

**Design + Access_
Statement**

Planning Application_

Proposed_

Erection of detached dwelling with associated car parking.

LAND ADJACENT TO

140_Norwood Road

Birkby

Huddersfield

HD2 2YD

October 2018

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RIBA 
Chartered Practice

arb
Architects Registration Board

For + on Behalf of_

Mr_ Bobby Gill

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1.0_ Introduction

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we will seek full plans advice for the erection of a 2 bed detached property on the land adjacent to 140, Norwood Road, Birkby, Huddersfield.

The property is located in an established residential area where the properties are of similar age and style of construction. There is easy access to local amenities, schools and public transportation services which are available in Birkby. The land is located along Norwood Road. The land also has an existing planning permission which expired in 2010. The application number is 2007/62/90979/W2

The design guide statement should be read in context with the associated drawings and other supporting information submitted with the application.

Below_ The bustling streets of Birkby



1.1_ Redline Boundary

The proposed works include the following_

The erection of a detached dwelling different to that of the original planning application.
The proposal will maintain the same street scene to that of the existing terrace by allowing the projections of both front and rear elevations to be in the same sight lines so there is no interruption to the street scene, this will also allow a generous garden area to the front, rear and side of the proposal.

The site has an area of approximately 320 square meters.

Red Line_ Site extents. [Not to Scale]



1.2_ Design Brief

We aspire to provide a proposal that complies with local and national planning policy and one that respects the existing architectural context of the area and also responds to the new proposals within the immediate context of Norwood Road.

We will seek to create a design that draws on the architectural details of surrounding dwellings and will blend into the local vernacular.

The proposal will respect the proportions of Norwood Road in its massing and layout, it will apply carefully designed details and the use of high quality materials local to the existing dwelling, and will draw inspiration from the surrounding typology to provide an architectural street scene that will bring order, hierarchy and a sense of 'completion' to the existing undeveloped land.

The brief from our client was to develop the following schedule of accommodation

Ground Floor Plan_

Kitchen
Open plan dining
Living
W/C
Storage

First Floor Plan_

2 bedrooms
family bathroom
Storage space

Street Scene_ View of the site looking South from Norwood Road



1.3_ Historic Planning Permission

The figures quoted in this table relate to all SHLAA sites in the Greenhead ward including sites constrained by current operational uses, flood risk, open land designations and other policy constraints. The

Local Plan process will determine which sites will be allocated for housing. For the latest information relating to the Kirklees Local Plan housing allocations please see www.kirklees.gov.uk/localplan

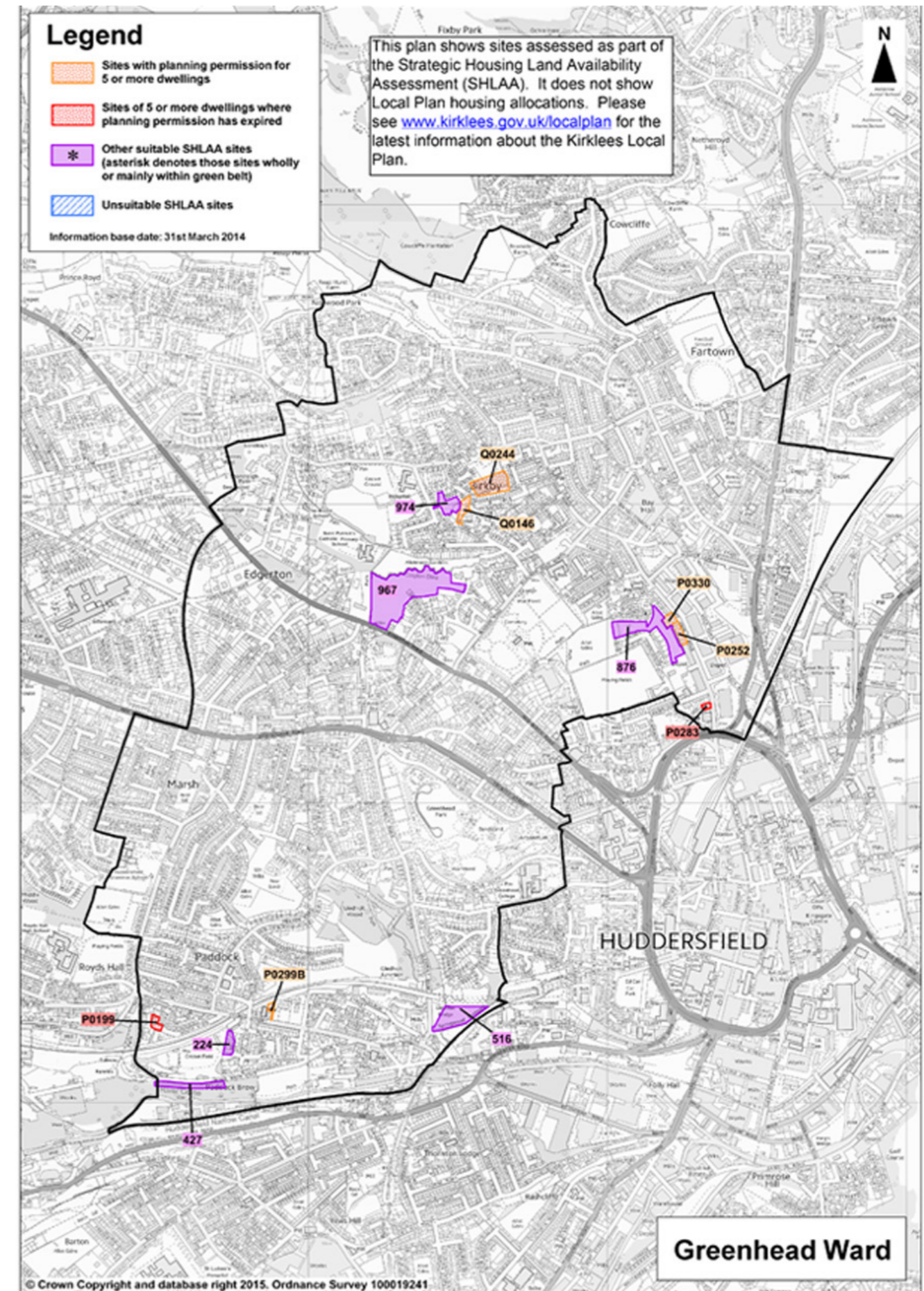
The ward data on a site by site basis and a ward map showing the location of sites with planning permission and expired permission as well as other SHLAA sites.

In accordance with national planning guidance, only sites of five or more dwellings are shown in the site maps but all sites are shown in the site lists.

Q0233 on the list below relates to land adjacent to 140 Norwood Road with a 6-10 year development potential for the site.

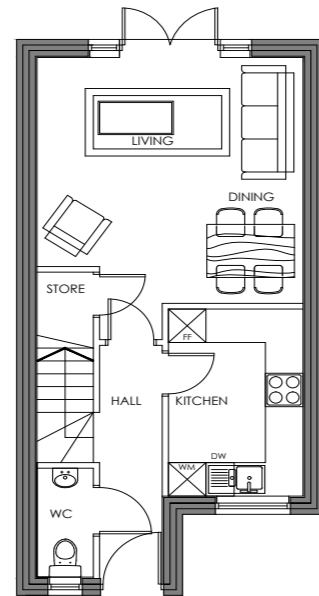
Sites with Planning Permission in Greenhead ward

P0351	Clare House Clare Hill, , Huddersfield	4	2013/93975	0.19	0-5 years	Detailed
P0352	128 Gledholt Bank, Paddock, Huddersfield	3	2014/90131	0.013	0-5 years	Detailed
P0355	Rawcliffe Yard Shires Hill, Paddock, Huddersfield	1	2013/91928	0.03	0-5 years	Class J PD
P0357	66 New North Road, , Huddersfield	2	2013/90770	0.037	0-5 years	Detailed
Q0146	Birkby Lodge Birkby Lodge Road, Birkby, Huddersfield	5	2010/92182	0.19	0-5 years	Detailed
Q0200	122 York Avenue, Cowcliffe, Huddersfield	1	2012/91463	0.03	0-5 years	Detailed
Q0202	220 Halifax Old Road, Birkby, Huddersfield	1	2011/92860	0.07	0-5 years	Detailed
Q0204	The Cherries Rossfield Avenue, Birkby, Huddersfield	1	2013/90256	0.057	0-5 years	Outline
Q0221	48 Birkby Lodge Road, Birkby, Huddersfield	4	2006/95294	0.21	6-10 years	Expired
Q0226	218 Birkby Hall Road, Birkby, Huddersfield	1	2013/93671	0.03	0-5 years	Detailed
Q0228	3 & 4 Back Beacon Street, Birkby, Huddersfield	1	2010/91815	0.01	6-10 years	Expired
Q0229	47 Wheathouse Road, Birkby, Huddersfield	2	2011/93445	0.02	0-5 years	Outline
Q0232	Fartown Grange Greenhouse Road, Fartown, Huddersfield	2	2007/94349	0.05	6-10 years	Expired
Q0233	140 Norwood Road, Birkby, Huddersfield	2	2007/90979	0.03	6-10 years	Expired
Q0236	235 Halifax Old Road, Birkby, Huddersfield	1	2008/92673	0.06	6-10 years	Detailed
Q0239	27 Armitage Road, Birkby, Huddersfield	2	2008/92255	0.02	6-10 years	Detailed
Q0244	Birkby Grange Birkby Hall Road, Birkby, Huddersfield	14	2012/90429	0.7	0-5 years	Detailed
Q0253	96 Blacker Road, Birkby, Huddersfield	1	2012/90301	0.013	0-5 years	Detailed
Q0257	25 Honoria Street, Fartown, Huddersfield	2	2013/90214	0.014	0-5 years	Detailed
Q0258	229 Bradford Road, Fartown, Huddersfield	3	2012/90330	0.047	0-5 years	Detailed
Q0263	1 Bromley Road, Birkby, Huddersfield	2	2013/90666	0.018	0-5 years	Detailed

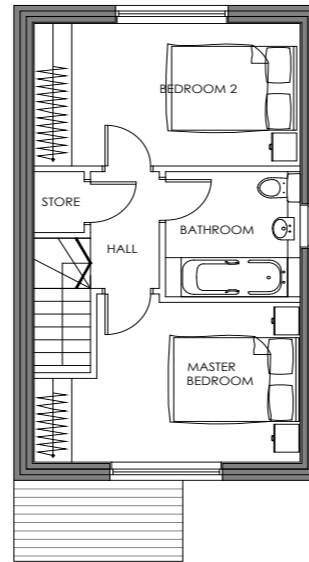


1.4_ Planning Submission Drawings

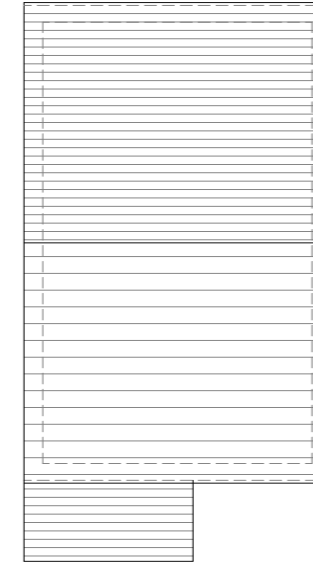
Proposed Plans and Elevations_



GROUND FLOOR PLAN AS PROPOSED
Scale 1.50



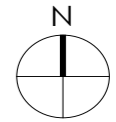
FIRST FLOOR PLAN AS PROPOSED
Scale 1.50



ROOF FLOOR PLAN AS PROPOSED
Scale 1.50

The drawing is copyright © Eight One Two Architects Ltd. If in doubt, ASK.
Drawing by measurements shall not be obtained from reading from the drawing. All dimensions
are to be verified prior to construction. Any discrepancies are to be reported to Eight One
Two Architects Ltd immediately. This drawing is to be used in conjunction with all specified
drawings and specifications including all relevant sub-contractors information.

Notes_



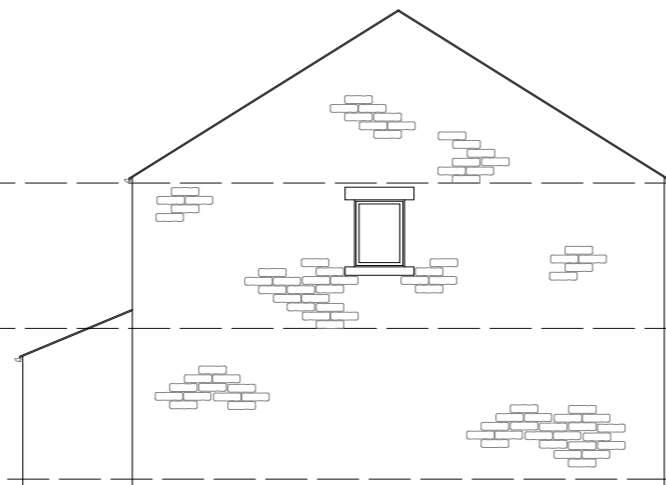
0 500 1000 1500 2000 2500mm
SCALE 1:50 @ A1

Note:
Surrounding contextual buildings and information
are based on received ordinance survey drawings
and are shown for illustrative purposes only.
assumed site boundary is subject to confirmation
to legal confirmation.

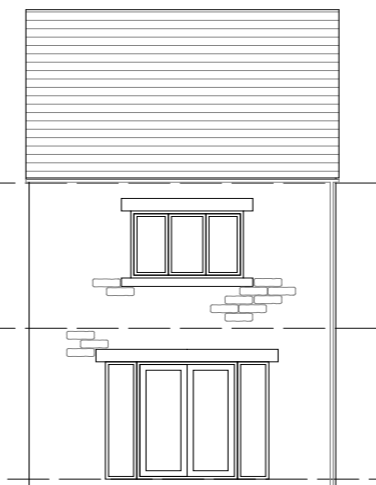
Note:
Information is based on OS map and received
information and is subject to full topographical
survey.
Assumed site boundary and site constraints subject
to legal confirmation.
All legal easements and extent of existing
underground services locations are subject to
confirmation.



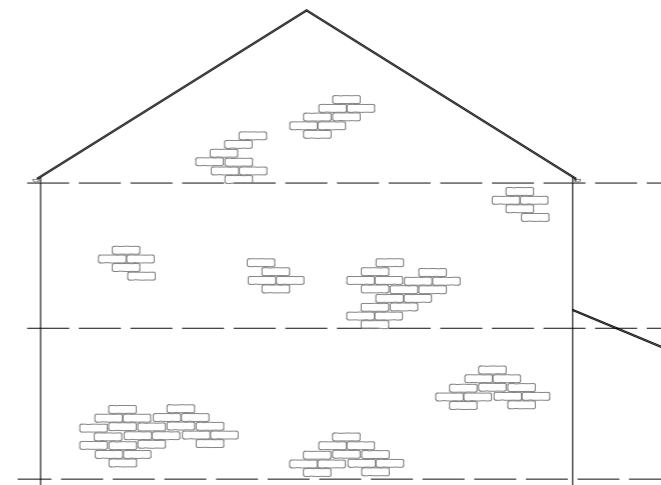
FRONT ELEVATION AS PROPOSED
Scale 1.50



SIDE ELEVATION AS PROPOSED
Scale 1.50



REAR ELEVATION AS PROPOSED
Scale 1.50



SIDE ELEVATION AS PROPOSED
Scale 1.50

Rev. Date. Amendment. By. Appr.

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Drawing Status_
PLANNING

Client_
MR BOBBY GILL

Project_
PROPOSED DETACHED DWELLING
LAND ADJ 140 NORWOOD ROAD, BIRKBY, HUDDERSFIELD

Drawing Title_
PROPOSED PLANS & ELEVATIONS

Drawing Scale_ 1:50
Drawn By_ Jol
Checked By_ Jol

Paper Size_ A1
Drawn Date_ 17/10/2018
Checked Date_ 17/10/2018

Drawing Number_
18 811 102

1.5_ Conclusion

There is clearly a good opportunity to develop the existing dwelling through the use of well considered architecture.

On completion the design proposals will infill the current gap in the street scene by enhancing the visual aesthetic of the area.

The development will provide a quality scheme that responds sympathetically to its immediate surroundings and will not provide any overbearing aspects to that of the neighboring housing domains and wider context of Birkby. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.

The design proposal is set out to intentionally be identical to its immediate neighbours and surroundings. There is a clear chance to employ variety within the overall architectural theme of a style to brand the site as an example of architectural design and quality.