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PLANNING AND BUILDING CONTROL; CALCULATIONS & DRAWINGS

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DESIGN, ACCESS & HERITAGE STATEMENT

FOR

MR. BANWAIT

@

8 HUNGERFORD RD, HUDDERSFIELD, HD3 3AL



ISSUED FOR PLANNING APPROVAL: **11th Mar 2019 - RevA**
HUDDS DESIGN **Ref: HD-A-312**

Hudds Design
Engineering Consultants

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address:	8 Hungerford Road, Huddersfield, HD3 3AL	**Date:** 4th Feb 2019

Contact details:

Applicants name		Agents name	
Name:	Mr Banwait	**Name:**	Hudds Design
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The Proposal

This Design and Access Statement has been prepared by Hudds Design on behalf of Mr Banwait to accompany the planning application for the demolition of an existing brick built single dwelling within the Edgerton conservation area, and erection of a new detached stone constructed dwelling to replace, to be in more keeping with the surrounding area.

The property most likely originally built in the 1960's with a similar aged property No.10 next door, which has had various forms of extensions, demolishings and alterations to the point of re-construction. Most of the properties nearby are large detached stone built Victorian villas. There are also some new dwellings at present being/been constructed on the adjoining land to number 10 of similar style to this proposal.

The original property was predominantly a double storey, brick faced construction under a tiled roof. The property requires a full overhaul and refurb program, and the new owners, would like to extend this property to meet their needs, whilst making it in more keeping with the surrounding area, with a stone finish.

However, the alterations would require a majority of the existing property to be altered and modified structurally, and hence the more feasible both economically and structurally viable option is to replace the existing dwelling from ground up again, to suit the new owners layout requirements whilst bringing both the interior and exterior to suit the conservation area.

The main walls are to be constructed from 140mm pitched face stone, with grey welsh slate, glass wood effect timber UPVC framed sash windows with matching corner corbels/quoins and features, all materials used will be in keeping and have a similar appearance with the neighbouring properties.

Similar stone feature details have been used in the surrounding properties where they have a raised end wall feature with stone coping and a feature curved stone, which is incorporated in the design similar stone features which give the building more character and definition, surround the proposal.

The front elevation has been enhanced by using Tuscan style stone pillars with feature stone banding to be in keeping with the Edgerton conservation area.

The proposed dwelling will have no major impact on the neighbouring properties as it is well set away from any windows or key property features. It currently has windows to the east elevation; the proposal will have less of an impact than that currently.

A pitched roof front to back with a feature central pitch to the front and rear will create matching lines to fit in within the conservation area and to create design, style and give character to the structure while providing a similar approach to the main and neighbouring property and surrounding extensions after completion.

All materials will match the host dwelling and surrounding area, hence the proposal will have a minimal impact on the surrounding conservation area and its assets.

Use

The development will be residential and in keeping with the surrounding area and provide a better use for the client than the current layout

Access

Existing access, parking and vehicle turning space will be unaffected

Amount of Development & Layout

The new dwelling will sit in the same line as the existing with additional space allocated to the side and rear, which are typical extension proposals. The new roof line will still sit lower than that of the neighbouring property and follows a similar downward line keeping in line with the downward slope of the existing road.

Scale

The dwelling will be slightly larger than the existing, as per the requirements, hence the proposal, but will be more in keeping with the surrounding large villa style properties, than the existing bungalow feel, hence will also provide a better street scene than the original, but not be out of scale with its surroundings properties. This will ensure the overall development has weight and emphasis, giving the right urban "feel" to the area.

Appearance

The appearance of the proposed development will be in keeping with the adjacent properties and compliment adjacent properties and the street scene.

The design and materials have been carefully considered with materials to compliment the street scene, but there is a mix of house types and materials as existing in the area, however the new dwelling will only enhance the appearance in comparison to the existing property

The proposal respects the general character and appearance of the surrounding area. The proposed development will have no detrimental impact upon the amenity of occupiers of neighboring properties. There are no existing trees/vegetation which will be affected by the proposals.

Conclusion

It is apparent that as a consequence of the proposed alterations in the form of demolishing the existing and re-building the property, it will have no adverse effect on the surrounding and neighboring properties, in so far as the proposed development does not represent a disproportionate addition to the that of the existing dwelling.

Number 8 Hungerford is the last piece in the puzzle to complete a full row of high-quality stone-built buildings. The proposal is well over and beyond the existing building which would have generally been extended with similar brick material but as the client has shown passion towards the Edgerton conservation, he has agreed on a higher quality build, as per this proposal.

Our submissions are that the existing dwelling has no particular architectural merit to the Conservation Area, however the current scheme is an overall much better solution both practically and visually, fitting in with the area and its style of architecture.

The proposal respects the scale, character, design and materials of the construction of the surrounding area. Indeed, the proposal, including the demolishing will significantly enhance the appearance. In this respect the proposed development enhances the character, appearance and openness of the area.

Bibliography

- Edgerton Conservation Area Appraisal
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- Historic Environment Good Practice Advice in Planning: 1
- Historic England Advice Note 1 (Second Edition)
- Planning Design Guidelines Document