

Design and Access Statement for:

T879 – PROPOSED NEW BUILD DWELLING: 5 Dry Hill Lane, Denby Dale, HD8 8YN

Date: August 2019

Client/Owner:

Mr & Mrs Buckley
Fox View
Dry Hill Lane,
Denby Dale,
HD8 8YN

This document is split into different sections which outline what we are trying to achieve and the reasons why.

1. Existing use.
2. Proposed site layout.
3. The proposed building

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Layout:
Views from the dwelling:
The visual impact on the site:
Scale:
Landscaping:
Land Contamination:
Appearance:
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Private garden space:
Parking:

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1. Existing use.

No.5 Dry Hill Lane is an end of terrace property constructed from stonework for the external walls, with an area of render on the front elevation. The house faces onto Dry Hill Lane and there is small area of amenity space to the front of the site.

To the rear of the site, there is an outbuilding.

Surrounding the site is predominantly green belt with the application site located in a small cluster of existing buildings. There are residential dwellings attached to the site to the north and also a small row of houses to the southeast of the site.

The site is located in the green belt on the Kirklees Unitary Development Plan and allocated as green belt on the Kirklees Publication Draft Local Plan.

Site Area: 382.58 sqm

Size:

Existing Dwelling:

Existing ground floor space:	117.11 sqm
Existing first floor space:	99.32 sq m
Total area:	216.43 sq m

2. Proposed site layout.

Site strategy

The site strategy is to construct a new sustainable dwelling in the same position and design to the existing dwelling including the additions approved in planning application ref: 2018/62/92608/E.

3. The proposed building

Amount - Proposed:

Size:

New Dwelling:

Proposed ground floor space:	145.71 sqm
Proposed first floor space:	115.71 sq m
Total area:	261.42 sq m

Layout:

The proposed dwelling has been designed not to overlook existing dwellings, maximise private and public spaces and to give the users and visitors a fantastic architectural experience both internally and externally but most importantly be a home.

We have sited the proposal in the same location as the existing dwelling (as planning approved reference 2018/62/92608/E as illustrated on the plans:

1. The natural contours of the site have been maintained around the building to protect the natural features already existing.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

The visual impact on the site:

We are seeking to create a complementary design to match the planning approval 2018/62/92608/E for the site which sets a precedent in the area for high design standards. The neighbouring buildings are of assorted designs and material finishes and we do not feel that the proposed scheme will have anything other than a positive effect.

The proposal respects the scale, proportions and height of neighbouring properties. It will make a strong contribution to the visual quality of the area.

Scale:

The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

We have produced a building that is significantly larger than the existing dwelling, but it has a minimal physical massing impact from the street scene and neighbouring dwellings. The proposal has no negative effect on neighbouring dwellings.

Landscaping:

The scheme maintains most of the existing natural boundary landscaping of the site.

Land Contamination:

No contamination is suspected.

There have been no pollution incidents, waste disposal or contaminative uses on the site or adjacent to it and the site has been used for residential purposes and agriculture in the past 150 years.

Appearance:

The design will support local up and coming character, distinctiveness and investment into the area. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Privacy:

The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward neighbouring private garden areas.

Overshadowing:

The proposed extensions are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposed dwelling does not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Private Garden Space:

The proposed dwelling still leaves sufficient usable private garden space for the enjoyment of the residents within the site boundary.

Parking:

The existing site and parking arrangements are unaffected.

4. Environment and sustainability

The proposal creates a contemporary, energy efficient sustainable design which does not detract from the local character. Most of the buildings in the immediate area are different from each other; the local character is in the range of designs rather than a strong continuous street scene. The proposal sets to create a dwelling with high design and environmental standards.

Materials repair and maintenance:

Durable materials designed to outlast traditional domestic materials allowing for longer building life cycle with minimal maintenance throughout the period.

Orientation:

Principal rooms south facing for high solar gains

High thermal mass in the masonry construction with high levels of insulation and a ground floor concrete slab acting as a heat store which allows energy savings in excess of 50% over conventional systems.

Underfloor heating:

There is under floor heating which is 10% to 30% cheaper to run than traditional systems.

Permeable Landscaping:

We will produce a simple landscaping scheme that has large areas of permeable surface to allow the land to drain naturally combined with use of soakaways and rainwater harvesting to recycle excess water for use to flush toilets and water the vegetation.

Natural Light:

White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Rainwater Harvesting:

The rainwater harvester collects rainwater from the roof and stores it for future use for such things as watering the vegetation, washing cars and flushing toilets.

Interior Lighting management:

A lighting management system allows the user to fully control the interior lighting, the system can dim lights as well as isolating individual lights to provide an energy efficient solution to lighting control.

Energy saving bulbs:

The scheme is to have a 100% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Insulation:

The building fabric will be over insulated which means it can benefit from savings of up to £200.00 per year on energy bills.

Low E Glass:

Sun light passes through the glass but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:

All toilets are low flush.

Energy efficient Boiler:

The specified boiler which will be highly energy efficient will be oversized therefore at any one time it runs at only 60% capacity which in its self makes it more energy efficient. The boiler and associated plant will be located in the garden room at low level.

Airtightness of the building:

The building will be constructed to comply and exceed the current building regulations at the time of construction.

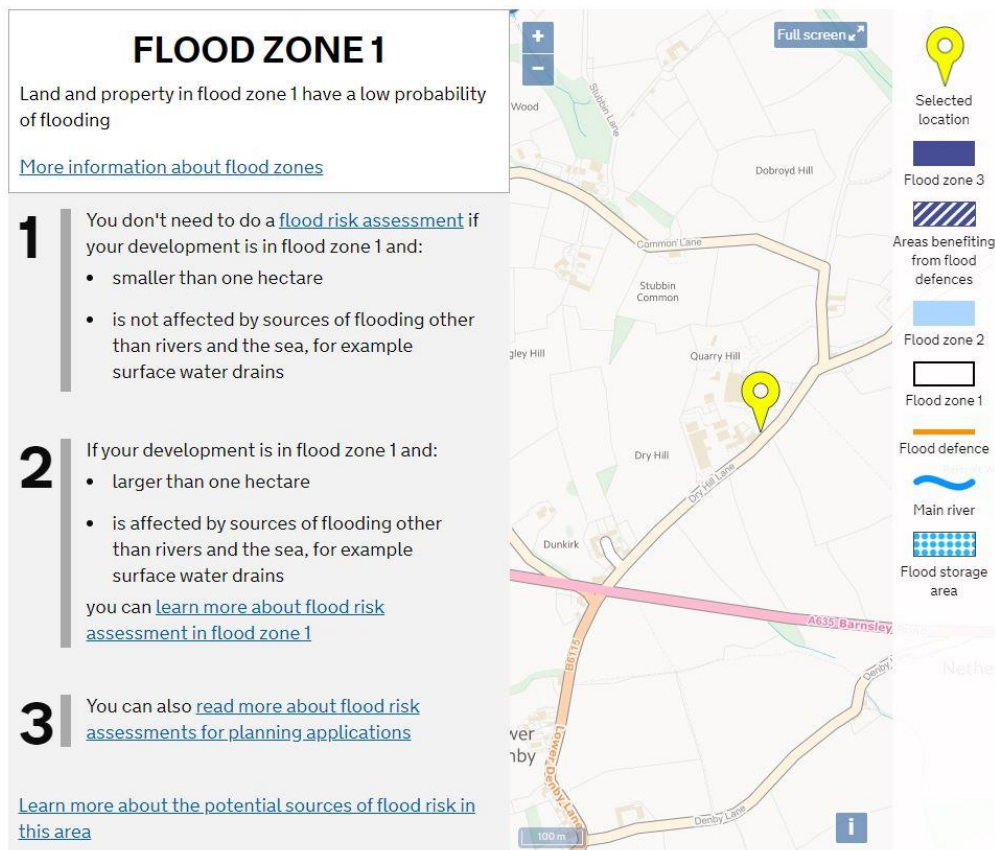
5. Flood Risk:

From Environment Agency Website.

The site is not within a flood risk area.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



The developable area of the site sits within flood risk zone 1, therefore no risk of flooding.

6. Planning policy

All relevant planning policy has been considered:

7. Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable addition to the existing site. The development would not harm the character or appearance of the area or the residential amenities of neighbours.