



DESIGN AND ACCESS STATEMENT

Reinstatement to two dwellings

at:

2/2a Knowle Lane,
Meltham
Holmfirth
HD9 4HL

for:

Kate Buchanan & Aleks Jedrosz

date:

March 2024

General Overview

This design and access statement has been prepared in support of the planning application for the reinstatement to two dwellings at 2/2a Knowle Lane.



The site

Use

The proposals relate to the existing dwelling of 2/2a Knowle Lane. The property had originally been two separate dwellings up until approximately 20 years ago when they underwent minor internal alterations to create a single dwelling. The new proposals seek to block up the two existing doorways (one at ground floor and one at first floor) which provide access between the two parts of the building, in order to reinstate the original dwellings of No.2 and 2a. The new walls will be of solid blockwork construction.

Design & Appearance

The proposals will make no alterations to the external appearance of the building. Works will only involve minor internal alterations to block up the existing access doorways.

Separate boilers, kitchens and bathrooms are existing in both parts of the original building so no additional works are required to reinstate the property back to two dwellings. Both properties have ground floor WC's.

Scale

The scale of the proposal is entirely governed by the existing building. No. 2 has a total GIA of approximately 202m² / 2174sqft over 2 floors (plus small cellar) and is a 3-bedroom dwelling. No. 2a has a total GIA of approximately 118m² / 1270sqft over 2 floors and is a 2-bedroom dwelling.

Landscaping & Trees

There are no trees within the application site affected by the development.

Access

There are no proposed alterations to the existing access routes. Separate entrances exist for No.2 and 2a.

There is existing parking for both dwellings. There is a gated drive off Knowle Lane which provides a single parking space for No.2. There are two additional parking spaces for this property to the rear, accessed from the existing private shared driveway which meets the junction of Meltham Mills Road and Knowle Lane.

No.2a has two parking spaces within the existing carport to the rear of the dwelling.

Summary

The proposal will provide an additional dwelling house contributing to the much-needed Kirklees Local Plan housing supply target.

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