

Design and Access statement

Ref 1356

Land adjacent to 11 Park View, Cleckheaton,
Kirklees BD19 3AN

25/01/23

PROPOSAL

The proposal is for Full planning approval for a detached two storey, two bedroom house.

The site area is 146 Sq/m.

DESIGN

The styling would be to match the traditional characteristics associated with the surrounding area that it lies within.

Existing boundary fences are to be retained, screening the site, and a proposed stone boundary wall to the front to visually tie the development with the houses around it.

2no off street parking spaces are proposed.

A patio area is proposed situated such that it is screened from neighbouring properties and offers private amenity space.

The windows to the lounge and kitchen are such that the spaces have multiple outlooks, such that those windows to the front of the properties can be considered secondary windows. If required this allows for them to have low level obscuring to prevent any overlooking issue. This allows that the front elevation can be considered a side and achieves greater than 12m separation from houses at no9 & 11 to the proposal.

Additionally houses at no9 & 11 have ground floor levels at least 500mm higher than the proposal helping to offset any overlooking issues between properties.

Refuse bins etc are to be located within the grounds as they currently are.

MASSING

The massing is such that is in keeping with many of the extended houses around it, with eaves and ridges kept the same or lower than adjacent properties.

No structure is forward of the existing building line.

The position and overall mass are such that the proposal maintains any right of light adjacent properties may have.

The adjacent house no13 has a garage adjacent to the site which blocks the view of the proposal from any ground floor windows of no13. Our sections demonstrate that the garage and existing fence etc are such that the proposal has no detrimental effect on the property.

No 15 by virtue of being aligned across the back of the proposal does not have the 2 storey mass to contend with. The single storey dining space is in alignment with no 15, but due to its low form, established fence etc it has no effect on the outlook of no 15.

The alignment of the back face of the proposed two storey structure is such that even the rear eaves of the proposal does not interfere with the 25 degree right of light.

Properties to the front and rear of the proposal are positioned such that any right of light is easily achieved.

The proposal is situated to achieve all the recommended offsets from other dwellings, in accordance with the local authority's extensions policy to prevent overlooking onto neighbouring living areas.

This will lead to no detrimental effect on the surrounding area.

ACCESS

New doors etc will be Part M compliant.

TREES

Existing trees adjacent to the site are not affected

DRAINAGE

Drainage will connect to the existing main sewer subject to further agreement in the event an approval is recommended.

CRIME PREVENTION STRATEGY

All ground level doors will have toughened glass and reinforced frames. They will be secured by an integral multi point lock system by Yale or similar approved manufacturer.

All doors and windows will be fitted with doubled glazing as a minimum.

The structures will be fitted with a motion detector alarm system. Motion detectors will be fitted downstairs and upstairs.

LED type dusk till dawn lighting will be utilised where suitable.

SUSTAINABILITY

The proposal will look to use sustainable design and construction methods. The building fabric will be designed and built using sustainable principles.

Materials that are long lasting, zero maintenance and make minimal use of fresh natural resources.

Glazing will be designed and manufactured to a high specification to ensure that heat gains exceed heat loss throughout the course of the year.

MATERIALS

The materials are all proposed to match those used around the property.

1. Walls
New stone coursed.
2. Windows
White UPVC
3. Doors
Front door to be composite with oak effect finish.
Rear doors to be white UPVC.
4. Facias and soffits
Black UPVC
5. Rainwater goods
Black plastic with cast iron look
6. Roofing
New Grey slate
7. Boundary wall
Reclaimed stone with new cut stone coping.
8. Driveway
Permeable block paving