

114 Fitzwillaim Street

Design & Access Statement

September 2023

Rev



Unite Designs



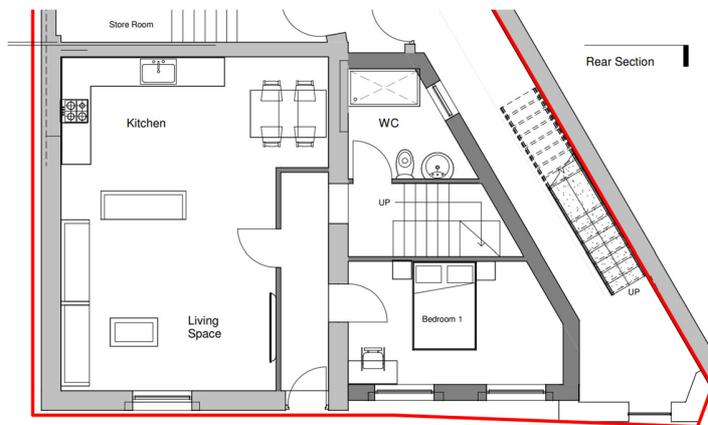
Existing

The Existing side elevation is in dire need of restoration as over the year this has deteriorated. The side elevation is brought down in its aesthetics due to the various wire's sideboards canopy flue and steel bars placed on the windows.

The side passageway also attracts a lot of anti-social behavior with high drug abuse noted around this location.

Previous application

The previous application 2023/62/90172/W was a larger extension however the planning department then considered the extension to be large in scale but also, they didn't want the front wall to be demolished as it was listed, feedback was taken on board and the the side extension was reduced in width and depth



Proposed Level 0 Floor Plan

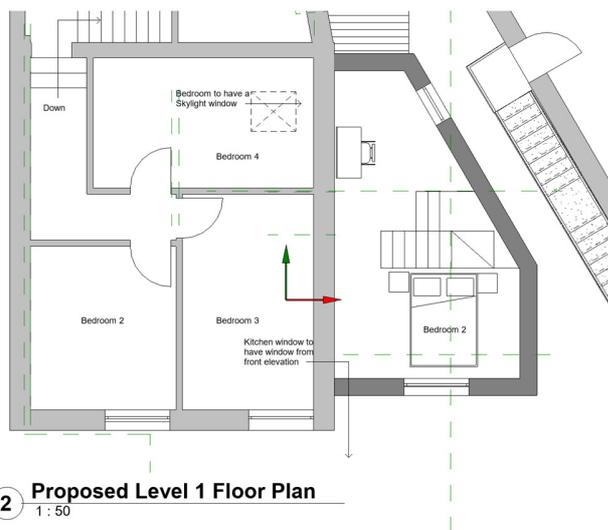
Proposal

As it is evident in the proposed image that the side elevation is a much-improved elevation treatment then the existing

Scale and massing

The side elevation is currently 2/3 the size of the existing front elevation which allowed the extension not to overpower the existing building, furthermore the proposal is covered by the neighboring building as you walk and driving up Fitzwilliam Street as however in the 3d perspective above.

As Fitzwilliam Street slopes down the extension naturally decreases in height which allows the extension to blend in with the street scene"



Furthermore, the thoughtful design ensures that no disruption to natural light is anticipated in bedroom 4. We have proposed the introduction of a skylight window, a feature that enhances the living experience. In the event that this proposition does not align with Kirklees council's preferences, the space can be adaptively repurposed, possibly as a study room or an extension of bedroom 3.

Regarding Coal Mining, the client intends to proceed with the coal mining report once the planning authorities are content with the proposed plan. This decision stems from a pragmatic consideration of cost-effectiveness, as conducting such a report involves significant financial investment.

Conclusion

In summary, the proposal's scale and massing are notably modest when contrasted with the existing structure and neighboring properties. Importantly, the proposal maintains a reasonable distance from neighboring properties, preserving a sense of separation. Furthermore, it strategically situates itself to create a clear distinction between the old and the new.

The enhancement to the side elevation represents a substantial improvement, and it is noteworthy that the proposal has garnered support from local residents. This support is particularly significant, given the documented instances of anti-social behavior, including drug-related incidents, in the area. The proposed development holds the potential to positively transform this space and contribute to the overall betterment of the community.