

# Land next to Oastler Avenue huddersfield

Design & Access Statement Report

Oct 2022

Rev



**Unite Designs**

**Existing:**

The existing landscape is nestled within a tranquil residential neighborhood adorned with two-story buildings, setting the stage for the proposed transformation.

**Parking:**

The site offers two distinct access points for parking convenience, with one entrance located on Oastler Avenue and the other accessible via Springwood Avenue.

**Previous Planning Permission:**

In retrospect, a previous application, under the reference 2017/62/90778/W, faced refusal on several grounds. To address these prior setbacks, the proposal has astutely tackled the previous refusal comments with noteworthy adjustments:

**Refusal Point 1:**

A significant concern revolved around the gap between the proposal and its neighboring property, in addition to the dimensions of the rear garden. In response, the proposal has undergone a reduction in depth, liberating more space for both front and rear gardens. Notably, the client has secured additional land to the rear, further augmenting the amenity space.

**Refusal Point 2:**

A notable contention emerged concerning the front elevation, with particular disapproval of the third-story window not aligning with the local aesthetic. In a savvy move, the proposal seeks to replicate the neighboring property's elevation treatment, harmonizing window heights to blend seamlessly with the surroundings.

**Refusal Point 3:**

The council expressed apprehension about the property's side elevation being exposed to view when approaching from Greenhead Road. In response, the property has been thoughtfully repositioned in alignment with 3 Oastler Avenue

#### **Refusal Point 4:**

Concerns were raised regarding the proposed materials, particularly the presence of rendered painted walls on some side elevations. The proposal now intends to employ natural stone for all four elevations and natural slate for the roof, ensuring a more cohesive and appealing finish.

#### **Refusal Point 5:**

There were reservations regarding the proximity of the proposed dwelling to the rear wall. Ingeniously, the proposal has addressed this by eliminating habitable windows at the rear of the property, mitigating concerns about proximity.

#### **Refusal Point 6:**

The overbearing nature of the property on the rear garden of its neighbor was a focal point of concern. To alleviate this, the proposal's depth has been reduced, minimizing its impact on the neighboring garden. Additionally, a three-dimensional representation has been created to provide a comprehensive visual understanding of the revised design, reinforcing the proposal's commitment to rectify past issues with a renewed and informed approach.



② Rear Prespective

## **The Proposal:**

### **Material:**

The existing charm of natural stone forms the foundation of this endeavor. The front elevation, elegantly crowned with a petite pitched roof, pays homage to the Victorian elegance of neighboring properties. Clad in a dignified white render accented by sleek black strips, the facade stands as a testament to harmonious architectural fusion.

### **Use:**

Envisioned as an expansive residential haven, the proposal gracefully integrates into the fabric of the neighborhood, primarily embracing the allure of semi-detached dwellings.

### **Transport:**

Strategically positioned, the proposal effortlessly marries convenience with connectivity. A mere 10-minute stroll from the bustling bus station and a leisurely 12-minute saunter from the Huddersfield train station, accessibility becomes an inherent virtue. Additionally, the proximity of bus stops along Greenhead Road enhances the locale's accessibility quotient. While two parking spaces grace the design, the well-woven tapestry of public transport connections subtly suggests that one parking space might suffice, a testament to the proposal's strategic location and urban connectivity.

### **Massing and Height:**

In a delicate dance with its surroundings, the proposal's height gracefully mirrors that of 3 Oastler Avenue. Mindful of the need for spacious separation, a substantial width buffers it from neighboring properties, fostering a sense of openness and serenity within the architectural ensemble. This thoughtful approach ensures not only aesthetic harmony but also an atmosphere of refined coexistence with the local landscape.



## **Conclusion**

With adept precision and an unwavering commitment to architectural finesse, the proposal has artfully resolved the issues spotlighted within the refusal letter. The rear amenity space has been expansively reimagined, spreading its wings to provide an expanse of tranquility. Simultaneously, the front garden has blossomed into a verdant oasis, offering ample room for amenity and repose.

An astute decision was made to forego habitable windows at the rear, skillfully sidestepping any potential issues of overlooking and safeguarding privacy for all. This tactical maneuver exemplifies the proposal's dedication to creating a serene and harmonious living environment. Not to be overlooked, the proposal has strategically increased the distance between itself and the neighboring 1 and 3 Oastler Avenue, enhancing the overall spatial dynamics. This alteration not only promotes a sense of seclusion but also aligns the proposal seamlessly with the architectural fabric of its surroundings.

In essence, the proposal stands as a shining example of insightful design, where each challenge has been ingeniously transformed into an opportunity, resulting in an elegant and brilliantly resolved architectural vision.