**Elizabeth Parr . Architect**
35 Meadow Lane, Slaithwaite, HD7 5EX

# Design & Access Statement for Land off Olney Street, Slaithwaite, HD7 5EG

## 1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Mr & Mrs Bastow, to prepare an Outline Planning application for the above site in Slaithwaite. The proposal is to demolish the existing dilapidated garages on the site and build a 1-bedroom detached property. The dwelling is to be two stories in height with a pitched roof.

## 1.1 Site Location

The site is located in the Hill Top area of Slaithwaite, at the end of Olney Street. It is currently being occupied by three garages which are unused and falling into disrepair. Surrounding the site, the area is residential in character, compromising of dwellings of a variety of sizes, ages and designs, with the predominant character being that of Victorian natural stone-built properties. To the north of the application site are allotments.

## 2.0 The Proposal

Outline Planning Permission for a 1-bedroom detached property on an infill site with space for two vehicles to park off road to the side of the property and an enclosed garden area with views over the allotments to the rear.

## 3.0 Design and Access Statement

Whilst this is an Outline Application, drawings are included to show how the property could comply with the principals set out in the Housebuilder Design Guide SPD. The design of the property should take cues from the existing Victorian properties on Olney Street and natural coursed stone and slate roof tiles should be used for the construction to complement the local built form.

Whilst the immediate neighbours to the plot are a development of bungalows constructed using non-traditional materials and design, these should not provide the influence for this new property, instead the alignment of the property to the street scene should be influenced by the Victorian terraces, providing a defensible frontage and maintaining privacy and residential amenity for any occupiers of the proposed dwelling.

The layout of the habitable spaces within the property should provide a high level of amenity for the inhabitants. It is demonstrated that there would be sufficient parking for two vehicles and a garden area to the rear. The property would not overlook or create any loss of light to any existing properties.

## 4.0 Conclusion

The provision of a one bedroomed dwelling would provide an ideal starter home or a home for an older couple looking to downsize to, on an under-used plot of land within the desirable Hill Top area of Slaithwaite. The potential for the provision of off-street parking on this plot along with the proposed garden amenity space makes this proposal a very positive one with principal of development on infill sites already demonstrated on Olney Street and in the wider vicinity.

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