

DESIGN AND ACCESS STATEMENT

10 Longwood Road, Paddock, Huddersfield

DESIGN LINE HUDDERSFIELD LTD.

April, 2018
Andrew Flynn

DESIGN & ACCESS STATEMENT

Proposed New Dwelling House

Mrs. J. Thewlis

At 10 Longwood Road

Paddock

Huddersfield

HD3 4EZ

Prepared by Design Line Huddersfield Ltd

1.0 Location

The Proposed building will stand within the urbanised area of Paddock Huddersfield. The locality is mixed use with a local community school, shops, public houses and some small business premises. The proposed building also has a public right of way to the South West elevation. To the north east sits Angel Barn with Grade II listed status.

1.2 Context

The immediate surrounding dwelling houses are 19 & 20th Century natural stone built properties, with council housing to the North West which are constructed in brick and render. To the North East of the site Angel Barn which is of Grade II listed status. The structure is formed in coursed natural stone and Yorkshire stone roof cladding.

The barn is in desperate need of repair and has more recently been stabilised with the use of a steel frame to prevent total collapse.

Within the curtilage of No. 10 Longwood Road is a large double garage structure with utility room and accommodation in the roof space. This will be site cleared to make way for the new proposal

The adjoining land parcel with access rights will be the entry and exit point for vehicles from an established vehicle access off Longwood Road. The land is an established garage plot with vehicle access rights.

This access point has more recently been improved and fence lined.

Vehicle access rights exist in title deed and serve two garages situated to the rear of No. 10 Longwood Road with access rights afforded them under Land registry Title No.WYK825532.

2.0 Layout

The layout of the building will be over three floors with two bedrooms and a bathroom to the first floor.

There will also be an entrance hall with a bedroom & Cloaks located to this area. This will be accessible from the main entrance door, and will allow disabled users or the elderly easy access to the building with a bedroom and bathroom on the ground floor entry level.

The lounge will be situated to the lower ground floor which will lead to the outdoor seating area.

The key aim is to create a modern three story energy efficient dwelling that will capitalise on natural light through roof lights to the roof, whilst not affecting the privacy of adjoining neighbours. The proposal has no rooms that directly overlook neighbouring properties.

3.0 Amount

The gross floor space over three floors will be 142m².

4.0 Scale

The height from ground level to the eaves will be 3.4m at the principle elevation location. The height from the lower ground level to the eaves will be 6.0m.

The height from ground to ridge will be approximately 6.0m, and from lower ground level this will be approximately 8.6m

The building will be 10.0m long and will be 6.5m deep, and will split level in nature.

It is proposed that the set out dimensions will allow for a comfortable living environment while keeping the structure subservient to the listed barn.

5.0 Appearance

It is proposed the building will be built in Natural stone with stone heads and sills, jamb sets and water tabling. The rationale for this is to ensure the building represents a positive factor in the surrounding area and fits into the local vernacular. The proposal includes site clearance of the old Portacabin and dilapidated garage structures that currently exist. The security fencing will also be removed. This will have the effect of allowing more natural light to enter the rear garden spaces of existing properties.

6.0 Landscaping

A small land parcel will act as a private garden to the side of the property which will incorporate soft and hard landscaping. There will be opportunities to introduce soft landscaped margins to the parking and turning areas to assist in surface water run-off and soften the stone appearance. This increased separation distance will assist long term in allowing maintenance to Angel Barn should this be required in the short to medium term.

Bin store provision is allocated for the new plot. (See site plan)

7.0 Planning

In formulating the design proposal, respect and careful consideration has been given to the grade II status of the adjacent barn. This has been the guiding principle of the materials specified and the characteristics of the design.

The listed building text describes Angel Barn materials as:

Early C19 hammer-dressed stone. Pitched stone slate roof.

Coped gables. 2 storeys.

Round-arched barn doors with ashlar voussoirs. Oculus above.

2 semi-circular lunettes either side of oculus, all with plain raised surrounds.

2 semi-circular lunettes in gable ends

Currently the land has a negative impact on the local setting therefore; it is felt that the proposals tabled are a positive contribution to the character and visual amenity of the locality.

8.0 Access

Access to the property is from Longwood Road which is a 30mph carriageway onto an existing private vehicular access with an existing dropped kerb.

The property is also accessible via public transport as there are regular busses departing from the town of Huddersfield and passing through Paddock and back again. The advantage here will allow non-drivers the equal opportunity to access the building without discrimination.

To allow disabled visitors the ability to access the building unhindered; the main entrance door will be fitted with a low-level threshold, with level access via the external path. There will also be a bathroom and bedroom at this level to allow amenities to all users.

Two parking bays will be laid out for No.10 after re-development.

Two additional parking bays with turning space would be constructed as part of the development of the new unit and form in SUDS paving.

8.0 Planning History

10 Longwood Road has had several approved planning applications as outlined below:

- Erection of double garage and utility room application no: 88/62/04197/B3, approved the 7th October 1988;
- Erection of extension to form kitchen, application no: 88/62/06059/B3, approved 27th January 1989;
- Change of use of land to extend domestic curtilage, erection of outbuilding and boundary wall, application no: 2004/62/91306/W1, approved 15th June 2004;
- Change of use of land to extend domestic curtilage (modified proposal), application no: 2005/62/92202/W1, approved 11th July 2005.

Angel Barn situated between no's 8 & 10 Longwood Road has had conditional approvals for a change of use from barn to dwelling house on two previous occasions.

- The first application being approved on 20th June 1991, application no: 91/62/03121/B3.
- The second application being approved on 12th June 2003 application no: 2003/62/91679/W1.



Site Location 10 Longwood Road, Paddock