


# DESIGN AND ACCESS STATEMENT

## 9 RILEY PARK KIRKBURTON

Linda Haigh

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**CLIENT**

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# 1.0 INTRODUCTION

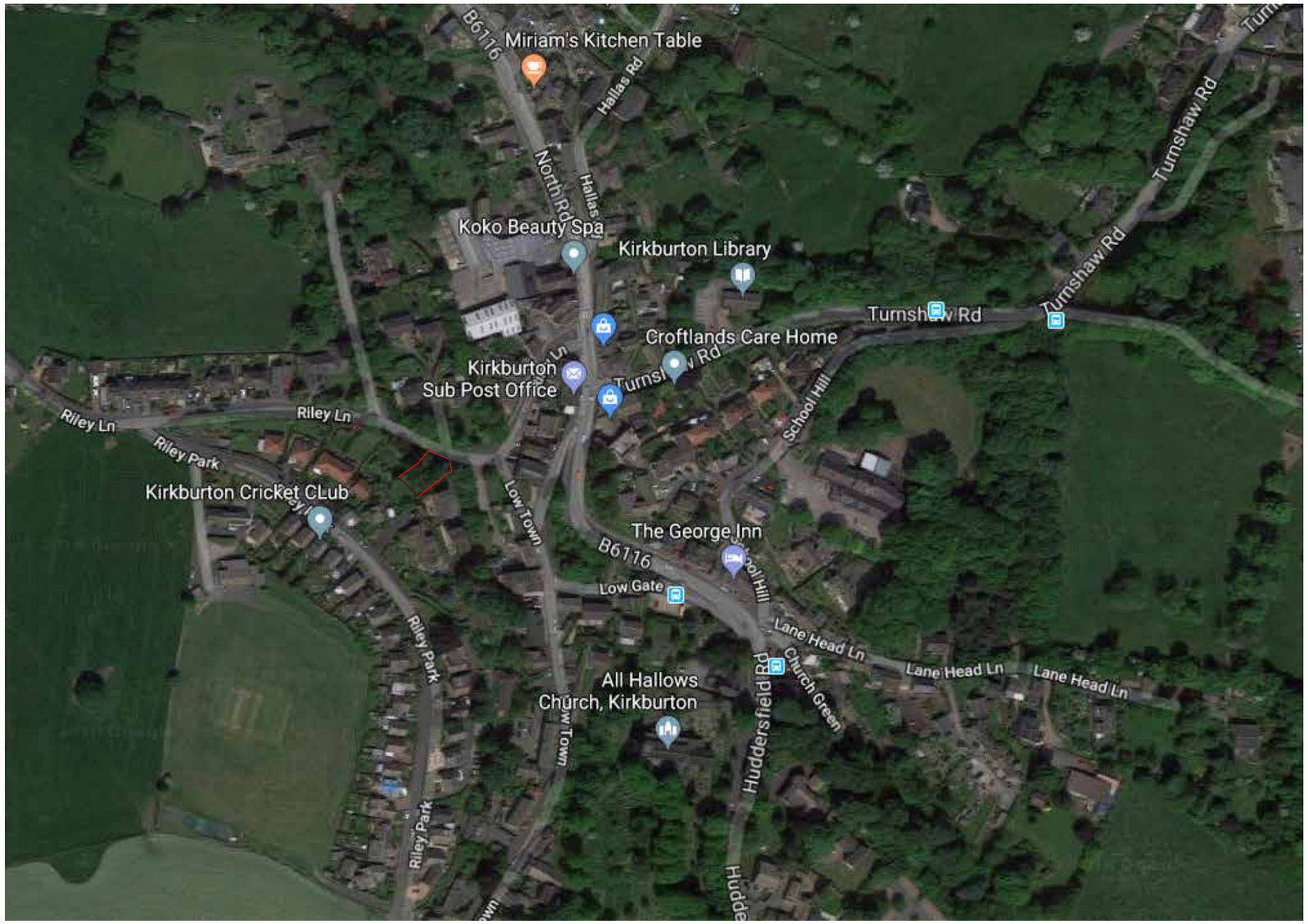
## 1.1 PROJECT BACKGROUND

This Design & Access Statement has been prepared on behalf of Linda Haigh in support of a 4 bedroom dwelling on the site of 9 Riley Park, Kirkburton.

## 1.2 PRE APPLICATION CONSULTATION

Pre-application consultation was undertaken with Kirklees Council to provide advice in relation to design. In a letter 28.03.18, Julia Steadman, requested that the following details and amendments be undertaken to the submitted design:

- Coal Mining Risk Assessment
- Heritage Statement
- Topographical Survey
- Cross Section & Street Scene Drawing
- Information about refuse storage and collection point
- Landscaping and boundary treatment details
- Permanent screens to be erected along the shared boundary between the enquiry site and no 7A Riley Lane
- To amend the size of the window openings on the first floor
- Dwelling to be set back from its current location by at least 2m.
- All of the above items have been addressed.



## 1.3 SITE LOCATION

The site for the proposed development is located close to the centre of Kirkburton and is fronted by Riley Lane to the North.

## 1.4 SITE DESCRIPTION

The site forms part of the rear garden of 9 Riley Park. It has an area of 0.0447 Hectares. The ground is steeply sloping. The site is bound by stone retaining walls and close boarded timber fences on the party walls.

A mining report has highlighted a dis-used adit on the boundary line between the property and 7a. However it should be noted that this was found and sealed during the construction of 7a.







# 2.0 DESIGN

## 2.1 LAYOUT

The proposed 4 bed dwelling is aligned roughly north west / south east on the site.

The main entrance is on the north east façade, fronting onto Riley Lane. The floor level of the dwelling will be raised approximately 1.4m from the street.

The ground foor will comprise a double garage; entrance hall; kitchen/dining; utility and WC.

The master bedroom and living will be on the first floor, the latter will have level access to the rear garden.

Three further bedrooms will be located on the second floor

## 2.2 SCALE

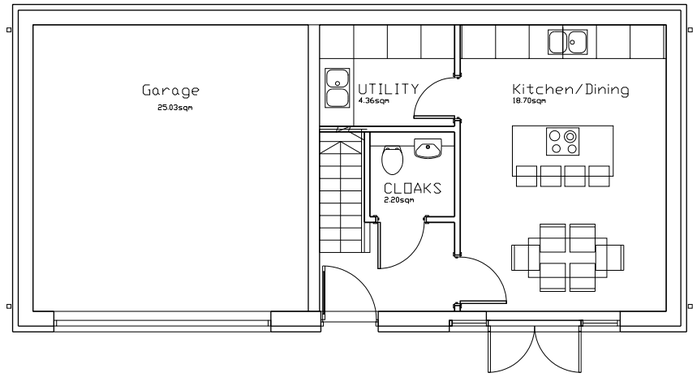
The property will be 3 stories. The height to the ridge being 10m.

## 2.3 USE

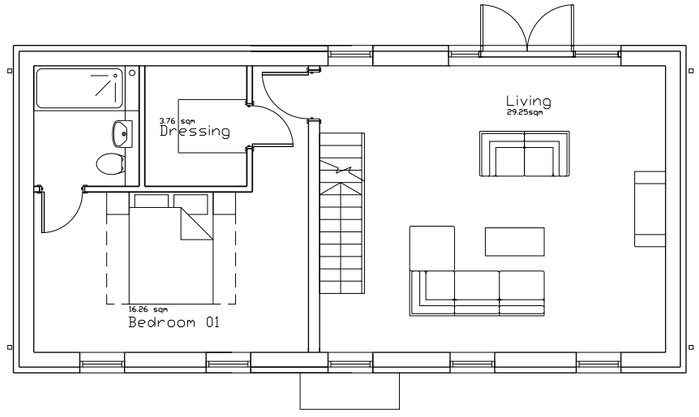
The use class of the development will be C3 - Dwellinghouses.

## 2.4 AMOUNT

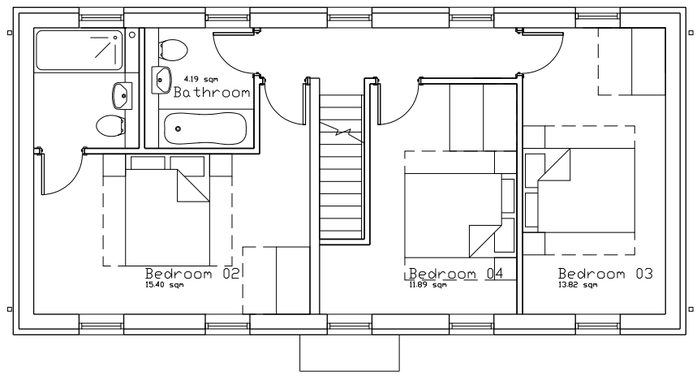
The GIA for the development is 171m$^2$ / 1840.6ft$^2$



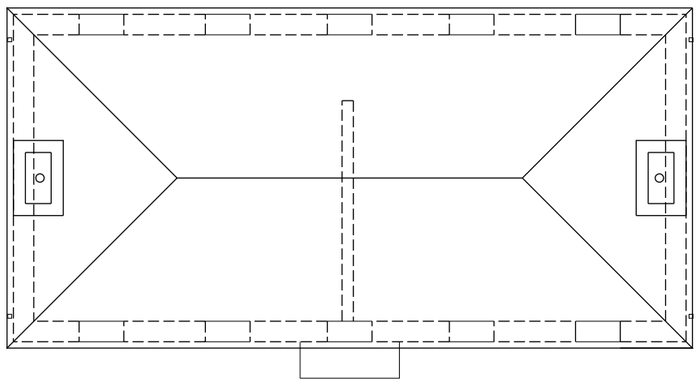

G F L O O R P L A N




1 S T F L O O R P L A N




2 N D F L O O R P L A N



R O O F P L A N

## 2.5 APPEARANCE & MATERIALS

The elevations will be constructed from yorkshire stone. The windows and doors will be coloured UPVC and will feature ashlar stone surrounds. The roof will be covered in smooth grey interlocking tiles and will have black rainwater pipes and gutters.

## 2.6 LANDSCAPE

The sections of existing stone wall either side of the drive on Riley Lane will be retained as will the existing wood panel fences to either side of the property.

New boundarys consist of retaining walls faced in yorkshire stone.  An 1100mm close boarded fence will be located to the rear boundary

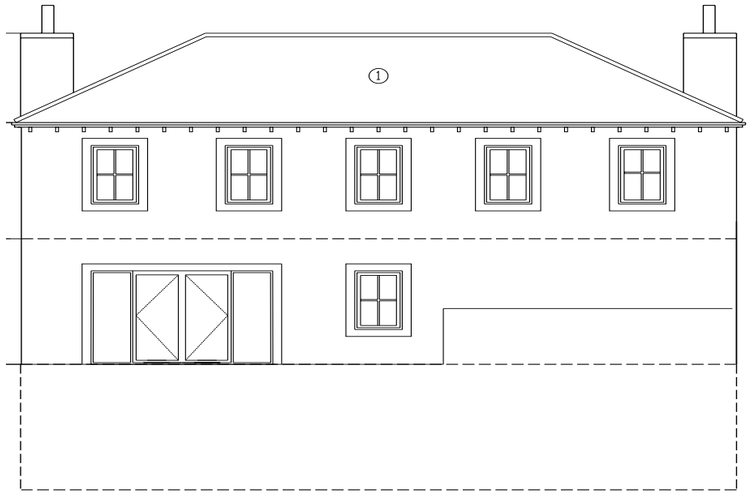
Paving and steps will be constructed from stone.

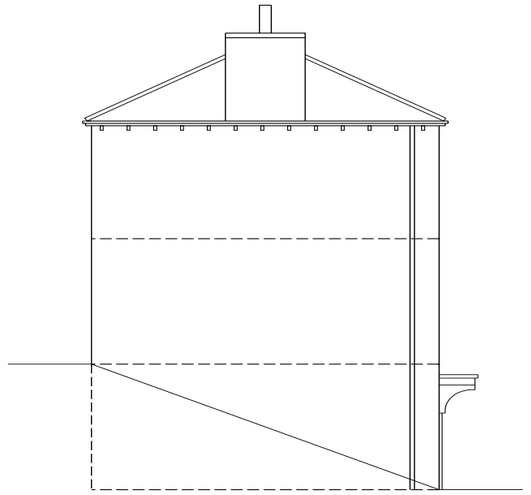
The drive will be tarmacadam.

## 2.7 REFUSE

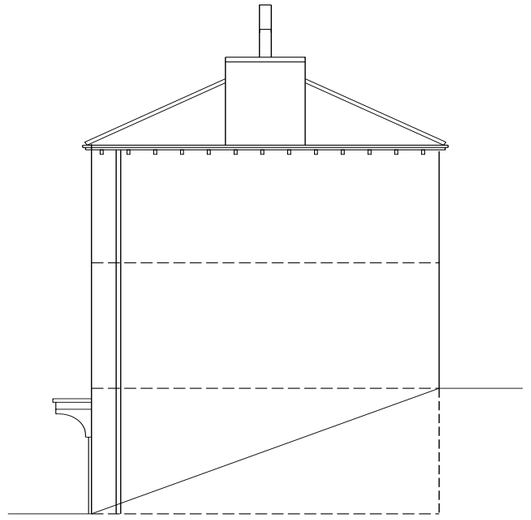
Refuse will be stored in a purpose built timber store located in front beside the drive.



SIDE ELEVATION



KEY

1. CONCRETE TILES
2. UPVC WINDOW
3. YORKSHIRE STONE
4. POWDERCOATED ALUMINIUM RAINWATER PIPE
5. POWDERCOATED ALUMINIUM GARAGE DOOR
6. UPVC WINDOW
7. OPAQUE GLAZING

# 3.0 ACCESS

## 3.1 VEHICULAR

Vehicle access to the site will be from Riley Lane. A double garage will be provided. Space for a turning head is allowed on the site.

## 3.2 CYCLE

Secure space for cycle parking will be located in the garage.

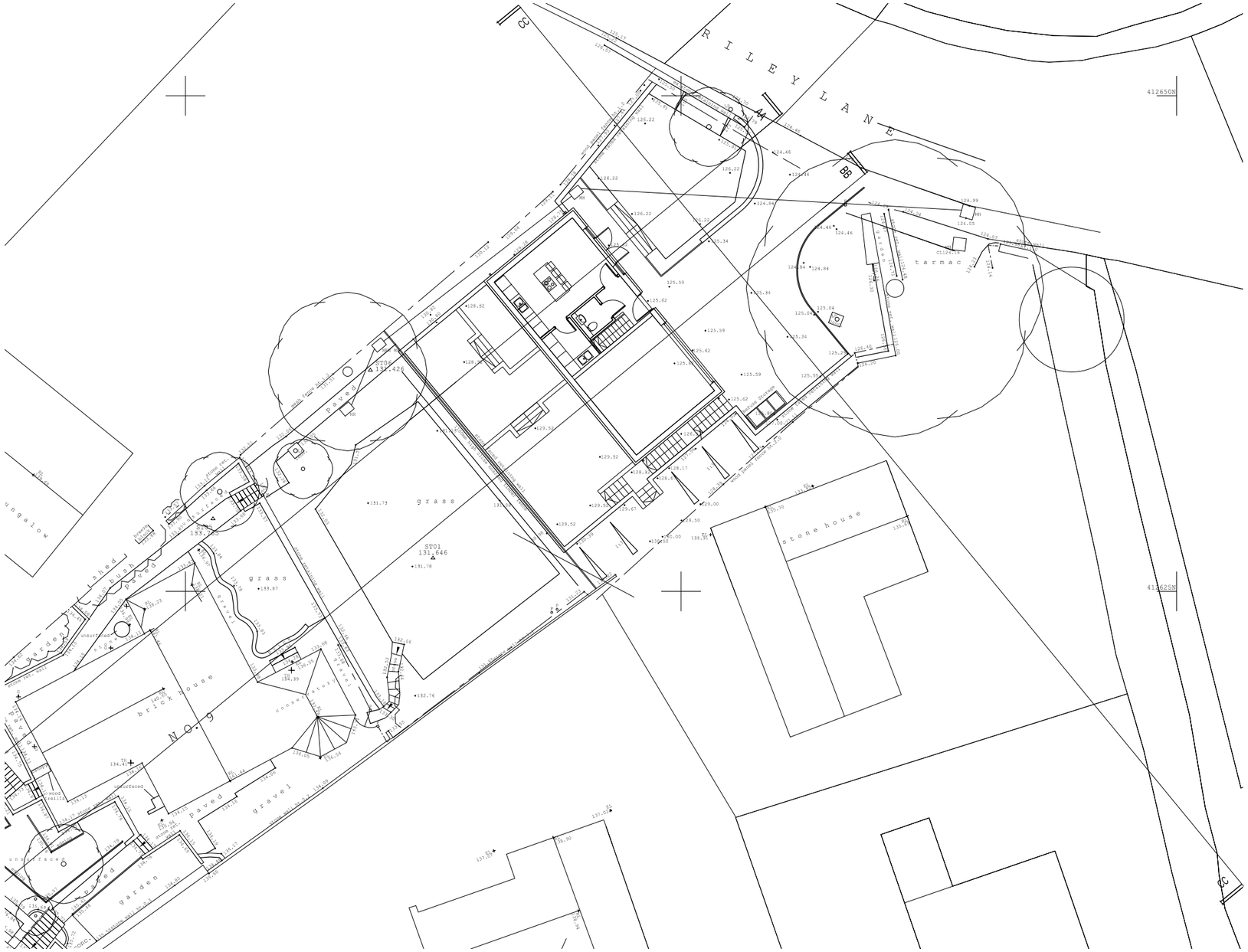
## 3.3 PEDESTRIAN

Pedestrian connections to the key buildings and bus routes are very good. The centre of Kirkburton is less than 100mm from the site.

## 3.4 INCLUSIVE DESIGN

The scheme will be designed to meet Part M4(1) Visitable Dwellings .





# 4.0 SUMMARY

## 4.1 CONCLUSION

This Design Statement explains the design principles and concepts that have been applied to the scheme.

Following pre-application advise the proposals have been amended to reflect the comments made.



