



CHERISH
• HOMES •

Design & Access Statement

To support the proposal at:

**17 Inglewood Avenue,
Huddersfield,
West Yorkshire,
HD2 2DS**

On behalf of: Pam & Keith Jackson

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1.0 Introduction

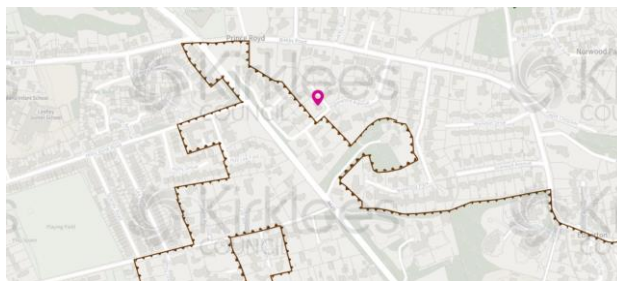
1.1 This statement has been prepared to accompany an application for full planning permission concerning a proposal at 17 Inglewood Avenue, Huddersfield.

1.2 The idea of this statement is to show how Cherish Homes & the landowners have taken into account the planning policies set out by Kirklees Council & to ensure that any development is not detrimental to the local planning strategy and the local characteristics but also benefits the area.

1.3 In the proposal for a planning application to extend the existing dwelling, the applicants will demonstrate they take into account the values of not only of the building but the surrounding environment to help preserve its beauty and aesthetic by designing for a purpose with form and function fit for the 21st century and to also facilitate accessible living.

2.0 Local area context

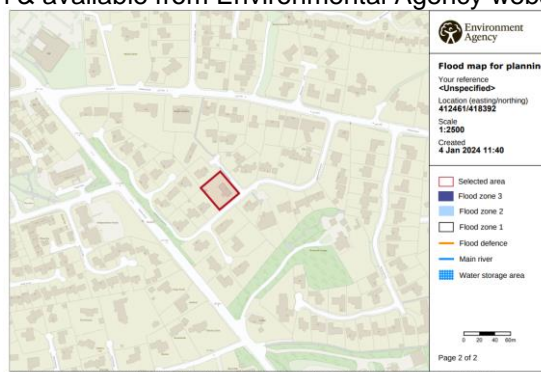
2.1 Inglewood Avenue sits on the border of a conservation area highlighted below.



<https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Local%20Plan%20Public>

2.2 Given the proximity to the conservation area, it is paramount to ensure that full consideration and thought has been given to the guidelines when designing within a conservation area. Please refer to section 7.2-7.3.

2.3 The site is within flood zone 1, which translates to low flooding probability. Flood map is indicated below, taken & available from Environmental Agency website.



2.4 The site is 0.12 HA and therefore does not require a flood risk assessment to be completed.

2.5 Huddersfield is largely condensed with urban areas, boasting great connections to the m62 which is the busiest motorway in England, connecting the east to the west coast (Hull to Liverpool).

3.0 Existing site

3.2 The site is located on the corner plot of Inglewood Avenue.

3.2 The landscape is level to the front and sides of the property, with a steep slope to the rear garden.

4.0 Existing dwelling

4.1 The existing dwelling was built in the 1960s and consists of brick construction with timber cladding to the first floor. 4.2 The dwelling is designed in a way that embraces the natural slope of the site, by way of 'upside down living'. The 3 bedrooms are located on the ground floor, with the living spaces i.e. kitchen / dining on the first floor.

4.2 The existing dwelling incorporates an integral garage with huge amounts of space for vehicular parking to the front of the property, off street, and to the side.

5.0 Planning policy

5.1 We have taken into account the local development plan / policy with reference to Kirklees Council Local Plan Strategy and Policies.

5.2 i LP1 – *Presumption in favour of sustainable development*

5.2 ii With the growing population within the Kirklees district set to increase to 475,900 from 428,100 (2013-2031), it is pivotal that developments take place to facilitate the need for living means. Furthermore, the over 60's age range is set to increase by 35,600 within the same time frame, meaning that the need for accessible living has also increased and is increasing. The proposal will satisfy the need for accessible living given that the annexe will incorporate level access, wider access doors and lift access to first floor levels. The proposal is to focus on sustainability and accessibility with the use of CPC methods of construction and using superior methods of construction, with 75% of the construction completed off site within a controlled environment. Meaning less carbon emissions and less wastage compared to a typical and traditional means of construction.

5.3 i LP2 – *Place shaping*

5.3 ii The need to increase housing but retain green areas supports the proposal by way of extending / developing this plot/existing dwellinghouse. The proposal is to minimise the impact on green areas and the natural environment, from plans submitted, it is clear that the most sympathetic proposal, is as proposed which is to encase the proposed extension with the existing dwelling, thus maximising the amount of green space within the plot and minimising the impact to surrounding properties.

5.4 i LP3 – *Location of new development*

5.4 ii The proposed siting within the settlement achieves two good sized garden plots and car parking.

5.5 i LP5 – *Masterplanning sites*

5.5 ii The proposed site layout minimises the impact on other properties due to the extension footprint following the footprint of the existing dwelling.

5.6 i LP7 – *Efficient and effective use of land and buildings*

5.6 ii The proposal supports regeneration and re-use of land and buildings by way of building an extension to maximise the site potential. Currently, the dwelling occupies a large garden area that is somewhat un-used.

5.7 i LP21 – *Highways and access*

5.7 ii The development does not affect the highways as the existing route onto the settlement is unchanged. There are means to increase the access with the proposal of a detached garage. The siting of the extension allows ample space for car access & emergency access.

5.8 i LP22 – Parking

5.8 ii The proposal is sensitive to parking and captures the benefit of additional parking with siting a proposed detached garage that allows for additional parking but also sympathetically sited to allow full access onto the site for emergency services etc.

5.9 i LP24 – Design

5.9 ii The current house requires adaptation and extending to facilitate modern ways of living as well as accessibility (LP24.D.i and LP24.D.iv) The proposed design follows passive house principles and therefore contributes to the need for sustainable development.

5.10 i LP26 – Renewable and low carbon energy

5.10 ii The development will use sustainable methods of construction. 1) Timber framed CPC which allows the construction panels to be formed off-site within a controlled environment 2) Air source heat pump to generate energy for the dwelling/extension 3) triple glazed windows to retain the generated energy.

5.11 i LP27 – Flood risk

5.11 ii The site sits within flood zone 1 and is 0.12HA in size so therefore, does not require a flood risk assessment.

5.12 i LP32 – Landscape

5.12 ii The proposal would be to build into the landscape and not 'on' therefore ensures the proposal is not detrimental to surrounding dwellings and their views over the natural environment.

5.13 i LP33 – Trees

5.13 ii No trees are to be affected by the development.

5.14 i LP51 – Protection and improvement of local air quality

5.14 ii The development will positively contribute to the protection and improvement of local air quality due to the methods of construction and the sustainable features the proposal will possess i.e. air source heat pump, triple glazed windows, higher levels of insulation.

5.15 i LP57 – The extension, alteration or replacement of existing buildings

5.15 ii The existing dwelling would be the dominant feature to the plot of land from the street scene as well as the footprint. The existing house footprint is 171sqm and the proposed extension footprint would be 110sqm.

6.0 Design, Form & materials

6.1 The annexe proposed will be a Dan-Wood manufactured building. This type of dwelling is manufactured off site using modern methods of construction, in this case, CPC (Closed Panel Construction). CPC systems allow all essential works to be pre-determined and engineered in a warehouse and 75% completed off site meaning little works are involved in the construction process until the final fix required to fix each section of the home to the foundations / walls. Working in this way, means less time on site, and a hugely significant reduction in noise pollution, material waste, impact on the local habitat and the general environment. Given the nature of construction, the construction is to the highest standard possible, with absolutely no room for error or poor quality.

6.2 Given the variability of styles in the area, the annexe will suit the existing dwelling on this site. This being flat roof with cladding to suit.

6.3 Material finishes to the development will consist of several materials; the main finish will be rendered with the added accent materials of natural timber cladding. The glazing of the building will reflect the existing incidence of glass on the current building. All materials have been carefully selected to be sympathetic to the materials used within the surrounding area.

6.4 Dan-Wood produce CPC houses to be highly energy efficient, using the latest modern methods of construction, with the use of triple glazed windows & air source heat pump as standard which guarantee an EPC rating of 'B+' without additional measures such as solar panels. If, at a later date, solar panels are installed, this would be a guaranteed EPC 'A' rating. Thermal values of a Dan-Wood house follow the passive house principles and completely outweigh the traditional methods of construction.

7.0 Considerations

7.1 The Applicants have considered the proposal within the local context and have also reviewed the Kirklees planning policy to positively contribute 1) to the existing dwelling 2) to the local area.

7.2 Considerations on the design have been made in relation to the nearby conservation area. The new dwelling will suit the existing house style byway of design and form but also with the use of timber cladding to ensure the building will follow the design principles.

7.3 The new dwelling will not overshadow the existing dwelling and has been designed to sit within the existing buildings vicinity to ensure a subtle development.

8.0 Justification

8.1 The existing dwelling currently would not mirror the local area in its current form. Given the local developments taking place and also the recent application to replace a dwelling on the street, the current house would stand out as being un-developed. The proposal should positively contribute to the planning policies set out by Kirklees council byway of regeneration.

8.2 The applicant currently needs accessible living facilities to be implemented within the current dwelling due to a family member suffering with multiple sclerosis. Meaning, accessibility is now pivotal to ensure a comfortable way of living. Given the current layout of the property, it is not possible to allow full access throughout the property and lacks the space required to install features such as lifts etc.

9.0 Summary

9.1 In summary, the applicants wish to extend the existing dwelling to create additional means of living space to facilitate modern ways of living but also medical circumstances that now require better accessibility throughout the house. The new accessible extension would allow wheelchair access from main entrance to the first floor. Currently, accessibility is poor from the main entrance to the first floor with no level thresholds, no ramps and no mechanical lift system in place to gain access to the first floor. Planning is sought after to achieve this requirement and to help achieve the target of additional means of living for the over 60s category as highlighted within *LP1 Presumption in favour of sustainable development*.

9.2 The Applicants have considered the futureproofing of the settlement by incorporating a design that, in time and with planning, be separated to give two separate dwellings.

Kyle Swift



05/01/2024

Agent

Signed

Date

10.0 – Appendix

10.1 Image of existing dwelling (front)



10.2 Image of existing dwelling (side)



10.3 Image of existing dwelling (rear)



10.4 Image of garden (rear)

