STUDIO IQ

Tel: +44 (0) 1484 309 394 **E-mail:** studio@iq-arch.com
Address: The Studio, No.96 Blacker Road, Huddersfield, HD1 5HN

IQ17.040 - Design and Access Statement.

Proposed Double Storey Side and Single Storey Rear Extension(s) with Introduction of Front and Rear Dormers.

Address: 23 Ripon Avenue, Fartown, Huddersfield, West Yorkshire, HD2 2QP.

Prepared and Issued by **Studio IQ**

June 2017

Issue Rev. 01

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

01. Overview

This Design and Access Statement has been prepared by Studio IQ and forms part of a House Holder Planning Application submitted to Kirklees Council on behalf of the applicant at No. 23 Ripon Avenue, Huddersfield, West Yorkshire, HD2 2QP.

The applicant currently resides at the above referenced address and wishes to seek approval for Double Storey Side and Single Storey Rear Extension(s) with introduction of Front and Rear Dormers, 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 located on Ripon Avenue situated in the topical district of Fartown; a quiet suburban area of Huddersfield, West Yorkshire bordering Fixby to the North and Birkby to the West. The proposed site at 23 Ripon Avenue Avenue is located approximately 1.5 miles from Huddersfield Town Centre.

The application site is part of a quite residential street made-up of primarily semi-detached dwellings accessed from Bradford Road and Cawthorne Avenue. The site is roughly rectangular in shape and occupies approx. 250m^2 / 0.025 Hectares, the dwelling is located towards the middle of Ripon Avenue, the property is set-back from the road with garden spaces to the front and side of the property with a larger garden area to the rear. The current dwelling occupies a total ground area of 52m^2, just below 21% of the total site area.

Currently parking for upto 2 No. vehicles is available on site accessed from Ripon Avenue. The application site has strong public transport links located along Bradford Road, it is not envisaged the proposed development would have an adverse impact on highways safety.

03. Planning History.

The property at 23 Ripon Avenue has no previous planning history.

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04. Proposal.

The applicant wishes to seek approval for double storey side and single storey rear extension(s) with introduction of front and rear dormers to provide additional living accommodation, in turn improving residential amenity of the occupants. 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 and surrounding context **(please refer to drawing(s) ref. IQ17.040.P-01 to IQ17.040.P-06)**.

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.

07. Planning Drawings / Documents.

The following drawings / document(s) have been submitted in support of the Householder Application at 23 Ripon Avenue, Huddersfield, HD2 2QP:

i. IQ17.040.P-01 Location Plan (A4 Drawing);
ii. IQ17.040.P-02 Existing Plans (A1/A3 Drawing);
iii. IQ17.040.P-03 Existing Elevations (A1/A3 Drawing);
iv. IQ17.040.P-04 Proposed Plans (A1/A3 Drawing);
v. IQ17.040.P-05 Proposed Elevations (A1/A3 Drawing);
vi. IQ17.040.P-06 Existing and Proposed Site Plan (A1/A3 Drawing);

vii. IQ17.040 Design and Access Statement (A4 Supporting Document).

For and on behalf of **Studio IQ**
Issue Rev. 01 (28 June 2017)