

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

Mr Banwait

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8 Hungerford Road, Huddersfield, HD3 3AL



ISSUED FOR PLANNING APPROVAL:

29/06/2023

TREND ARCHITECTURE

Ref: TR-A23-0504-Rev.2

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address:	8 Hungerford Road, Huddersfield, HD3 3AL	Date: 19/06/2023
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Contact details:

Applicants name

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Agent name

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The Proposal

This Design and Access Statement has been prepared by Trend architecture on behalf of Mr Banwait to accompany the planning application for the erection of a new detached stone constructed Outhouse, to be in keeping with the existing dwelling and surrounding area.

The current main property is predominantly a double storey, stone faced construction under a slate roof. The property does not require any alterations, but the owners, would like to erect an outhouse for office use purposes to meet their current needs, the outhouse will be in keeping with the surrounding area, with a stone finish and slate/hipped pitched roof to match the current property.

The main walls are to be constructed from 140mm pitched face stone, with grey slate, black crittal glass wood effect timber UPVC framed sash windows with matching corner corbels/quoins and features, all materials used will be in keeping and have a similar appearance with the existing dwelling and neighbouring properties.

The proposed outhouse will have no major impact on the neighbouring properties as it is well set away from any windows or key property features. It currently has one obscure glass window to the southeast elevation for the water closet; there are also a 4m bifold, 2 glass doors and 2 roof lights to the western elevation for natural light purposes.

A hipped roof with a low pitch will help to fit in within the conservation area and to create design, style and give character to the structure while providing a similar approach to the main dwelling garden roof and neighbouring property and surrounding extensions after completion.

All materials will match the host dwelling and surrounding area; hence the proposal will have a minimal impact on the surrounding conservation area and its assets. The outhouse is set in the lower garden and will be slightly higher than the existing boundary fence.

Use

The development will be for residential and office use in keeping with the surrounding area and provide a better use for the client for office purpose. The original planning for the property was completed pre-covid and working from home was not considered in to the build. The reason the occupants require another office is because there are now 3 adults whom work from home, and children require the space for online studies, and are currently not able to use the current single office in the existing house simultaneously and the bedrooms are non-workable places and required for the family as bedrooms. The large space outhouse will provide the office space needed and get away from the main property and meet the current requirements.

Access

Existing access, parking and vehicle turning space will be unaffected. The outhouse is proposed to be placed close to the boundary fence on the right because it provides the best access from the rear garden terrace from the existing dwelling without interfering with the existing landscaped garden area.

Amount of Development & Layout

The new outhouse will sit within the existing garden. The new roof line will still sit lower than that of the main dwelling single storey components.

Scale

The outhouse will be 4.4x11.8m external dimension and will sit lower than the existing main dwelling. Also, it will be in the back garden so and will not be seen from the street scene.

Appearance

The appearance of the proposed outhouse will be in keeping with the existing main dwelling and compliment adjacent properties and the area. The outhouse will be at the lowest point of the garden and will also be made from materials that match the property and neighbouring properties. The height will only be slightly higher than the existing timber fence, however the stone finish will provide a better outlook than the existing timber fence.

The proposal respects the general character and appearance of the surrounding area. The proposed development will have no detrimental impact upon the amenity of occupiers of neighboring properties. It is proposed for the structure to be installed on pile foundations as the main house dwelling which will have no impact on the existing nearby trees.

Listed Neighboring Building

The Neighbouring building (4 Hungerford Road) is a grade II listed building with entry number 1313911 which is made finished with hammer dressed stone which would not be affected as the proposed outbuilding would also be made from natural stone to match the approved main dwelling and also matches the surroundings. 4 Hungerford Road under the listing has a hipped slate roof, the proposed outhouse would also, have a hipped slate roof to fit in with the aesthetic of the listed building next door. The Sashes of the windows would not be affected as the windows of the proposed outbuilding would not be visible to the neighbouring property and is also not visible from the street view. The proposal is approximately 17 metres away from the listed building and will sit slightly above the existing timber garden boundary fence therefore, causing little interference with the existing listed building. The stone structure of similar height to the boundary fence would provide a better outlook and more in character to existing listing building than the existing boundary fence.

Conclusion

In conclusion, the proposal will have no adverse effect on the surrounding area since the outhouse will use materials that will match the current main dwelling to ensure they are in keeping with the surrounding area. The proposal respects the scale, character, design, and materials of the construction of the surrounding area. In this respect the proposed development has little to no effect on the surrounding area as the outhouse will be lower than the existing dwelling, it will be in the back garden therefore it cannot be seen from the street.

Bibliography

- Edgerton Conservation Area Appraisal
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- Historic Environment Good Practice Advice in Planning: 1
- Historic England Advice Note 1 (Second Edition)
- Planning Design Guidelines Document