

Design and access statement

PROPOSAL: Erection of a detached garage at:

3, Stainecross Avenue
Crosland Moor
Huddersfield
HD4 5HZ

CLIENT: Mr Dilshad Ahmed



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Introduction

This Design and Access Statement accompanies the planning application for a garage that has been constructed without prior planning permission.

The proposed amendments aim to address compliance with local planning policies while enhancing the aesthetic integration of the garage within its surroundings.

Site Description

The garage is located within a residential area characterized by a mix of architectural styles and materials. The immediate context includes traditional stone buildings, which inform the proposed design alterations to ensure harmony with the neighborhood.

Proposed Changes

1. Overall Height Reduction

The overall height of the garage has been reduced to 3600mm. This adjustment not only aligns with local height restrictions but also minimizes the visual impact on the surrounding area.

The lowered height will help the structure blend more seamlessly into the residential landscape, reducing any overbearing presence previously noted.

2. Render Application

We propose to apply a render to the garage, carefully selected to match the color of the local stone. This choice of material will enhance the visual cohesion of the garage with nearby properties, ensuring that it is sympathetic to the local architectural vernacular.

3. UPVC Fascias and Guttering

The introduction of UPVC fascias and guttering will provide a modern finish while maintaining durability.

These materials have been chosen in a color that complement the rendered finish, ensuring that the garage integrates harmoniously with the existing structures.

The use of UPVC will also reduce maintenance requirements, which benefits the long-term sustainability of the building.

Design Considerations

The design changes were made with careful consideration of the following factors:

Visual Impact:

By reducing the height and utilizing materials that reflect the surrounding architecture, the garage will present a less imposing silhouette.

Material Palette:

The selected materials are intended to blend with the existing palette of the neighborhood, ensuring that the garage is both functional and aesthetically pleasing.

Sustainability: The choice of UPVC and render contributes to lower maintenance needs and enhances the longevity of the garage.

Access

The existing access arrangements to the garage remain unchanged. The current driveway provides adequate space for vehicle maneuverability and does not obstruct any public pathways or access points.

Conclusion

The proposed alterations to the garage are designed to rectify previous non-compliance while enhancing the overall aesthetic quality of the structure.

By reducing the height, introducing render, and implementing UPVC components, we aim to create a garage that is both functional and visually integrated within its context.

We believe these changes address concerns raised regarding the original construction and look forward to your favorable consideration of this application.