

DESIGN AND ACCESS STATEMENT

BEAUMONT PARK ROAD



ARCHITECTURE

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C49 Architecture is a fast-moving Architecture Firm who believe in creating inspirational projects. Through our designs, we strive to find the perfect balance between costs, comfort, practicality, and beauty.

Our goal is not only to create stunning buildings, but also ensure cost effective design, always seeking to undertake projects in the most ecological way possible. When working with listed buildings or in conservation areas we design solutions to preserve the heritage assets

Having experience working throughout the UK we strive to bring the best cost-effective design to each project to suit the briefs given.

Working throughout the commercial and domestic sector we have experience in all projects.

Introduction

C49 Architecture have been commissioned to undertake this project due to their extensive knowledge and experience domestic building design.

The Design and Access statement has been prepared by C49 Architecture to provide sufficient information to accompany a detailed planning application for the extensions to an existing dwelling.

Site Description

The site extends to 0.147ha and is located set up off Beaumont Park Road.

The site is on the edge of Beaumont Park.

The house is of 1960's construction and design and has very little architectural merit and does not fit in with the grandeur and design of surrounding dwellings.

The application site is within an area of large dwellings with imagery below of the different types of house located within the immediate vicinity of the application site. (see appendix).

The site from the road is currently enclosed by a stone wall and electric gates with a driveway leading to the front of the house.

Planning Policy

The site is unallocated in the adopted Huddersfield Replacement Unitary Development Plan.

Client Brief and Needs

The client has set out the below requirements and needs for their home which in turn has derived the design to meet these needs.

The client home schools so require space for teaching that is detached from the main living space.

The Client works from home and needs an independent office within the house.

Internal Garage

Open Plan living with separate living room

Five Bedrooms including master suite

External driveway with turning facilities

Good linkage between inside and outside

In this case the classroom would change to a bedroom and the office would have to be used for all the office and teaching needs.

Means of Access

Vehicular, pedestrian access into the site is as existing.

When within the site the proposal creates a new circular driveway with the trees as a centre feature to allow extensive parking and turning.

The site also occupies a sustainable location that is accessible by a range of modes of transport including private car, public transport, walking and cycling. Shopping, employment, education, health and community facilities are all located within a short walking distance.

The driveway and parking areas are not visible to Beaumont Park as the levels and natural screening stops the visibility of this.

Scale

The house footprint has been increased to 237m².

The site allows the extensive enlargement of the existing house.

This scale of development is appropriate for this site given its location.

The image below shows that the current scale is a lot smaller than the surrounding dwellings..



Appearance

The design has taken into account scale and design of adjacent dwellings along with local materials and design features to ensure that an appropriate scheme is achieved for the area.

We have proposed a higher quality of development than the existing, but it is in keeping with the style of the houses in the area.

Materials Proposed are:

Walls- Stone frontage and brick

Roof- Marley Tiles

Doors and Windows- Grey UPvc

By using the materials above and the basis of a traditional design it is designed that the house bring a new level of accommodation to the site as well as providing a home suitable for the owners needs.

The existing frontage is brick it is proposed that through the amendments to the frontage this allows the brick to be changed to natural stone.

Natural stone frontage is then more in keeping with the surrounding and local heritage.

The proposal takes this basic 1960 house to a more substantial house with good, designed frontage to fit in with the history and wealth of the area.

Landscaping

The existing landscaping to the boundary wall is proposed to remain to provide screening from Beaumont Park.

The detailed layout of the scheme shows the garden having a mix of soft and hard landscaping to the rear and hardstanding driveways to the frontages. This is due to mature gardens already formed and the application having minimal impact on the landscaping.

Conclusions

Based upon the information set out above, the proposed extension and development of the existing house should be granted planning permission.

Planning policy is supportive of the principle of residential extensions and improving standard of living and visual amenity.

The site occupies a sustainable location that is accessible by a range of modes of transport including private car, public transport, walking and cycling. Shopping, employment, education, health and community facilities are all located within a short walking distance.

The appearance is to be improved to match in with that of the surrounding housing and the local materials.

The development is designed to provide a high level of accommodation the client's needs and compliments the high quality design, the setting and the surrounding houses.

IMAGES



Existing House



TYPICAL SURROUNDING HOUSE



VIEW FROM ROAD



NEW BUILD HOME IN GROUNDS OF GARDEN OF NEIGHBOURING PROPERTY





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