



Land Off  
Intake  
Golcar  
HUDDERSFIELD  
HD7 4QP

January 2023

# Design and Access Statement

## Contents

- 01 Character of the Area and Location
- 02 The Site
- 03 Use
- 04 Urban Grain
- 05 Proposals
- 06 Standard of Accommodation
- 07 Scale
- 08 Amenity Space
- 09 Accessibility

## 01 Character of the Area and Location

This design and access statement is submitted in support of an outline planning application for the erection of one detached dwelling. The site is located in the centre of Golcar and as such benefits from good access to the surrounding amenities and transport networks. The development site sits within an established residential area where the prominent building material is natural stone. To the West of the site is a bowling green which is slightly higher in level to the application site. To the East is Intake and the adjacent footpath with access into the bowling green to the North and a public right of way to the South.

Other existing buildings surrounding the site are varied and generally consist of detached, semi-detached and terraced dwellings and vary in their scale, massing and appearance.

The land is unclassified on the UDP and has no other restrictions shown on the planning portal.

02

## 02 The Site

The land is relatively flat and is currently overgrown with a single detached garage, the garage has a drop kerb and access from Intake. The boundary with the bowling green has a hedge along the full length but generally the site looks untidy and subject to anti-social behaviour. The surrounding dwellings are typically two storeys in scale, constructed with a mixture of stone and buff brickwork with pitched roofs, reflect the typology of the area as a whole. There are no protected trees within or immediately surrounding the site.

## 03 Use

The proposals seek to use the existing overgrown area for a single detached dwelling. The dwelling will be 2.5 storeys in height with rooms in the roof to reflect the scale of the buildings opposite. The layout of the dwelling will be arranged as typical three bedroom homes with bedrooms on the first floor and living accommodation on the ground floor. There will be space for parked cars to the site and amenity space will be located to the South.



Views from Intake.



View along the site.



Proposed housing layout for outline purposes.

## 05 Proposals

The proposals seek to provide new homes with parking that will follow the “URBAN” model of the traditional dwellings. The site is located within an existing neighbourhood where there is already an established network of community facilities in close proximity and access to regular public transport routes to Huddersfield, Wakefield, Sheffield and Leeds. The aim of the proposals will be to develop high quality buildings that sit comfortably within its surroundings.

The proposed elevations will follow the established building heights with the plan taking the traditional form of 2.5 story dwellings. This will allow harmonious overall designs typical to the character of the area. The development and amenity space have been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

04

## 06 Standard of Accommodation

The proposed dwelling will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing properties meet the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants.

A family kitchen dining room and separate formal living room occupy the ground floor of the houses, positioned to make best use of the secluded landscaped garden. The 3 bedrooms are on the first floor and located within the roof space and benefit from a house bathroom.

## 07 Scale

The proposed dwelling will be 2.5 storeys with a massing and roof form to replicate the vernacular of other similar sized buildings within the local area.

The design of the dwelling seek to create a new home of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the older traditional properties within the area. The traditional styled dwelling will be carefully detailed using traditional materials so that it sits comfortable within its established residential area. The overall width, depth and height of the building have been carefully considered so that it emulates a classical style of the neighbouring buildings. The main materials of stone and slate tiles have been selected to be hard wearing and ones that weather and age well over time.

## 08 Amenity Space

The design and size of the amenity space should be considered in relation to the individual circumstances of each scheme and should consider development form, siting

of the building in relation to any existing public open space and the dwelling type.

Private outdoor space will be provided for activities such as sitting out, children's play, drying clothes and gardening. Each of these spaces can be positioned and designed to take account of orientation, types of uses and aspect. The dwelling has been shown to achieve a 150m<sup>2</sup> private garden.

The landscaping works associated with the scheme are limited to those associated with creating a new domestic dwelling.

## 09 Accessibility

The vehicular access will be from Intake where new drop kerbs will allow access to the proposed dwelling. The proposed three bedroom dwelling has been shown with 2 dedicated parking spaces each.

Pedestrian access to the new dwelling will again be via Intake to the front door with a secondary access to the rear from the parking area.

The visibility spays to either side of the drive will allow 2.4m x 43m in both directions. The new parking spaces will be surfaced in a manner to comply with the Communities and Local Government, guidance on the permeable surfacing. A bin storage area has been provided to the rear of each dwelling and these can be left at the kerb edge on collection days.

The dwelling will have a level threshold with a 1200mm x 1200mm level platform outside the main entrance door with a clear opening width of 800mm. Internal door widths will achieve 750mm clear openings and circulation of a minimum 900mm wide. The ground floor WCs will allow transfer from two directions, laid out in accordance with Approved Document M and will have a door providing 800mm clear opening.



View of the existing garage from Intake.