TREND
ARCHITECTURE

PLAN – DESIGN - BUILD

Tel: 01484 941065
Web: www.trendarchitecture.co.uk
Email: plan@trendarchitecture.co.uk

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

Mohammad Ebrahim

@

39 Platnam Grove, Birkby, Huddersfield, HD2 2RH



ISSUED FOR PLANNING APPROVAL: **04th October 2022**

TREND ARCHITECTURE **Ref: TR-A22-0806**

TREND
ARCHITECTURE

PLAN – DESIGN - BUILD

Tel: 01484 941065
Web: www.trendarchitecture.co.uk
Email: plan@trendarchitecture.co.uk

DESIGN, ACCESS & HERITAGE STATEMENT		
Site Address:	39 Platnam Grove, Birkby, Huddersfield, HD2 2RH	**Date:** 4th October 2022
Contact details:		

Applicants name	**Agent name**
Name: Mohammad Ebrahim	**Name:** TREND ARCHITECTURE
Address: 39 Platnam Grove, Birkby, Huddersfield	**Address:** 103-105 Bradford Rd Huddersfield
Postcode: HD2 2RH	**Postcode:** HD1 6DZ
	Telephone: 01484 941 065

Tel: 01484 941065
Web: www.trendarchitecture.co.uk
Email: plan@trendarchitecture.co.uk

The History

This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of Mohammad Ebrahim to accompany the planning application for the property located at 39 Platnam Grove, Birkby, Huddersfield, HD2 2RH. This property, which is surrounded by residential buildings, is within the Birkby Conservation Area.

The Proposal

The property, which has been used for residential purposes, consists of a ground floor and a first floor. The ground floor contains a living room, kitchen, utility room, garage, and a downstairs Wc. The first floor contains four bedrooms, one bathroom, one Wc and storeroom.

Amount of Development & Layout

4m Rear single storey extension within permitted development rights for a detached dwelling.

Mohammad Ebrahim would like to add a four metre long single-storey rear extension to add a dining space, relocate the utility room and increase the kitchen area. The internal changes will be to partition the new extension into two rooms and another internal wall will need to be constructed to relocate the utility room. As well as the removal of an internal wall where the existing utility room currently is.

Access

Access to the front of the property will not need to be changed as the extension is only at the rear of the dwelling and will have no effect on the front elevation. There will be an external door in the kitchen part of the extension and there will be a bifold door in the other section of the extension both leading to the rear garden.

Appearance

The proposal respects the general character and appearance of the surrounding area and will be made from materials matching the existing dwelling. The proposed development will have no detrimental impact upon the amenity of occupiers of neighbouring properties.

In keeping with the style of architecture of the existing dwelling

There are no existing trees/vegetation which will be affected by the proposals.

Scale

Single storey rear extension within the permitted development limits.

Tel: 01484 941065
Web: www.trendarchitecture.co.uk
Email: plan@trendarchitecture.co.uk

Conclusion

The four-metre extension will provide more of a living space on the ground floor level, the materials used will be visually fitting in with style of architecture currently.

The extension will also have a small effect of the conservation area by taking up a four metre single storey extension at the rear of the property. The proposal respects the scale, character, design, and materials of the construction of the surrounding area.