

**DESIGN, ACCESS & HERITAGE STATEMENT**

**FOR**

**Kal Sohal**

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**25 Lynndale Avenue, Huddersfield, HD2 2XP**

<b>DESIGN, ACCESS &amp; HERITAGE STATEMENT</b>		
<b>Site Address:</b>	25 Lynndale Avenue, Huddersfield, HD2 2XP	<b>Date:</b> 22nd August 2023
<b>Contact details:</b>		
<b>Applicants name</b>		<b>Agent name</b>
<b>Name:</b>	Kal Sohal	<b>Name:</b> TREND ARCHITECTURE
<b>Address:</b>	25 Lynndale Avenue, Huddersfield,	<b>Address:</b> 103-105 Bradford Rd Huddersfield
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**ISSUED FOR PLANNING APPROVAL:**

**22<sup>nd</sup> August 2023**

**TREND ARCHITECTURE**

**Ref: TR-A23-0702**

## **The History**

This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of the client to accompany the planning application for the property located at 25 Lynndale Avenue, Huddersfield, HD2 2XP. This property, which is surrounded by residential buildings, is within the Birkby Conservation Area.

## **The Proposal**

The property, which has been used as a 3-bed residential property and existing 5 bed HMO and is to be divided into three levels.

The client's vision is to convert this existing dwelling into 3-bed self-contained flats. To accommodate the client's vision, it is proposed to modify the dwelling by adding a new door to the western side to allow a staircase for access to the first and second floors. The ground floor will be for the first apartment, first floor for the second apartment and second floor for the third apartment. It is proposed that for the loft conversion we add 2 small front dormers and 1 large rear dormer in order to increase the amount of living space for the third apartment.

By modifying these elements of the house there will be an impact on the external appearance of the dwelling. However, we have taken steps to ensure the proposal is in keeping with the aesthetic of the area. To keep the proposal in keeping with the area all external alterations will be done with materials that will match the existing building and surrounding dormers.

## **Access**

Currently there is car parking space available for two cars at the rear of the dwelling which can be seen from the proposed site plan on drawing No. TR-A23-0702-001 And there will be space for 1 car to park on the street at the front.

## **Amount of Development & Layout**

A full width Rear dormer, and two small front dormers.

## **Appearance**

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 neighbouring properties.

## **Conclusion**

The proposal allows the owner of the property to turn the existing dwelling into an exciting opportunity, to rent out the proposed apartments which are ideally located as the dwelling is only 1.6

miles away from the university. It is understood that the proposal will have an impact on the area as there are some external alterations with the proposed dormers. However, the dormers will be made to fit in with the aesthetic of the surrounding area due to the materials that will be used for the dormers.

The proposal respects the scale, character, design, and materials of the construction of the surrounding area.

**Bibliography**

- 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