
DESIGN & ACCESS STATEMENT DOCUMENT - JANUARY 2024
PMRCA/11-DA 01 - Issue 1

PROPOSAL - RESIDENTIAL DEVELOPMENT APPLICATION FOR PLANNING PERMISSION FOR A PROPOSED NEW TWO BEDROOM WITH ATTIC STUDY/BEDROOM DWELLING HOUSE, 11A STATION ROAD.

LOCATION - 11 STATION ROAD, SKELMANTHORPE, HUDDERSFIELD, WEST YORKSHIRE, HD8 9AU.

Town Planning & Statutory Matters:
Planning authority Kirklees Metropolitan Council.

Confirmation of Design Intent:
The Freeholder is Iris Roys.

New Dwelling House number 11A:
A new detached dwelling house is proposed within the grounds of no. 11 Quarry House Station Road, Skelmanthorpe. The new house set out parallel with Quarryhouse and the controlling set out points are on the south boundary with the external house corners set out1.2 metres from the boundary. Provision made for parking 3 vehicles with grass sett paving allowing grass to grow through maintaining grassland whilst providing hard standing for vehicles to park and pass over. There are soft landscaped gardens to the east, south and west boundaries. Quarryhouse rear yard extended and enclosed with a natural Yorkshire stone new boundary wall with fence over.
The new dwelling house shall have a full length and width house new cellar/utility room.
The new accommodation at ground floor comprises new side/rear entrances, entrance hall, wet room, house staircase, new living/dining/cloakroom and kitchen accommodation.
At first floor new accommodation comprises house staircase, landing, house bathroom and two new bedrooms; master bedroom 1 with an ensuite.
At second floor new accommodation comprises house staircase, new attic study bedroom, storage and gable end windows.
This new house will enhance the property site.
No overlooking issues to plot no. 6 Holly Tree Grange.

Materials for new dwelling house number 11A:
The main house constructed of load-bearing construction externally finished with coursed natural Yorkshire stone matching house number 11.
The house windows and door openings dressed with natural Yorkshire stone heads, jambs, mullions and sills.
New anthracite painted timber box frame vertical sliding sash windows, timber frame side hung opening lights; all clear double glazed.
New ground floor wet room window obscure double glazed.

Good daylight transmission and ventilation shall be provided throughout the new house accommodation.
The new main property pitched roofs/ridges are finished with natural Yorkshire stone slates and natural Yorkshire stone verges.
New main entrance five panelled door has a double glazed fanlight with glazed canopy over; finish colour anthracite hw frames, door and glazing bars.
New rear entrance sliding door clear double glazed anthracite colour hw frames and doors.
New above ground drainage soil vent pipes finish anthracite with traditional timber gutters anthracite finish supported on projecting natural Yorkshire stone plain corbels and anthracite finish cast iron downpipes.

New electric vehicle charging point for new dwelling house number 11A:
1 number externally provided to the ground storey on the west end facing enclosing wall, all as EVC1 and EVF1.

Proposed new dwelling house number 11 A accommodation:
Proposed new Cellar Utility Floor accommodation to new house no.11A
(Gross area = 48 sq m)
Cellar Stone flagged floor with 2no. light wells.
Cellar Staircase
Proposed new Ground Floor accommodation to new house no.11A
(Gross area = 48 sq m)
New Entrance Hall 3 sq m
New Wet Room 2.5 sq m
New House staircase 2.7 sq m
New Living/Dining Room/Cloakroom = 27 sq m
New Cellar Staircase 2.7 sq m
New House Staircase 2.7 sq m
New Kitchen = 10.8 sq m
Proposed new First Floor accommodation to new house no.11A
(Gross area = 48 sq m)
New Landing 6.6 sq m
New House Staircase 2.7 sq m
New Attic Staircase 2.7 sq m
New House Bathroom = 7 sq m
New Bedroom 1 = 12.5 sq m & New Ensuite 3 sq m
New Bedroom 2 = 12.5 sq m
Proposed new Roof Floor accommodation to new house no.11A
(Gross area = 48 sq m)
New staircase 2.7 sq m
New open plan attic study bedroom 3 = useable area 12 sq m
Proposed new roof to new house no.11A
New 3 number anthracite finish proprietary double glazed roof lights.
New 4 number 72-cell solar panels on the south facing house roof.
Dwelling House number 11A New Total Gross Area = 144 sq m