DESIGN AND ACCESS STATEMENT

MR AND MRS GEORGE 17 JAGGER LANE, HUDDERSFIELD

This Design and Access Statement is intended to accompany the Planning Application for the above land and address.

Overview:

The client is intending to demolish the existing buildings on the site and build, partially on the existing footprint, a new dwelling. The removal of the existing derelict buildings can be considered, on its own, to improve the street scene and the locality. The existing building has no potential for re-use in terms of the type of construction used, the scale and also the layout. To convert this building to any use would be economically and environmentally impractical requiring more inputs than demolition and re-build.

Design:

The design essentially improves the plot, the new building addresses the street correctly and the street frontage is in line with that of the existing properties, 11-17 Jagger Lane. To this end the design follows the correct strategy and integrates into the street scene seamlessly. The buildings adjacent to the site have had significantly less design and thought put into them. Some of them are recent (C20) or have large elements of rebuild and modern types of narrow coursed, split faced stone which doesn't add to the overall aesthetic in a positive way.

The lack of a dramatic increase in foot print can be argued to have a negligible or none existent impact on the openness of the Green Belt and as such will comply with the NPPF.

Massing of the building has been carefully considered and the ridge lines of the building are considerably lower than that of the neighbouring bungalow. The use of low pitched roofs, and the single storey flat roof living room to the rear wrap around the spaces but create a dwelling reduced in height, compact, considered in appearance and volumes.

The use of a rear flat roof away from the street reduces the effect that a single pitched roof that encompassed all of the dwelling would have had. This has the effect of drastically reducing the massing.

Materials chosen by the designer are chosen from a minimal palette often found in rural areas. Profiled metal roofing is widely found as a replacement for asbestos sheeting on agricultural buildings.
A stone plinth is used to demarcate the level difference from front to back and the finish floor level of the upper house.
White render is used sympathetically to provide a clean white finish to parts of the building including the front elevation.
Cedar cladding is used on the relevant elevations to avoid discolouration and will create a warm and softened elevation to the sides and rear that face out towards the green belt. Again the use of timber is sympathetic to the modern cladding used on agricultural sheds where timber is a common facing material.

The site is well screened by trees and can only really be viewed from the South West.

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Overall, the scheme is designed as a well considered, contemporary scheme of quality rather than a pastiche poorly imitating rural dwellings of the past.

Access:

Access is compliant with the requirements of BS8300 and the Building Regulations Part K and M meaning access is level at the main entrance door. Internal doors are of compliant widths and any stairs are compliant in nature.

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