



DESIGN AND ACCESS STATEMENT

FOR

Mr A. Rhodes

PROPOSED DOUBLE STOREY GARAGE

At

13 Blake Hall Drive, Mirfield, WF14 9NL

Date: March 2020

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1. DESIGN CONSIDERATIONS – THE PROCESS

ASSESSMENT

Physical Context

No. 13 Blake Hall Drive occupies a corner plot with Park Drive East, and although the property address is Blake Hall Drive the garage to the property is situated off Park Drive East, actually closer to No.69 Park Drive East than No.13 Blake Hall Drive.

The garden of No.13 Blake Hall Drive is sited behind tall mature hedging, approximately over 2.4m high, the current garage is only visible at the gates into the drive along Park Drive East. Equally No.69 Park Drive East sits behind tall shrubbery and hedges, with the main body of the dwelling only visible at the drive entrance.

The vast majority of houses along the eastern causeway of Park Drive East are relatively narrow two storey dwellings with a single story garage and entrance hall to the side elevations. There is possibly a kitchen to the rear of the garages but this cannot be verified at this point.

Social Assessment

The proposal is to replace an existing structure. The position of the garage and its increased height will not cause any overbearing or shadowing on the adjacent dwelling. Equally No.'s 40 and 38 Park Drive East, directly opposite the proposal, are sited far enough away to cause no detrimental effect to their property or amenity.

The proposal will have little to no impact on the built environment.

Economic Assessment

The proposed development will involve the efficient re-use of the existing foot print of the existing garage, albeit slightly enlarged to the rear.

Planning history

The property has benefited from previous planning approval to the original dwelling. Full approval was granted in April 2006 for the erection of two storey and single storey extensions. The planning application number for this approval was 2006/62/90590/E3

INVOLVEMENT

The neighbour at No.69 Park Drive East has been consulted with respect to the proposal and has no objections.

We understand, and welcome the fact that the Council will carry out further public consultations on this application.

EVALUATION

The current garage has suffered from subsidence due to poor foundations. The applicant seeks permission to replace the garage on good solid foundations, with this the opportunity exists to provide a replacement garage with additional space above for the applicant to carry out their craft hobbies in a detached environment from the main dwelling. Consideration has been given to enlarging the foot print in a single storey manner. However, the proposed style and positioning of the proposal as a two storey building provides a seamless addition to the street scene.

2. DESIGN OF THE SCHEME

PROPOSED USE

The site is situated within a long-established residential area of Mirfield. The proposal is to demolish the existing detached garage, which remote from the main dwelling, and reconstruct a similar, but slightly longer, garage footprint in the same location as the demolished building.

It is accepted the proposed garage and ancillary first floor room will be a digression from the existing building as the proposal is two storey with a pitched roof. The existing garage benefits from a flat roof. However, as previously noted the design of the proposal sits in harmony with its neighbouring properties northwards on Park Drive East.

The intended use of the proposal is car storage to the main body of the ground floor area, with further room for bicycle and garden equipment storage. The first floor is to be used a hobby and craft room. The applicant has an interest in wood turning and carpentry. This is purely a hobby and no financial reward is taken for this pastime.

External to the main body of the garage is a single storey lean-to orangery/greenhouse, the applicants has a keen interest in gardening and the growing of vegetables.

It is accepted that double storey garages may not be the norm, and we can understand that due to the general design of the proposal, confusion may arise about its use. We can assure Kirklees Council that there is no intension of this building being used for habitation. As such the applicant is open to any conditions upon the approval stating the building is not to be used for these purposes.

AMOUNT

The development involves the construction of a detached garage and storage facilities at ground floor and a hobby/craft room at first floor. Additional to this would be a lean-to orangery/greenhouse to the southeast elevation.

LAYOUT

The layout of the proposal is detailed above and can be seen on the architectural plan 1306-02/01

SCALE AND APPEARANCE

The scheme related well to the existing character of the locality and neighbours in terms of its design, scale, massing, height and materials. The garage incorporates architectural features and details of buildings in its surroundings but will also be distinguished by its own design.

The front elevation, ground level to eaves will be approximately 5m

The garages main elevations are to be faced in brickwork, hung clay tiles, UPVC windows/doors and the roof will be covered in concrete tiles.

LANDSCAPING

Landscaping will generally be unaffected as the proposals footprint is generally the same as the existing building. General landscaping will take place around the proposal and this will be sympathetic with the surroundings.

ACCESS COSIDERATIONS

The design of the building is predominately for the use and storage of vehicles and bicycles, therefore level access is by virtue the way into the building.

Consideration will however be given to the movement of people from ground to first floor. Adequate and Building Regulation compliant features will be incorporated in the design.

APPENDIX

PHOTOGRAPHS



No.69 Park Drive East (left) and flat roofed garage of No.13 Blake Hall Drive 9right)



No.13 Blake Hall Drive's detached garage



View on No.69 Park Drive East from driveway of No.13 Blake Hall Drive



Google Street Map illustrating boundary coverage along No.69 Park Drive East and garage of No.13 Blake Hall Drive (flat roof just visible)



Google ariel view illustrating position of garage belonging to
No.13 Blake Hall Drive and houses along Park Drive East