

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

Ermal Sula

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16 Spaines Road, Huddersfield, HD2 2QA

ISSUED FOR PLANNING APPROVAL:

21st September 2023

TREND ARCHITECTURE

Ref: TR-A23-0902

DESIGN & ACCESS STATEMENT

Site Address:	16 Spaines Road, Huddersfield, HD2 2QA	Date: 21st September 2023
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Contact details:

Applicants name	Agent name
Name: Ermal Sula	Name: TREND ARCHITECTURE
Address: 16 Spaines Road, Huddersfield	Address: 103-105 Bradford Rd Huddersfield
Postcode: HD2 2QA	Postcode: HD1 6DZ
	Telephone: 01484 941051

The History

This Design and access statement has been prepared by TREND ARCHITECTURE on behalf of Ermal Sula to accompany the planning application for the property located at 16 Spaines Road, Huddersfield, HD2 2QA. This property is an end terrace house with a derelict out building in the rear large garden.

The Proposal

The Property has been used for residential purposes. The main house currently consists of a ground, first and second floor. The outhouse is split into a ground and first floor, however, is currently in very poor condition. The ground floor of the main house is split into a living room, dining room and a

kitchen, the first floor is split into a bathroom, bedroom, and snug with the second floor consisting of two bedrooms and a bathroom. The outhouse is currently derelict and not being used.

The client's vision is to re-construct the existing outhouse into a two-storey dwelling and to erect a box rear dormer with a single front dormer to add more useable space to the loft floor. Only a few alterations to the internal layout will be made, the only alterations to the external view of the house will be the proposed dormers to the front and rear as well as a 3-metre bi-fold door on the northeastern dining room wall and new openings in the boundary wall to allow access for cars to park on the site. In addition, the existing derelict outhouse will be reconstructed and made into a dwelling that will fit in with the existing surroundings.

Access

There will be room for parking for the proposed apartment and additional offroad parking space for the house. The two dwellings will be split with a garden fence and an entrance will be provided for each of the dwellings wide enough to allow a car to reverse in or out.

Amount of Development & Layout

The existing house does not require a large amount of development, it will just be the rear box dormer and removal of the existing front dormer and replacing with a larger front dormer with some small internal changes wherever, the client feels necessary. The proposed outhouse will home an additional person once it has been re-constructed into a two-storey dwelling as it is currently derelict however, the building will look a lot better once the derelict outhouse has been finished therefore, it will benefit the surrounding area. In addition, the existing boundary wall will need to be partially demolished to create openings to allow cars access in to the properties.

Appearance

The proposal respects the general character and appearance of the surrounding area because it is proposed that the dormers will be finished with hung tiles that match the existing roof as well as being tiled to match the existing roof. In addition, the proposed outhouse will be finished with stone to match the aesthetic of the surrounding buildings.

Conclusion

In conclusion, the proposal will have a positive impact upon the surrounding area as the proposed outhouse will fit in the surrounding area and suit the aesthetic a lot more than the current derelict building. Moreover, the dormer proposals will have no adverse effect on the surrounding properties or the street view. The materials used will be within practicality provide visually fitting in with the style of architecture currently. The proposal will also provide the area with an affordable housing option.

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



PLAN – DESIGN – BUILD

Tel: 01484 941065

Web: www.trendarchitecture.co.uk

Email: plan@trendarchitecture.co.uk