

# Proposed Detached House on land adjacent to 4 Downing Street, Linthwaite, Huddersfield HD7 5PU

## DESIGN and ACCESS STATEMENT

### Introduction

This statement outlines the design approach to the proposed development based on the existing buildings in the area, the topography of the site and the recent new buildings in the area.

### The Existing Site and Planning History

The site is the piece of land to the North East side of no 4 Downing Street and adjacent to no 2 Downing Street and is 11.3 metres wide from the corner of no 4 to the boundary planting box next to no 2 as indicated on the drawing associated with this application.

It slopes gently North East along Downing Street about 1.2 metres and this is taken into account in the design which has the garage slightly lower down than the main house which allows small bedrooms above in the sloping roof space.

All mains services are available within the existing road.

The site is conveniently situated about 250 metres from the main Manchester Road and all major bus routes and a local small shopping centre.

An application for a detached house submitted some time ago (2011/92453) was refused and the appeal was dismissed. The design was considered overbearing and the site had access and turning problems. These have been addressed in the new design.

A second application for the land above no 4 Downing Street was successful (2028/91970) but has since lapsed. This was a large house and partly 3 storeys being set into the sloping site.

### The New House

The new house is of a 2 storey design with a sloping roof taking advantage of the slightly sloping site providing 2 small bedrooms above the garage.

It is set back from the road and reflects the style of the adjacent no 4 being of coursed stone with a glazed feature window on the corner, the entrance set back and the garage at a lower level again in coursed stone but with some timber infill boarding, both these aspects reflecting the appearance of no 2.

The design, scale and appearance of the house has been considered with reference to the existing housing in the area, which is mainly stone built detached or semi-detached style in coursed stone with stone window surrounds and a tiled roof.

The roof pitch will be similar to adjacent houses.

The house will provide 4 bed-roomed accommodation with, on the ground floor an entrance hall, ground floor toilet, kitchen/dining room, utility and living room, a garage and upstairs 4 bedrooms, 2 being double with en-suites, a family bathroom and two further single bedrooms.

The economic design of the houses provides good quality family living accommodation together with garden space, parking and is close to all amenities.

The construction will exceed current building regulations requirements and it is intended to install 'solar' panels on the roof and a log burning stove.

## Landscaping

Access to the front is directly from Downing Street along a flagged path next to the driveway and further car parking is provided at the side with the remaining area at the front being grassed with shrubs and ground cover.

The rear of the house will have a small paved area outside the living room doors leading to a grassed area with further shrub planting and ground cover.

Timber fencing is to be provided on either boundary to the extent shown on the drawing.

Bins are to be situated as shown at the side of the house on the front in a small fenced enclosure.

## Access and Parking

There is to be a car turning head as shown which leads to the car parking and garage of the new house. (Previously shown on the various applications relating to this site).

Access to the new house, will be approached by a gently ramped path from the driveway next to the tarmac driveway with a guarding handrail at the side.

The front door has a level threshold and 900 wide, front door. It will have accessible doors throughout the house for future wheelchair users and the design also allows for the installation of a personal lift in the future.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,  
In accordance with the recommendations contained in CABE publication 2006*