

Design and Access Statement

Project: Woodlands, Skelmanthorpe, Huddersfield.

Project No: 243

Date: 11th October 2023.

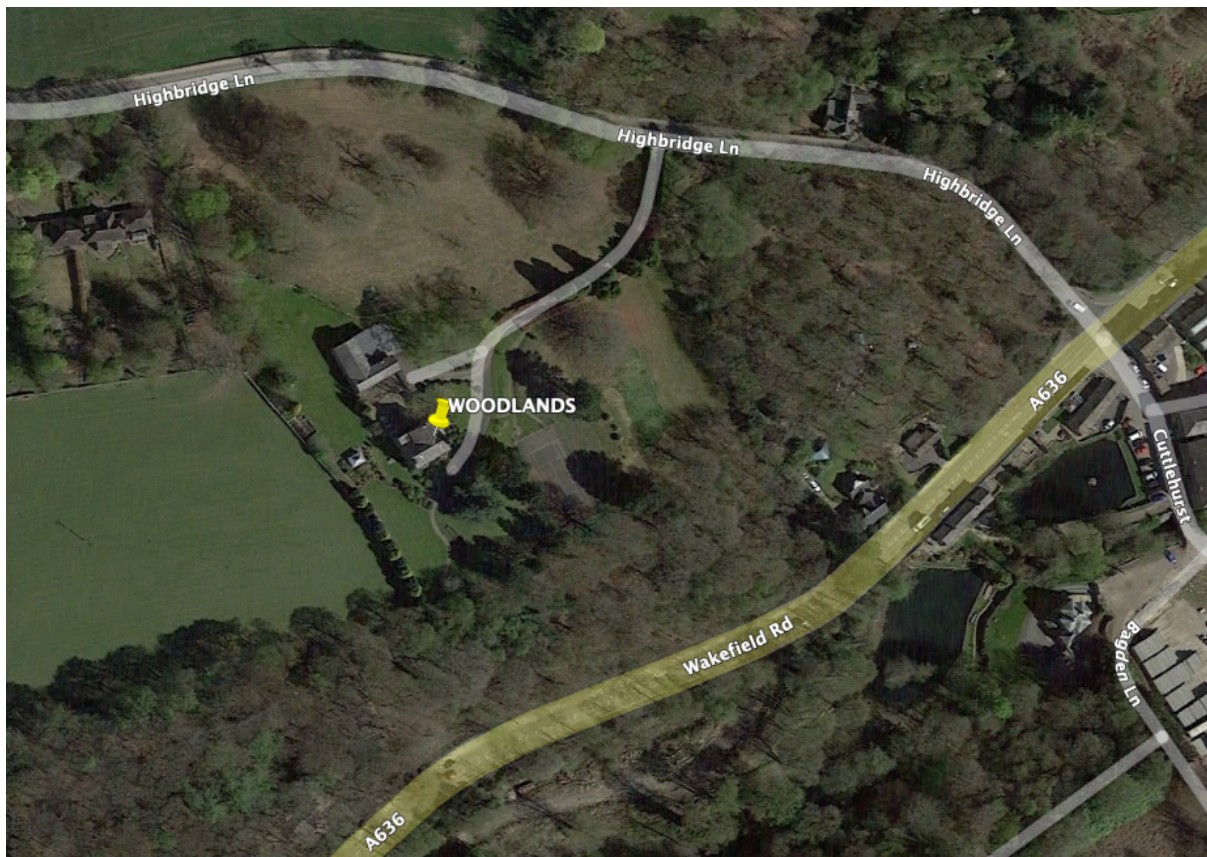
1.0 Introduction

This design and access statement has been produced to support a householder planning application for the replacement of an existing conservatory with a new orangery.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 243 (0-) 01 - 04.

2.0 Project Location

The property is located on Highbridge Lane, Skelmanthorpe, Huddersfield, it is accessed via a private drive.



3.0 Site History

Previous planning applications

There are a number of historic planning application on Kirklees Council website, the most relevant is application no. 2004/92649 for the erection of conservatory.

The approval allowed for the extension of a conservatory to the side of the existing dwelling, this was implemented and the structure is present on site.

4.0 Design

Requirements / brief

The client wishes to replace the existing conservatory with a replacement structure that is more sympathetic to the main building.

Proposal

A new orangery is proposed in place of the existing conservatory comprising of cut stone walling, timber windows, cut stone eaves detailing and a concealed flat roof with a roof lantern over.



Existing:
Timber frame conservatory with dual pitched roof, and natural stone walling up with cut stone perimeter cill.



Proposed:
The new orangery has been designed to retain the footprint of the original conservatory so there is no gain to the building footprint. The heights of the structures (existing / proposed) are similar.

Materials

The walls are to be formed using cut stone pillars, cills and heads to reflect the detailing found on the bay windows towards the front of the host property.

Timber windows and doors will be installed, colour matched to the existing windows within the host property.

A recused scale cut stone eaves detail to reflect the main dwelling is to be installed to conceal a lead grey coloured flat roof, on top of this will sit a glazed aluminium framed lantern.

5.0 Access

Access will be unaffected. Improved external steps are to be provided to the front and back of the orangery.

6.0 Conclusion:

The proposed scheme improves the existing property replacing the conservatory with a more sympathetic structure.

The extension complies with the relevant planning policy.

The materials will match the existing building.

As the structure does not affect the property in terms of additions or increase in volume, we request no restrictions are placed upon the property regarding permitted development rights.