IQ Architecture + Design







IQ17.028 - Design and Access Statement.

Proposed Double Storey Side and Rear Extension with associated internal alterations and Introduction of Double Garage.

Address: 16 Alwen Avenue, Birkby, Huddersfield, West Yorkshire, HD2 2SJ.

Prepared and Issued by IQ Architecture & Design

June 2017

Issue Rev. 01

Statement to be read in conjunction with application drawings, if in doubt please contact IQ Architecture & Design.

01. Overview

This Design and Access Statement has been prepared by IQ Architecture & Design and forms part of a House Holder Planning Application submitted to Kirklees Council on behalf of the applicant at No. 16 Alwen Avenue, Huddersfield, West Yorkshire, HD2 2SJ.

The applicant currently resides at the above referenced address and wishes to seek approval for Double Storey Side and Rear Extension with introduction of Double Garage accessed directly from Alwen Avenue, which in turn will provide improved living accommodation for the residents.

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

02. Site & Context Appraisal.

The application site is situated in the topical district of Birkby; a quiet suburban area of Huddersfield, West Yorkshire bordering Fixby to the North and Fartown to the East. The proposed site at 16 Alwen Avenue is located approximately 2.0 miles from Huddersfield Town Centre.

The application site is part of a quite cul-de-sac made-up of primarily semi-detached dwellings accessed from Grimscar Avenue. The site is roughly rectangular in shape and occupies approx. 360m^2 / 0.036 Hectares, the dwelling is located towards the middle of the cul-de-sac, the property is set higher than the road with garden space to the front of the property with a larger garden area to the rear. The current dwelling occupies a total ground area of 48m^2, just below 15% of the total site area.

Currently parking for upto 2 No. vehicles is available on site accessed from Alwen Avenue. The application site has strong public transport links and it is not envisaged the proposed development would have an adverse impact on highways safety, moreover additional parking is made available with the introduction of double-garage alleviating parking congestion from the local road network.

03. Planning History.

The property at 16 Alwen Avenue has no previous planning history.

04. Proposal.

The applicant wishes to seek approval for double storey rear and side extension with material alterations to provide additional living accommodation, in turn improving residential amenity of the occupants. In addition the proposed scheme introduces double garage accessed from Alwen Avenue providing increased parking provision at the property further reducing congestion on the local highways network. The proposal is sympathetic in nature and respects the site and surrounding context. The proposed scheme has been designed in a way where it matches the character and materiality of the existing dwelling **(please refer to drawing(s) ref. IQ17.028.P-01 to IQ17.028.P-07)**.

05. Servicing Details.

Waste is to be deposited in-line with existing provisions in accordance with Kirklees Council's waste management policies.

06. Planning Policy / Considerations.

The proposed scheme has been developed in accordance with local and national planning policy guidelines. Namely:

i. National Planning Policy Framework; Published 27 March 2012;
ii. Kirklees Unitary Development Plan, Revised with effect from 28 September 2007.

Alwen Avenue comprises of a number of semi-detached dwellings which have been extensively modified and extended over the years. The proposed scheme has taken precedent from these similar proposal(s), which have been accepted by Kirklees council, specifically:

i. Application 2015/93821 – 27 Alwen Avenue; Erection of Extension to side and rear;

07. Planning Drawings / Documents.

The following drawings / document(s) have been submitted in support of the Householder Application at 16 Alwen Avenue, Huddersfield, HD2 2SJ:

i. IQ17.028.P-01 Location Plan;
ii. IQ17.028.P-02 Existing and Proposed Site Plan;
iii. IQ17.028.P-03 Existing Plans;
iv. IQ17.028.P-04 Existing Elevations;
v. IQ17.028.P-05 Proposed Plans;
vi. IQ17.028.P-06 Proposed North and South Elevations;
vii. IQ17.028.P-07 Proposed East and West Elevations;

viii. IQ17.028 Design and Access statement.

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