

DESIGN AND ACCESS STATEMENT

PROPOSED DWELLING AT 92 LASCELLES HALL
ROAD.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a new dwelling at Lascelles Hall Road, Huddersfield.

The proposal has received a recent approval under ref number 2021/62/92709 the clients wish now to make amendments to this which fall outside the scope of a NMA application hence the enclosed full application.

The existing site currently consists of a large barn/stable building and detached double garage, the site is flanked by various forms of housing which are all individual designs and styles.

Existing access for emergency and service vehicles is via Lascelles Hall Rd this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is to take down the existing barn building and construct a new dwelling on roughly the same footprint. The existing garage will remain for the parking of vehicles associated with the new dwelling.. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has ample garden/amenity space with existing drives and parking spaces

serving the dwelling. The amenity spaces created will be well maintained and landscaped and made safe with boundary fencing. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans, previous discussions have been had with the local authority planning dept. regarding the site layout and these discussions were of a positive nature and resulted in a previous approval. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed dwelling is split levelled with rooms been formed in the roof void areas to create additional living accommodation. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the building has been designed so as to not over dominate its surroundings to the detriment of the character of the area.

Landscaping

Drive ways and parking spaces already have a tarmac finish this will not alter. Soft landscaping will comprise grassed and planted areas to the remainder of the site. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

The new build will have a natural stone wall finish and a stone slate roof. All window and door frames will be hardwood timber.

Access

This site will be accessed from the existing entrance onto Lascelles Hall Road. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.