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ARCHITECTS

Design and Access Statement

Land to the rear of Row Street, Crosland Moor, Huddersfield, HD4 5AY
19no Detached Single Storey Bungalows, Section 73 Application

16/05/2023

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1.0 Introduction

1.1 This is a statement submitted in support of the Section 73 application for the variation of the approved single storey bungalows, associated gardens and car parking at Crosland Moor, Huddersfield, planning reference 2015/62/92227/W.

1.2 This design and access statement relates the proposed changes form the approved scheme which are included in the Section 73 application.

2.0 Use

2.1 The current proposal and proposed Section 73 changes are for the proposed site to remain as approved providing 19no 2bedroom bungalow dwellings.

2.2 The proposed S73 does not seek to change the use or number of dwellings included in the scheme.

3.0 Amount

3.1 The approved scheme includes 6no dwelling types. Typ1, 1A, 02, 02A, 03 and 3A making up the 19 dwellings on the approved site. Within the proposed Section 73 the types of dwellings are proposed to reduce to the newly designed dwelling types 01, 02, 02A, and 03.

3.2 The proposals include the addition of 19no glazed canopies located over the principal entrances of each dwelling, changes to the external materials to all dwellings, and addition/relocation of windows/doors allowing for a better outlook from within the dwellings.

3.3 All dwelling footprints remain as previously proposed, no increase in building footprint or volume is to be made.

4.0 Layout

4.1 The proposed dwelling layouts have been revised as follows:

Approved dwelling type 1, to be replaced with proposed dwelling type 01.
- Flip of dwelling layout.
- Supported principal entrance canopy removed.
- Glazed cantilever canopy added to the principal entrance.
- Kitchen rear window relocated to side.
- Patio doors added for access to garden space.

Approved dwelling type 1A to be removed.

Approved dwelling type 2, to be replaced with proposed dwelling type 02.
- Supported principal entrance canopy removed.
- Glazed cantilever canopy added to the principal entrance.

Approved dwelling type 2A, to be replaced with proposed dwelling type 02A.
- Supported principal entrance canopy removed.
- Glazed cantilever canopy added to the principal entrance.

Approved dwelling type 3, to be replaced with proposed dwelling type 03.
- Flip of dwelling layout.
- Supported principal entrance canopy removed.

- Glazed cantilever canopy added to the principal entrance.
- Bedroom 1 window relocated from side to rear.
- Bedroom 2 window relocated from side to front.

Approved dwelling type 3A to be removed.

5.0 Scale

5.1 The scale of the proposed changes is in keeping with the approved scheme and the domestic appearance of the dwellings.

5.2 No changes to the footprint nor roof pitch have been altered and the volume of the dwellings is to remain as approved.

6.0 Appearance

6.1 The proposed S73 application includes the change of materials previously approved. The changes put forward for consideration under the current application are as follows.

6.2 External Façade – Previously approved stone to all facades of the dwellings, proposed to be brickwork to match that used in the surrounding properties facing the proposed site, Ibstock Leicester Weathered Multi.

6.3 Stone detailing – Previously approved stone heads and cills to all openings in external walls, proposed to be brickwork matching that of the brickwork facades in a soldier course pattern to create a more modern look and feel to the properties, Ibstock Leicester Weathered Multi.

6.4 Windows and doors – Previously approved white upvc window and door system proposed to be anthracite upvc window and door systems to create a more moder look and feel.

6.5 Roof tiles – Previously approved artificial slate tiles, proposed to be Marley Modern interlocking concrete roof tiles, colour anthracite.

6.6 Rainwater goods – Previously approved white upvc rainwater goods, proposed to be anthracite upvc rainwater goods matching the proposed window and door system for continuity and a cleaner look to the dwellings.

6.6 Canopy – Previously approved to be an illuminated campy formed of roof tiles, facia, and support columns, proposed to be a glazed cantilever canopy. This has been done to give a lighter and more modern look to the proposed dwelling entrances given the tight access points between each dwelling where the principal entrances are located.

7.0 Access

7.1 All principal entrance doors are to remain as existing with Building Regulations Approved Document Part M compliant clear openings and level threshold access.

7.2 All new patio door access points providing access to the private amenity spaces are to be provided with doors compliant with Building Regulations Approved Document M clear openings and level threshold access out onto the private patio areas of the garden spaces.

7.3 Internally all corridor spaces and room dimensions are in compliance with Building Regulations Approved Document M allowing for ease of use within each dwelling.