

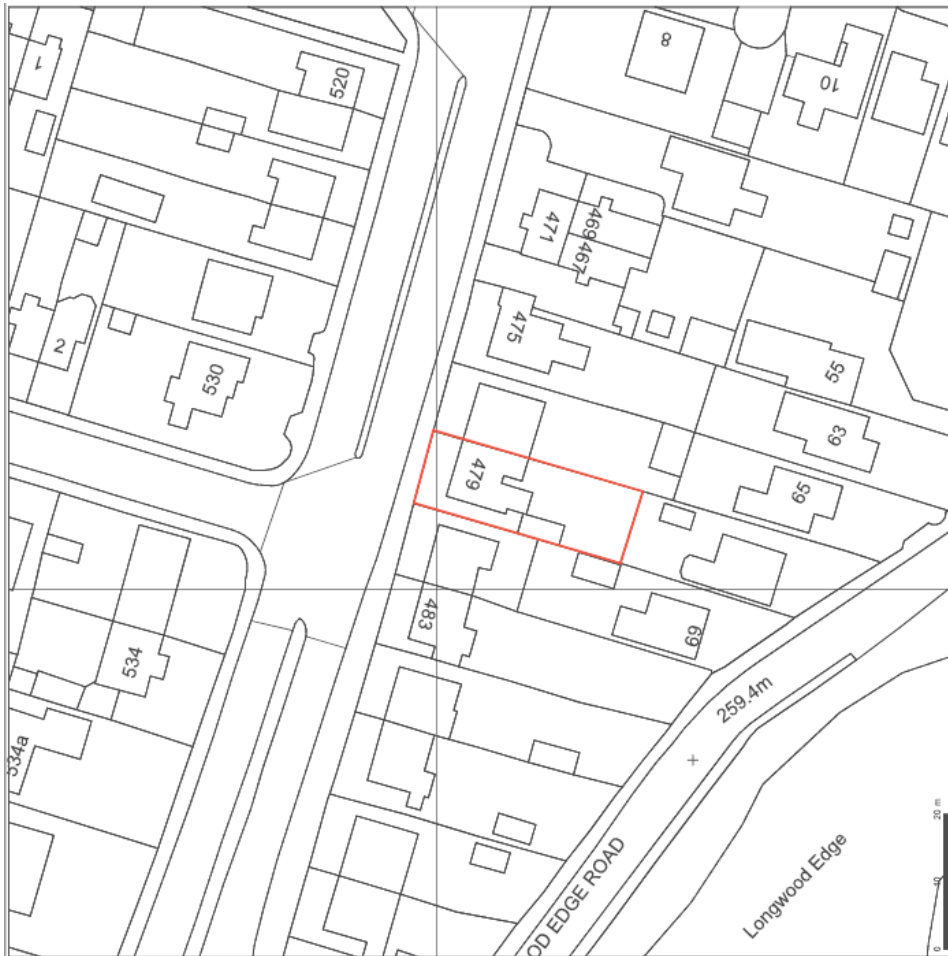
DESIGN, ACCESS & HERITAGE STATEMENT

FOR

Mr & Mrs Ahmad

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479 New Hey Road, Salendine Nook, Huddersfield, HD3 3XG



ISSUED FOR PLANNING APPROVAL:

20th April 2023

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address:	479 New Hey Road, Salendine Nook, Huddersfield, HD3 3XG	Date: 20 th April 2023
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Contact details:

Applicants name

Name: Mr & Mrs Ahmad

Address: 479 New Hey Road,
Salendine Nook, Huddersfield

Postcode: HD3 3XG

Agent name

Name: TREND ARCHITECTURE

Address: 103-105 Bradford Rd
Huddersfield

Postcode: HD1 6DZ

Telephone: 01484 941051

Area

This Design, Access Statement has been prepared by TREND ARCHITECTURE on behalf of Mr & Mrs Ahmad to accompany the planning application for the property located at 479 New Hey Road, Salendine Nook, Huddersfield, HD3 3XG is surrounded by residential buildings.

The Proposal

The property, which has been used as residential home, is divided into 2 levels. The Ground Floor currently contains A living room, dining room, kitchen, 2 bedrooms, bathroom, and conservatory.

Mr & Mrs Ahmad's vision is to create a more appropriate house layout

Currently the ground floor dining room is being used as a bedroom with little or no accessibility access To

accommodate Mr & Mrs Ahmad's vision it is proposed to modify the internal layout of the building to allow for more circulation space as well as a 1.5m extension to create a bedroom specifically designed also contain an en-suite. A utility room is proposed which

would allow more storage space The garage cannot be used for this currently as there is no direct link to the main property and this will allow a entrance to the existing garage through the house as well as the space required

Also, a dormer is proposed on the first floor to the rear as one of the bedrooms that are currently on the ground floor would need to be relocated to allow for functional living for the family adequate living and dining and kitchen areas and hallway circulation.

There will be external changes to the building However, the dormer on the first floor will be facing the rear of the dwelling to keep the aesthetic of the street as there are other dwellings with rear facing dormer. In addition, most of the extension is towards the rear with only a 2.15m Side extension however, the side extension will be in line with the existing garage.

Access

The front of the property can comfortably accommodate 2 parking spaces There are no external changes to the front of the dwelling so the parking spaces will remain unchanged.

Appearance

The proposal respects the general character and appearance of the surrounding area. The proposed development will have little impact upon the amenity of occupiers of neighbouring properties.

Conclusion

PLAN – DESIGN - BUILD

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It is apparent that as a consequence of the proposed alterations in the form of external alterations, it will have little adverse effect on the surrounding and neighbouring properties.

Our submissions are that the external changes will follow the aesthetic of the existing dwelling and surrounding area by the materials being used will visually fitting in with style of architecture currently.

The proposal respects the scale, character, design, and materials of the construction of the surrounding area.