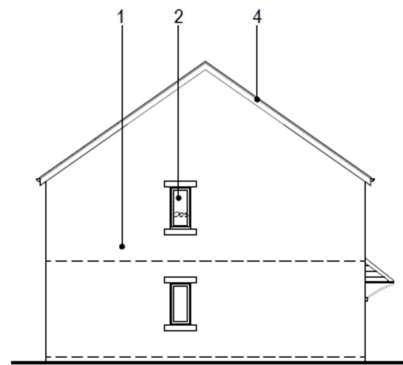




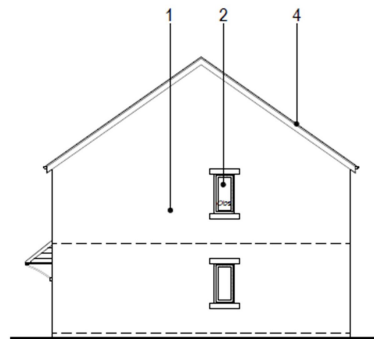
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

DESIGN & ACCESS STATEMENT

Proposed Residential Development

At

Abb Street, Marsh, Huddersfield

Farrar Bamforth Associates Ltd

Architectural Consultants

farrarbamforth.co.uk



[1] INTRODUCTION

- 1.1 This Design and Access statement has been prepared in support of a Planning Application to Kirklees Council seeking approval for a semi-detached residential development.
- 1.2 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.

■ Farrar
■ Bamforth
■ Architecture



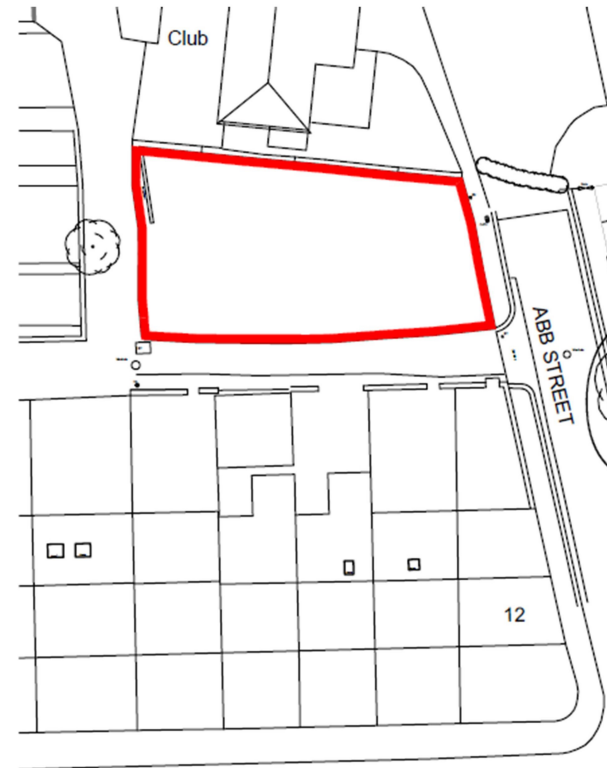
Site Plan

[2] LOCATION

- 2.1 The site is located within a pocket of land along Abb Street, Marsh.
- 2.2 The site is located in Huddersfield, 1.2 miles from Huddersfield Town Centre.

[3] CONTEXT

- 3.1 The proposed development will be located towards the end of Abb Street, adjacent to Marsh Conservative Club, with parking facilities located to the front, as indicated on the submitted drawings.
- 3.2 This area of the site is currently vacant with overgrown vegetation.
- 3.3 The proposed semi-detached development will provide infill housing as the site is surrounded by mostly residential buildings.

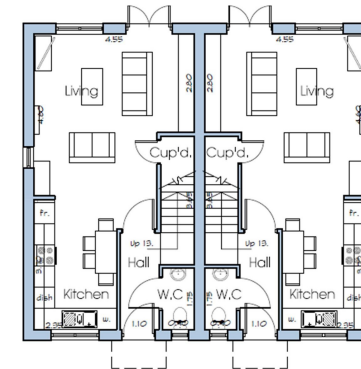


Location Plan

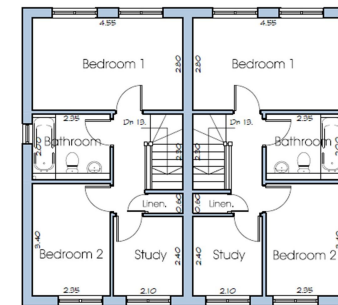
[4] LAYOUT, SCALE & APPEARANCE

- 4.1 The proposal is for a 10m x 9m semi-detached residential development.
- 4.2 The Ground floor will provide open plan kitchen and living spaces. The first floor will include bedrooms and a study space.
- 4.3 Externally; parking, EV charging and bin storage will be located to the front of the dwellings. Garden space will be to the rear of the dwellings.
- 4.4 The proposed dwellings will be constructed from the following, refer to the proposed plans and elevations drawing – 0701:
 - Walls; Natural coursed stone.
 - Windows; uPVC.
 - Doors; composite.
 - Roof; concrete roof tile - grey.

All proposed materials will be in keeping with adjacent residential buildings.



Ground Floor Plan



First Floor Plan

[5] PREVIOUS PLANNING

- 5.1 Previous outline planning applications have been approved in 2015 (Application no. 2015/93638) and renewed in 2019 (Application no. 2019/91609).
- 5.2 The approved applications have been for a 2 storey semi-detached dwellings which include 4 x 1 bed flats.
- 5.3 It's worth noting that the proposal will be similar in terms of scale, design and materials.

[6] SITES PREVIOUS USE

- 6.1 The site has previously housed an old workshop building, which has recently fallen into a state of dis-repair, thus has been demolished.
- 6.2 The workshop was over 2 storeys, adjacent to the pavement, along the end of Abb street.



Previous Workshop

[7] LANDSCAPING

- 7.1 The existing site consists of overgrown invasive species which are of no ecological significance.
- 7.2 Hard landscaping will be to the front of the property providing parking, bin storage and access around the dwellings.
- 7.3 Grass planting will be located to the rear gardens and side of plot no. 1.



[8] ACCESS INTO THE SITE

- 8.1 The site is accessed along Abb Street, off Westbourne Road, Marsh. Parking is located to the front of the dwellings as the previously approved outline application.
- 8.2 Regular bus services into Huddersfield Town Centre are provided approximately 100m away on Westbourne Road.

[9] ACCESS WITHIN THE SITE

- 9.1 The dwellings will be surrounded with screen fencing. Access into the buildings will be provided along the front, adjacent to the parking.
- 9.2 Access round the side of the properties will lead to the rear gardens. Doors to the rear of each dwelling will open into the garden space.

