

Design and Access Statement

Pair of semi detached dwellings.

Olney Street, Slaithwaite, HD7 5EG.



December 2019.

Design & Access Statement

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1.0 Context.

- 1.1 This statement has been prepared to accompany a full planning application for a pair of new dwellings at Olney Street, Slaithwaite HD7 5EG.
- 1.2 The site is unallocated within Kirklees Unitary Development Plan (extract appended to this statement) and is outside of green belt.
- 1.3 Permission has previously been granted for a single detached dwelling on the site (reference 2018/93556).

2.0 Amount, scale, appearance and layout.

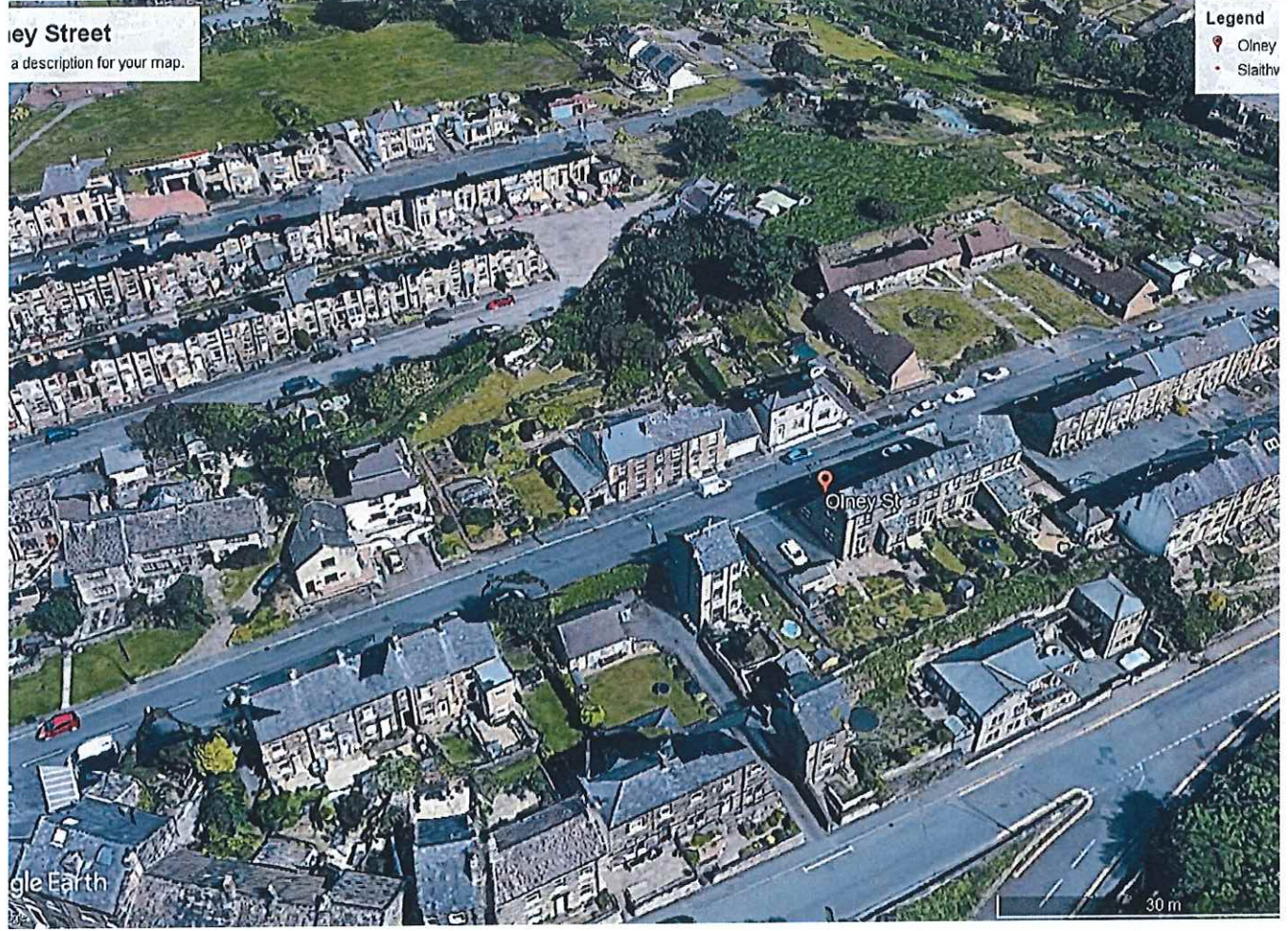
- 2.1 The application is for a pair of two storey semi detached dwellings utilising the roof space to create additional habitable rooms.
- 2.2 The footprint of the dwellings is 12.2m x 8.6m.
- 2.3 Heights to eaves and ridge are 6.0m and 9.4m respectively and are approximately in line with the neighbouring property.
- 2.3 Walls will be constructed in natural coursed stone with concrete tiles to the roof.
- 2.4 There are dormers to the rear elevation which will be finished in tile hanging to match in with the roof covering.
- 2.5 The dilapidated existing lean to garage will be removed.

3.0 Access.

- 3.1 Vehicular and pedestrian access to the site will be directly off Olney Street.

Appendix A

Photos.



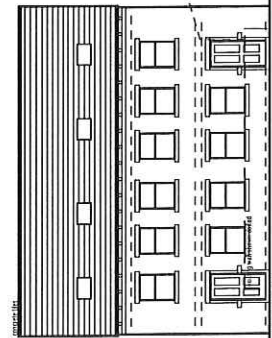




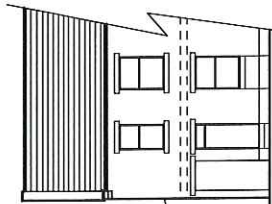




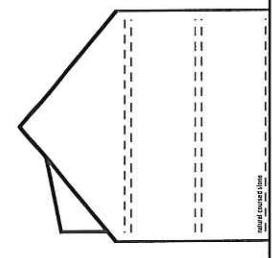
Appendix B
Drawings.



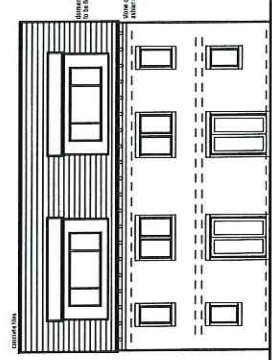
Front elevation (1:100)



Side elevation (1:100)



Rear elevation (1:100)

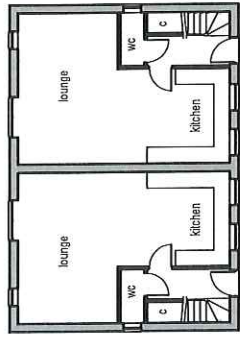


Side elevation (1:100)

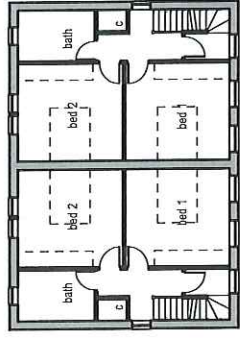
Scale: 1:50
5m
Scale: 1:100
10m
Scale: 1:200
20m
Scale: 1:500
50m
Scale: 1:1250
125m

(When in scale of original paper size = 50%)

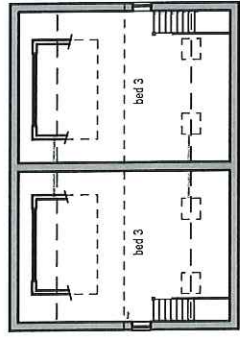
Note:
1. Site plan can be the responsibility of contractor
2. Contractor to pay particular attention to details of wall and foundations at other
3. Any discrepancies to be reported to client immediately.



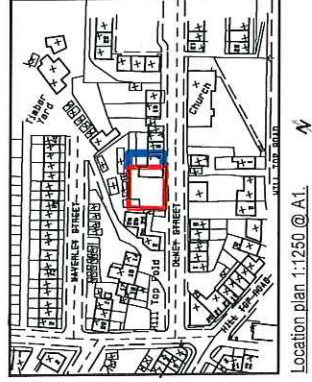
Ground floor layout (1:100)
Area = 44 m² (473 ft²)



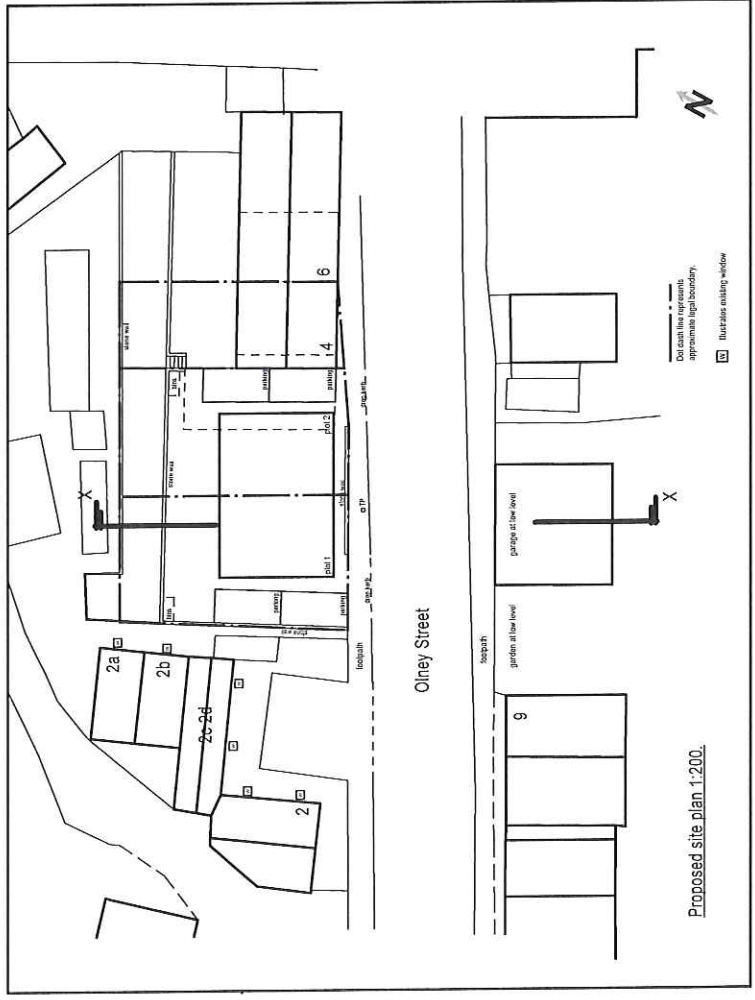
First floor layout (1:100)
Area = 44 m² (473 ft²)



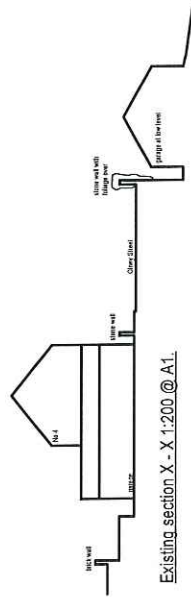
Second floor layout (1:100)
Area = 32 m² (344 ft²)



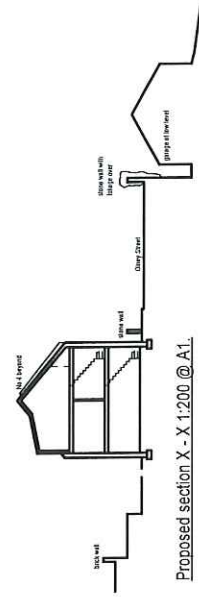
Location plan 1:1250 @ A1



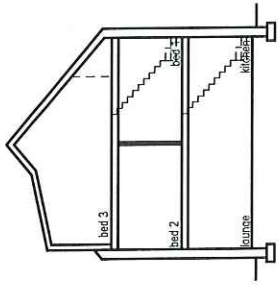
Proposed site plan 1:200



Existing section X - X 1:200 @ A1



Proposed section X - X 1:200 @ A1



Outline section (1:100)

Project	Proposed dwellings.
Address	Land adjacent 4 Olney Street Sliathwaite HD7 5EG.
Title	Planning Drawing.
Job No.	18 J 13.
Drawing number	OS P 01.
Date	Dec 2019.

Appendix C
KMC Unitary Development Plan.

Green Belt and Green Infrastructure

- Peak District National Park
- Green Belt
- Strategic Green Infrastructure (SGI)
- Urban Green Space (UGS)
- Local Green Space (LGS)
- Add to Green Belt (AGB)

Housing, Employment & Other Significant Development

- Employment (E)
- Housing (H)
- Mineral Use (MU)
- Land at Starfish Hill (MOCGB)
- Gravel And Travellers & Travelling Showpeople (GTT)
- Safeguarded Land (SL)

Heritage Assets

- Archaeological Sites (Class 2) (A)
- Conservation Area
- Registered Bathing (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste

- Mineral Areas of Search (MAS)
- Mineral Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MI)
- Waste Site (WS)
- Waste Site Safeguarded (WS)

Natural Environment

- Special Protection Area
- Special Area of Conservation
- Site of Special Scientific Interest
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres

- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport

- Highways England Transport Scheme
- Core Walking, Cycling and Riding Network
- Transport Scheme (TS)
- Junction Improvement
- Committed Transport Improvement Scheme
- 105 - Intake to Denaby to Leeds & North Halesworth Zone

Map references will be absolute and relative to Publication Date Local Plan
Administration & Organisations and Strategy 7 Policies

Map scale: 1:15,000 @ A1
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