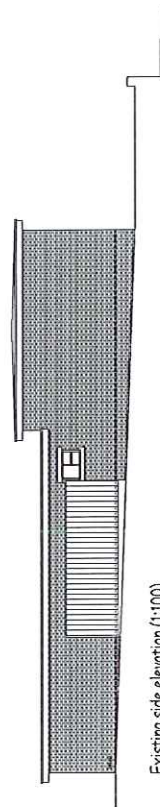


Existing ground floor layout (1:100)

NOTE:
Planning permission has been granted for a two store extension to the front of the property and a first floor extension over the existing building. Part of this scheme includes new 'shop fronts' to the side elevation and for the rear elevation at dates A, C and D as indicated.
The drawings are intended to show the proposed scheme prior to the work having been implemented and is dated 20th July 2013.



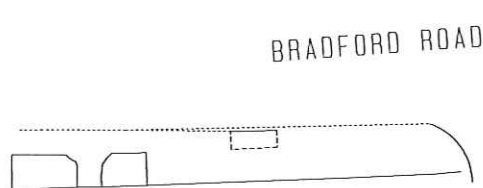
Existing side elevation (1:100)



Existing side elevation (1:100)



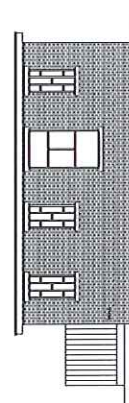
Location plan (1:1250)



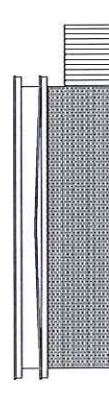
Site plan (1:250)

BRADFORD ROAD

Dotted line represents
2.5m x 45m visibility splay.



Existing front elevation (1:100)



Existing rear elevation (1:100)



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Huddersfield HD7 5EX

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Mobile: 07767 800012
E-mail: mitchell@golnedesign.co.uk

Project: Benson Tool Hire, Fartown.

Project:
Proposed first floor extension.

Address:
Benson Tool Hire,
Fartown.

Title:
Existing plans and elevations.

Job No.: 13 J 45.
Drawing number: 01 A.

Date:
Nov 2013.

Rev A: 14/07/2013: Layout and elevations amended to show initial work approved.

Scale 1:100
Scale 1:100
Scale 1:100
Scale 1:100
Scale 1:1250
Scale 1:250
(When in scale of original plan 1:100)

Proposed ground floor layout (1:100)Proposed side elevation (1:100)Proposed side elevation (1:100)

Proposed first floor layout (1:100)

NOTE: Heretofore approved extension is shown on the proposed drawings. There are slight amendments to those approved under 2014-2020 PLU will be built with above a service, ventilation.

Proposed roof plan (1:500)

When the scale of a drawing is given, it is written as a ratio of the drawing length to the actual length. For example, a scale of 1:100 means that 1 unit on the drawing represents 100 units in actual life.

Notes

- Settling out to be the responsibility of contractor
- Contractor to pay particular attention to pitch of roof and handroom at stairs
- Any discrepancies to be reported to Cable valley Group



Rev B 26-02-2017 Amended prior to planning application.
Rev A 15-02-2017 Amended following client meeting.

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Reinhardt, F. A. (1994). *Journal of Management Education*, 18, 103-114.

Project	Proposed first floor extension.		
Address	Bansloe Tool Hire, Fartown.		
Title			
Proposed plans and elevations.			
Job No.	13 J 45.	Drawing number	2017 01 8.
		Date	Jan 2017.

Appendix C

Extract from Kirklees UDP.

A.S.
20899/1

Fixby Park
Golf Course

H8 27
Top of
Cowcliffe

H8 31

H8 25

H8 26

H8 7

H8 5

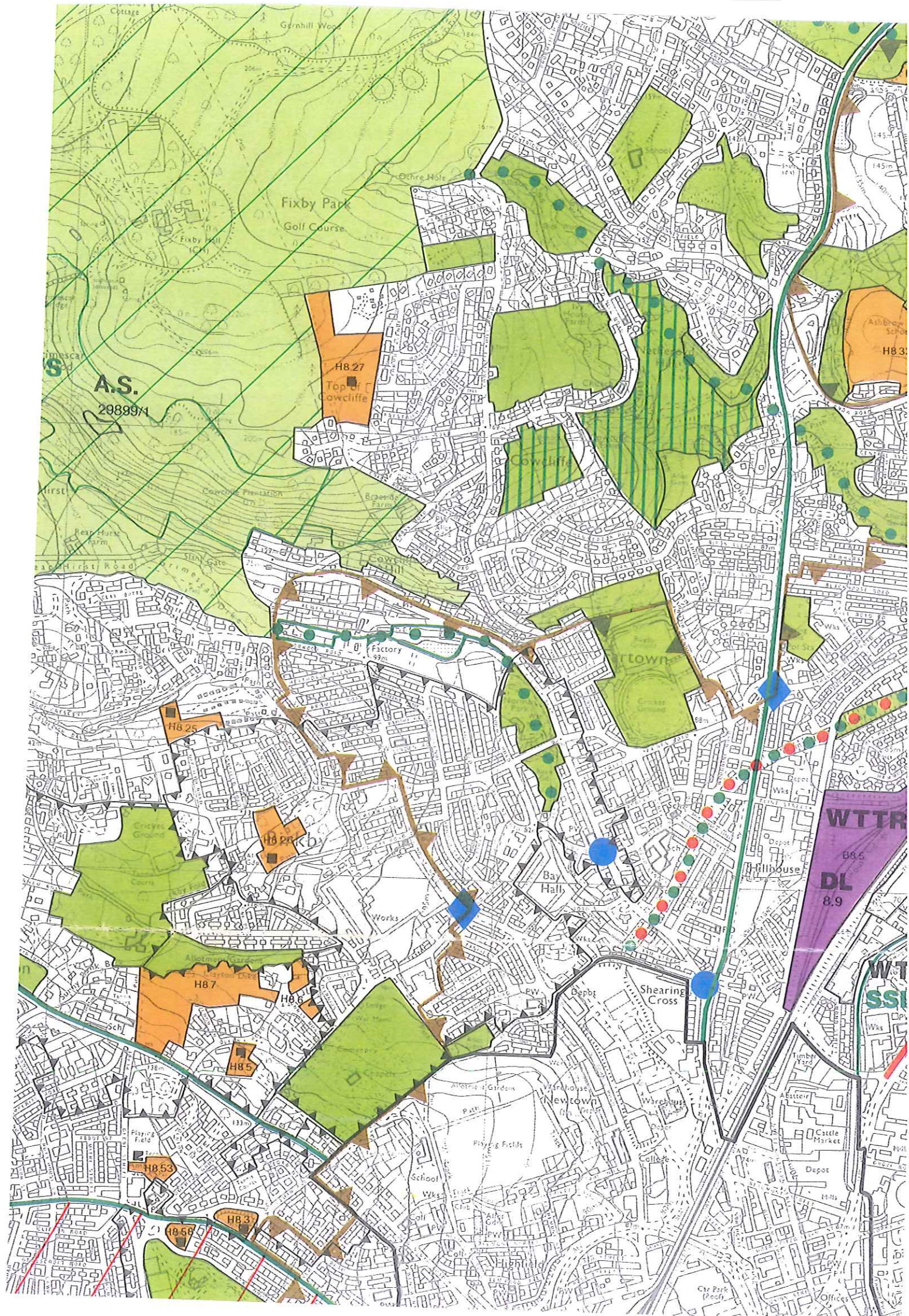
H8 53

H8 56

H8 3

DL
8.9

WT
SS



Appendix D

Correspondence and photos of rubbish.



steve mitchell <mitchell@sbhomes.co.uk>

Fwd: WK/201527522 Henna Amjum 17 Qakdean community notice

1 message

Toheed Ahmad <toheedahmed@yahoo.co.uk>
To: steve mitchell <mitchell@sbhomes.co.uk>

Mon, Mar 27, 2017 at 4:23 PM

Dear Steve

I could not locate the physical letter but find the emails sent through local councilor which stipulates the issue.
Thanks you.

Toheed Ahmad - 07966179921

Begin forwarded message:

From: Cllr Sheikh Ullah <Sheikh.Ullah@kirklees.gov.uk>
Date: 24 March 2016 at 8:30:33 pm GMT+5
To: "toheedahmed@yahoo.co.uk" <toheedahmed@yahoo.co.uk>
Subject: Fwd: RE: WK/201527522 Henna Amjum 17 Qakdean community notice

FYI

Delivered to you with Kirklees Mobile Email solution.

From: "Philip Asquith" <Philip.Asquith@kirklees.gov.uk>
Sent: 24 Mar 2016 14:15
To: "Cllr Sheikh Ullah" <Sheikh.Ullah@kirklees.gov.uk>
Subject: RE: WK/201527522 Henna Amjum 17 Qakdean community notice

Dear Cllr Ullah,

The land in question was complained about from a member of the public in close proximity to the litter which is why I served the notice.

A stipulation of the notice is that the land owner keeps the land free of waste thereafter.

Although this may seem harsh this is what the legislation dictates and I currently have to clear litter from my own garden which is not of my own doing.

With regards to signage I would have to visit to see if there is anywhere suitable to place signs although signage has already been erected by the company.

When we see people littering we do give £75 fixed penalty notices.

Regards
Phil

Sent from my Windows Phone

From: Cllr Sheikh Ullah
Sent: 24/03/2016 13:55

To: Philip Asquith

Subject: WK/201527522 Henna Amjum 17 Qakdean community notice

Dear Phil ,

This resident contacted me upon receiving the first notice , I advised that she cleaned up , which I believe has been done ,

Since then I have driven passed and not noticed much litter , signs and CCTV have been placed to stop further littering , as you are aware , this part of Bradford Rd is high with prostitution & ASB , I believe the littering is coming from neighbouring properties or other , I understand it's the owners responsibility however asking them to clean up each time for something they haven't created is a hard ask ,

Can some Kirklees signs be placed near to try and stop ?

What can be do to enforce the culprits doing this ?

Regards

Cllr Sheikh Ullah
Greenhead Ward

Delivered to you with Kirklees Mobile Email solution.

Sign up for email newsletters and alerts - www.kirklees.gov.uk/stayconnected
Find us on Facebook - <https://www.facebook.com/liveinkirklees>
Follow us on Twitter - www.twitter.com/kirkleescouncil

This email and any attachments are confidential. If you have received it in error - notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.

