

DESIGN AND ACCESS STATEMENT

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| Site Location / Address |
| 10 Fulneck Close, Fixby, Huddersfield HD22LJ |
| Applicant / Address |
| Stephany Taylor 10 Fulneck Close, Fixby, Huddersfield HD22LJ |
| Description of the Property Affected and Use |
| <p>The property is a detached domestic dwelling within extensive gardens and having an integral double garage. The property is constructed from masonry walls, the roofs are formed concrete interlocking tiles and all windows / doors are self-finished U-PVC.</p> <p>The works proposed do not affect this status, the intention is that the Garden Room will supplement this existing use and provide additional residential accommodation.</p> |
| Property Listing and Conservation Area Details |
| <p>The property is un-listed and has no features described on any registers.</p> <p>The property is not within 50m of any listed building or scheduled monument.</p> |
| Application Proposals |
| <p>The application is for a new Garden Room (lounge/kitchen, bedroom and bathroom), ancillary to the use of an existing residential dwelling.</p> <p>The proposals are at on one floor level and cannot be seen from the highway.</p> <p>The building is designed to provide residential accommodation for a family member, who will generally use the welfare (kitchen, dining, bathroom) functions of the existing house, but will need small scale provisions within the new structure.</p> <p>The occupancy rate of the site will not increase due to the proposals. The family members current bedroom within the existing house will be used as a hobby room, once the garden room is completed.</p> |
| Amount and Context of Demolition |
| <p>The proposals call for the demolition of a small garden (retaining wall) which is to be replaced. Along with this, there will be some works to the existing patio but levels will not significantly change.</p> |

Existing Site Photographs



View from the existing house up to the location of the new structure

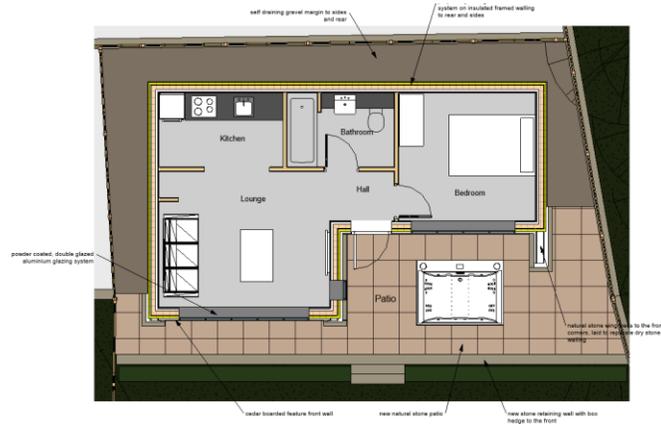


View from the location of the new structure, down to the existing house

Layout

The new building is a single storey unit, with a combined lounge / dining / kitchen area, a separate double bedroom and a separate bathroom.

Externally, there is a patio area for the relocated hot tub, which the roof overhangs to provide coverage.



Scale

The new structure is of a much smaller size than the surrounding residential properties.

Due to the site topography, the floor level is raised above that of the property it is associated to. The height of the building however, is not above that of any of the existing surrounding dwellings.

Where the new structure is situated, the ground level is lower than the adjacent sites. The proposal does not affect any properties right to light or contributes to overlooking.



Landscaping

The works take place on land currently occupied by an patio, to the top of a terraced garden. The proposals do not affect any landscaping and will enhance the setting of the garden.

Appearance

The structure is to be lightweight framing (galvanised steel or timber), with an insulated core and plasterboard inner face. External walling materials vary and comprise of cedar boarding, self-finished render, and natural stone (laid to replicate dry stone walling). The roof is a mono-pitch with sedum as the finishing material.

It is designed to complement the existing palette of materials surrounding the site (woodland, dry stone boundary walls and landscaping).



Pedestrian Access

Pedestrian access is afforded from a shared Cul-De-Sac, onto the drive of the property. The application makes no changes to this arrangement.

Vehicle Access

The site is currently well served for both vehicle access and parking, having off street facilities. There are no changes to the current vehicle access to the site, or parking arrangements.

Inclusive Access

There are no changes to access to the existing property.

Access to the Garden Room will be from the existing drive (or from the existing house), through the existing garden on a made footpath at less than 1:21 fall, and with 3 no. steps (300mm going and max 170mm rise) to the patio. Access into the new structure from the patio will be level.

All facilities in the new structure are at the same level and fully accessible.

Conclusion

The proposals have little impact on the character of the property and negligible effect on the character of the locality.

The sympathetic nature of the building design will enhance the setting, whilst providing much needed accommodation.