MSK
Architecture

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MSK Architecture
12-20 Tontine Street
Graphic House
Blackburn
Lancashire
BB1 7ED

Ref:

Introduction

This design and access statement document is intended as an aid to understanding the processes that were used in forming the design principles and the final layouts which accompany the full planning application for a new built residential property. The property in question is located on Gernhill Avenue which is off Lightridge Road.

Access

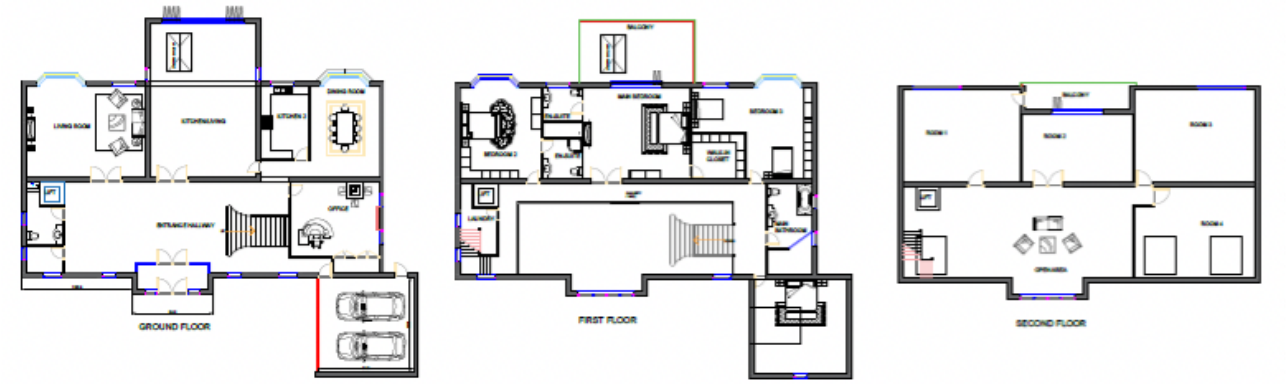
The existing access to the site will be retained and will be used in the new proposals. The area in which the site is located and the street itself Gernhill Avenue is a quiet residential cul-de-sac where there is good visibility and also low vehicle speeds.
In the new proposals there will be a garage which will be available for 2 cars. The site is sustainable as it is located within walking distance of public transport routes. This provides access to the full range of services and regional transport links which is available in Huddersfield town centre. The new proposals have also been designed keeping in mind the approved document Part M which is “Access to and use of buildings”

Context

Gernhill Avenue is a mature Surburban environment where there are detached dwellings which date from the 1930’s, 40’s and 50’s predominate. These dwellings also enjoy extensive mature gardens and to the south side of the street an aspect towards mature woodlands.

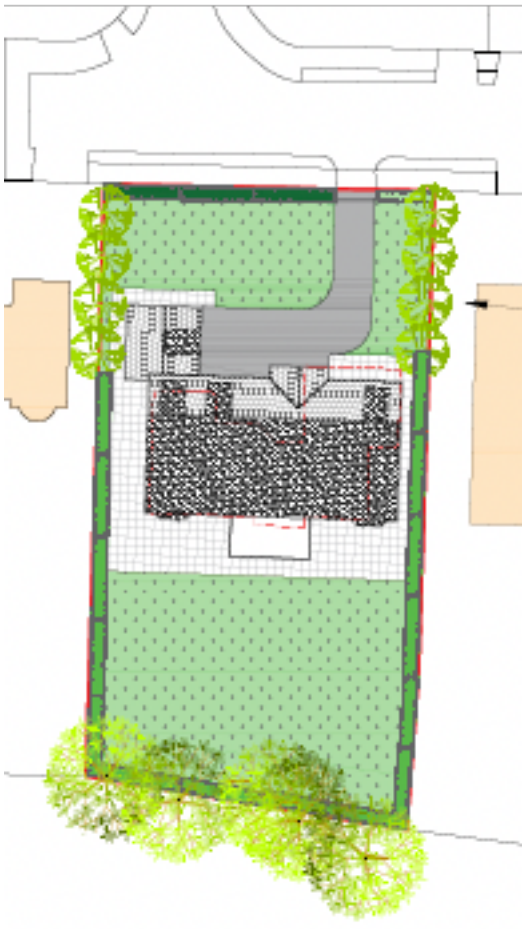
Amount

This planning application seeks approval for the construction of a detached dwelling and a garage.



Layout

The proposed layout is generated by the location of the existing building and its footprint in relationship to the site in question.



Scale

The heights, span and roof pitched of the new proposed dwelling have been manipulated to try and ensure that the new dwelling is in keeping with its surroundings and surrounding properties.

Appearance

The new proposals external appearance has been designed to keep the dwelling looking like the existing dwellings on the cul-de-sac. We have used a mixture of stone, render and Artstone head and cills and window surrounds to make it look traditional with a hint of modernism with the glazing and windows etc.

ENVIRONMENTAL STATEMENT

The proposed dwelling will be designed to a level which is defined by the code for sustainable homes