DESIGN & ACCESS HERITAGE STATEMENT

Full Planning application for the proposal of a double side extension for

Mr Richard Knight

2 Lea Head, Shepley, Huddersfield, HD8 8EN

INTRODUCTION

This Design & Access Statement has been prepared for submission alongside the full Planning Application for the proposal of a single storey porch and utility extension to the existing dwelling and the proposed erection of a boundary wall and gates. Part of the wall is to be built on a shared driveway between 1 Lea Head & 2 Lea Head.

This statement has been written in accordance with the Government Circular January 2006 – Section 3 Design & Access Statement that came into force on the 10 August 2006.

SITE & LOCAL CHARACTER

Location
The site is located on Lea Head, Shepley, the neighbourhood is predominantly residential. The area has good transport links to Huddersfield and the motorway networks.

Site characteristics
The site is accessed from Lea Head. The existing dwelling is a detached two storey house with integral garage and car parking for 2 cars to the front with a garden area to the rear. Access to the rear is achieved by using the pathway along the boundary with No1 Lea Head, accessed from the front of the dwelling. The front of the dwelling faces north onto Lea Head.

Evaluation
The application proposes to build a single storey porch and utility extension to the North elevation and the erection of a boundary wall and timber access gates in character with the existing dwelling and surrounding area. The proposed boundary works are designed to fit in with the local scene and to make the site blend in with the other properties on Lea Head. The materials, construction, proportions and character of the proposed works have been specifically designed with the Lea Head development in mind, whilst focusing on the fact that the site is part of a conservation area. The proposed works will also improve the visual amenity of the site.

Use
The extension will be used to provide an enclosed porch, utility room and a kitchen extension into the existing utility area to the ground floor. The boundary wall and access gates are to improve safety & security but also to improve the visual amenity of the site and enhance the whole aspect of the Lea Head development.

Scale
The proposed extension is in keeping with the existing and surrounding properties & will be no higher in elevation than the existing house. All proposed materials will match to the current house style. The finished height of the walls and gates to be 1.3 metres.

Landscaping
Increasing the height of the existing shared driveway boundary dry stone wall and erecting a new dry stone along the boundary, with vehicular access gate and an adjoining pedestrian gate.

The vehicular access gate will be automated and powered by renewable solar energy, as the driveway is shared

Appearance
The extension and boundary treatment will be designed to be attractive in appearance and in keeping with the existing / surrounding properties. All materials, construction, proportions and character of the proposed works have been specifically designed with the Lea Head development in mind, whilst focusing on the fact that the site is part of a conservation area. The proposed works will also improve the visual amenity of the site.

ACCESSIBILITY

Access
Changes are not required to the current pedestrian or vehicular access for 1 Lea Head & 2 Lea Head. The site will be accessed exactly in the same manner as present, other than through a gate in front of the driveway. Parking on the site will remain unaffected and parking on other areas of Lea Head will also remain unaffected by the proposed works.

CONCLUSION

The layout and design principles of the proposal have evolved following the careful assessment and evaluation of the site and the surrounding area. We have taken care to ensure that our proposal reflect the character of the local area.