



ARCHITECTS & INTERIOR DESIGNERS

Date: OCTOBER 2024

## Design & Access Statement

Project: 55 Slaithwaite Road, Meltham, HD9 5PG  
Outline Planning Application for new dwelling.

Job No. 3609

[ONE17DESIGN.COM](http://ONE17DESIGN.COM)

The Dychouse, Armitage Bridge, Huddersfield, West Yorkshire HD4 7PD  
T 01484 668 000 F 01484 668 001 E [solutions@one17design.com](mailto:solutions@one17design.com)

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## **1.0 Design**

### **1.01 Context**

The Applicant has a very large garden and wishes to obtain outline planning permission for a dwelling for later occupation. The two-storey house will be built into the contours of the land and will have access to the garden at both levels.

The dwelling will also have a large driveway and garage.

### **1.02 Scale**

The scale of the dwelling will be in- keeping with the surrounding buildings and will be built into the hillside to ensure no overlooking issues into the 55 Slaithwaite Road.

### **1.03 Landscaping Setting & Appearance**

These are items reserved by the Outline Planning Application but it is the intention of the Applicant to provide attractive amenity space around the building, retaining the terraced gardens and installing a lawn to the front of the dwelling.

The appearance of the house will complement the adjacent housing and will form part of a reserved planning application at a later date.

See drawing no. 3609 (0-) 01.

## **2.0 Access / Highway Proposals**

Access to the proposed dwelling will be provided via a hard surfaced parking area to the front of the dwelling.

Walls will be built to match existing stone and height, with gates as indicated on the drawing to provide garden security.

The public highway will remain unchanged.