

Design and Access Statement: Ref 2024/0408/DASrev1



RD ARCHITECTURE +
DESIGN

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SECTION 01

Introduction:

RD Architecture + Design (the 'Agent') are submitting a **Householder Planning & Demolition in a Conservation Area** Application on behalf of Mr O Nurse, of 65A Westgate, Almondbury, Huddersfield, West Yorkshire HD5 8XF (the 'Applicant') for the Conversion of the existing ground floor garage and alternations to the first floor to create a 2-bed property @ 65A Westgate, Almondbury, Huddersfield, West Yorkshire HD5 8XF.

This Design and Access Statement describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development. This document should be read in conjunction with other validation documents and plans, outlined in the list below.

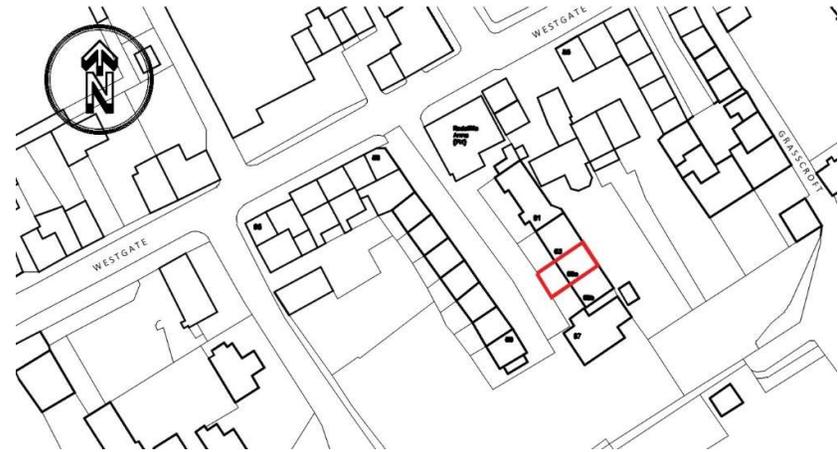
Full package of Planning drawings:

- 0408 0005 OS Plan
- 0408 0010 Existing Floor Plans & Elevations
- 0408 0020 Proposed Floor Plans & Elevations
- 0408 0040 Proposed Site Layout

Design and Access Statement Ref 2024/0408/DASrev1

Heritage Statement Ref 2024/0408/HSrev1

This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination. It also explains how this vision will be met, through a sensitive site layout to ensure the delivery of a high-quality proposal.



OS Plan – Highlighting Land Ownership



Current Aerial View 2024

SECTION 02

Site Context - Site Description and Surrounding Area:

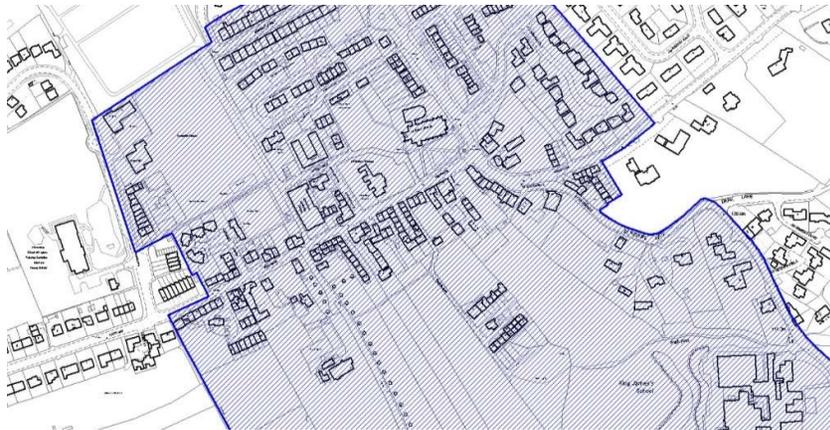
The assessment of the site identified and the appraised constraints and opportunities available, informing the design process. It considers the local context of the proposal, assessing the physical, social and economic characteristics of the site and the relevant planning policies.

The surrounding buildings are predominately residential and a combination of suburban detached and terraced housing, with Almondbury Methodist Church to the north of the site and Public House's Radcliffe Arms & The Wool Pack running along Westgate. Local amenities heading into the centre of Almondbury are located off Westgate including retail shops and local businesses.

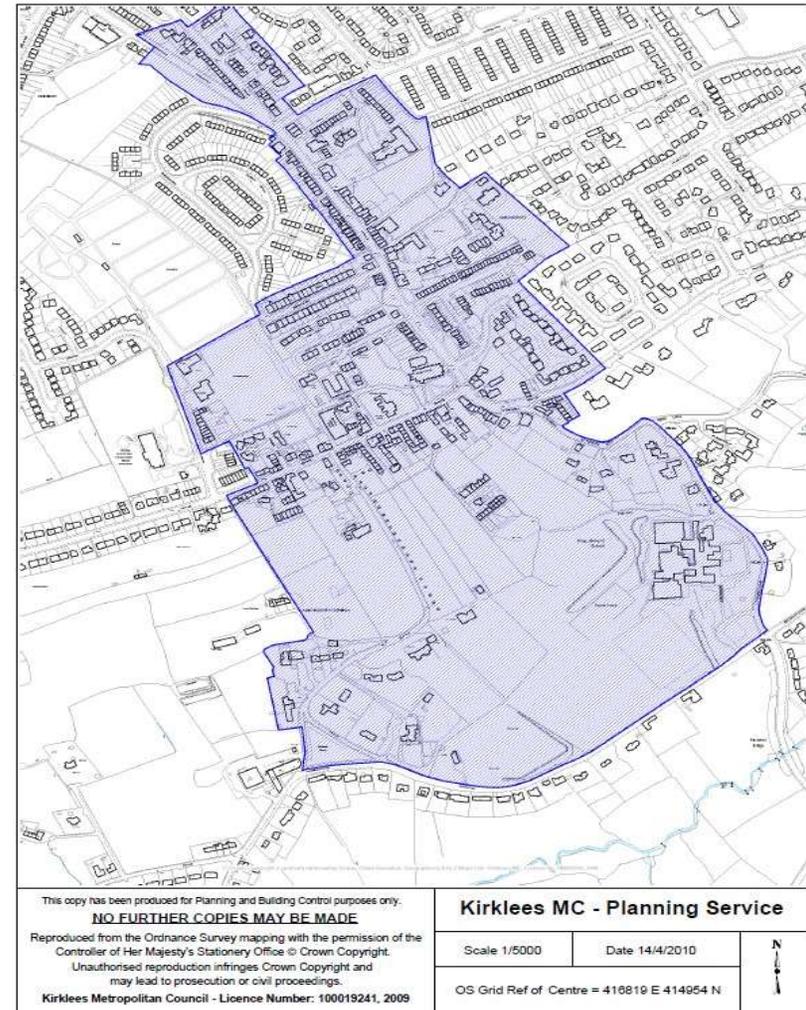
The proposed site is located within Almondbury's Conservation Area Zone. The existing building was constructed late 18th Century/Early 19th Century (unknown date of construction) as a private home. The building is still been used as a private residence,

The overall site area is **62.9sqm / 677.04sqft / 0.006 Hectare.**

The existing dwelling footprint area is: **36sqm / 387.5sqft.**



Extract of Almondbury Conservation Area Plan.



SECTION 02

Site Context – Existing Photos:



Existing Front Elevation of existing dwelling.



Existing Front covered porch of existing dwelling.



Existing stonework.



Existing external access road.



Vaulted ceiling within existing dwelling.



Internal view of existing dwelling.

SECTION 03

Planning & Site History - Planning History:

The application site and existing property has been subject to the following planning applications:

Application number

2003/65/90313/W2

Last updated

15 September 2010

Applicant

M HALL

Location

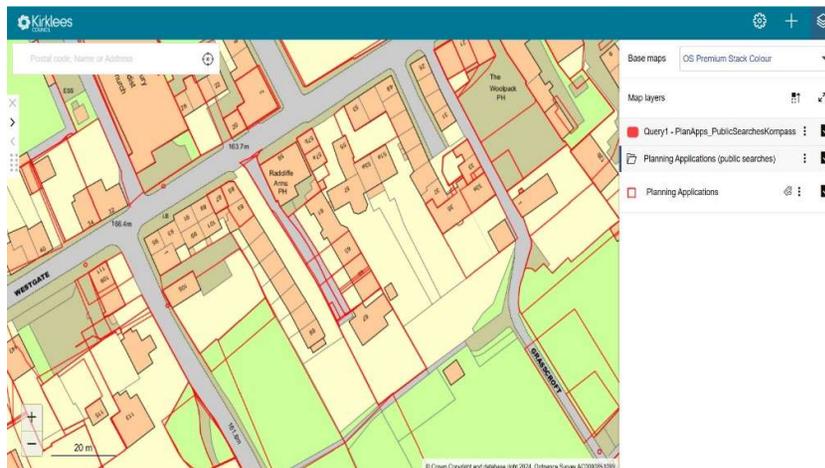
65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.

[View application 2003/90313 on a map](#)

Ward

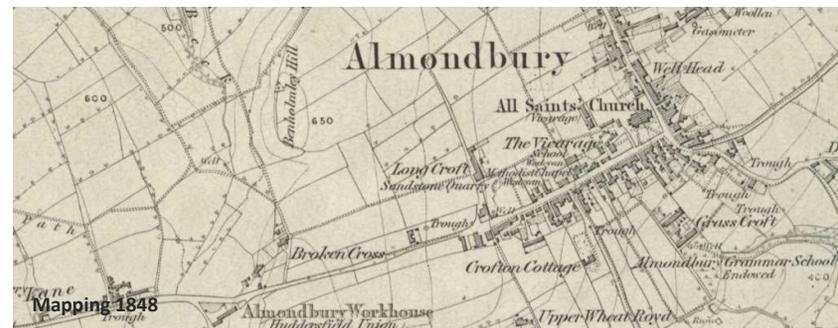
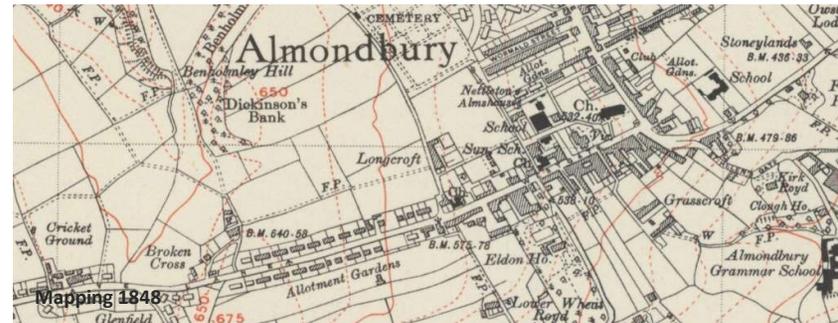
Description / Development

LISTED BUILDING CONSENT FOR CONVERSION OF GARAGE TO FORM BEDROOM (WITHIN A CONSERVATION AREA)



Planning Application to surrounding properties (Taken from Kirklees Planning Portal).

Planning & Site History – Site History/Settlement Development:



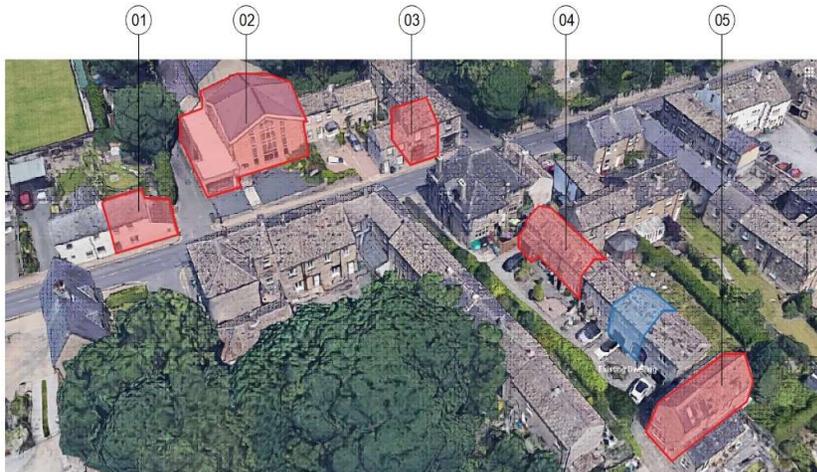
SECTION 04

Local Character:

The existing dwelling forms part of a terrace of 4 dwellings and comprises of a pitched stone slate roof with natural coursed local stone to the front elevation. The rear elevation consists of cement render finish.

Architectural examples locally to Westgate and Almondbury mainly consist of early/late 18th Century stone dwellings. The more architecturally attractive properties tend to be those from historically earlier periods, which include features such as chimneys, sash proportioned windows, stone cills and surrounds and large stone detailing.

The photographs below illustrate the existing housing stock and locality of the surrounding area. Materials include a mix of stone (course and smooth) and render but predominantly local stone. The existing street scene has varied ridge lines, as larger developments sit next to smaller dwellings.



Aerial View of Site and Surrounding Properties.



Local Property 01.



Local Property 02.



Local Property 03.



Local Property 04.



Local Property 05.



Existing Property

SECTION 05

Proposed Development & Design:

Existing Property

The existing property consists of a ground floor entrance which shares a covered porch within a large stone encased archway to the front elevation.

The ground floor consists of an open hallway, separate utility room and a full-length garage.

The existing garage is accessed off the front covered porch via a single door and has a traditional garage door to the front for vehicle access.

The first floor is accessible via an internal staircase and consists of an open plan living space and a corner kitchen. The house bathroom is located centrally to the property and the bedroom space is within the loft space of the open ceiling, via another small internal staircase.

Windows are positioned on both front and rear elevations, with stone cill and mullion surrounds externally and exposed timber cill internally. The roof is supported via exposed timber purlins and large roof truss.

Currently there is no access to the rear of the property.

Proposed Conversion and Refurbishment Works

The application seeks approval to convert the existing ground floor garage into the newly relocated kitchen and living space (from the existing first floor) and increase the habitable space within the existing footprint by removing the dividing wall between the hallway and garage.

Please see enclosed existing and proposed floor plans contained within this application:

0408 0010 Existing Floor Plans & Elevations
0408 0030 Proposed Floor Plans & Elevations

The existing garage door will be removed and replaced with a new timber frame window with sealed double-glazed units, to match the existing style and appearance as existing. A smooth stone cill will be installed and locally sourced stone will be laid below to infill the remaining open. The existing garage will be retained along with the stone head and detailing.

The existing single access door will be removed and a new timber frame window with sealed double-glazed units, to match the existing style and appearance to be installed. The lower section will be blocked up and have a render finish to match the porch walls.

Two additional windows will be installed to the rear elevation to provide additional natural light into the ground floor and an access door off the hallway to provide future access to the rear of the property (potential opportunity to purchase the private garden off adjoining neighbour). The rear elevation will remain as a render finish, and new window openings will be made good on completion.

The windows to the first floor will be retained as these suit the revised floor plan and provide natural light into the habitable rooms.

The right-hand side window to the front elevation will be retained but the glazing is to be replaced with obscure glazing to suit the revised bathroom location.

The first-floor works will consist of relocating the house bathroom to the front corner of property to form a larger hallway and relocating the kitchen and living space to the ground floor making available space for 1 double bedroom and 1 single bedroom/home office. New internal walls will be constructed to form the new rooms, and the ceilings will be retained and left open to the vaulted roof above.

Please see enclosed existing and proposed floor plans contained within this application:

0408 0010 Existing Floor Plans & Elevations
0408 0030 Proposed Floor Plans & Elevations

SECTION 06

Summary:

This statement has been prepared in support of a planning application which seeks planning approval for the Conversion of the existing ground floor garage and alternations to the first floor to create a 2-bed property.

Our vision for this scheme sought to create a high quality and individual home, inspired by the site's adjacent properties and surroundings and existing historical features

Key points of the proposal are as followed:

- Improved aspect of the overall site from Westgate and access road,
- The proposals do not overshadow or overlook any neighbours,
- The revised front and rear elevations are thoughtful, high-quality design which merges local and natural materials with traditional features,
- The proposals will respond well to the surroundings and will complement the immediate context,
- The proposal as a minimum effect on the historical value of the property,
- Previous application to seek similar proposal was approved,

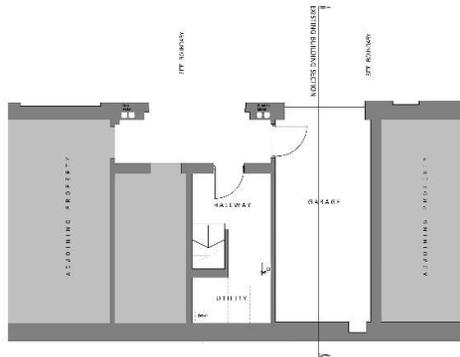
Key to its success is the process which has been involved, which includes:

- The contextual analysis of the surrounding area,
- Reference to relevant national and local design guidance,

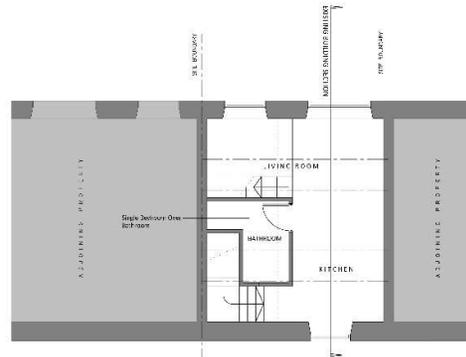
The building design has been influenced by analysis of the local character of Westgate and Almondbury Area and the adjoining dwelling contained within along the terrace. The quality the architecture of the building is important, and the design is activated by drawing on what is best in the local area and through the use of quality materials throughout.

SECTION 07

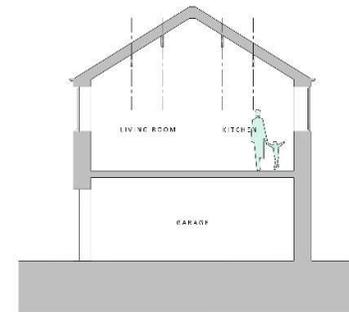
Drawings:



EXISTING GROUND FLOOR



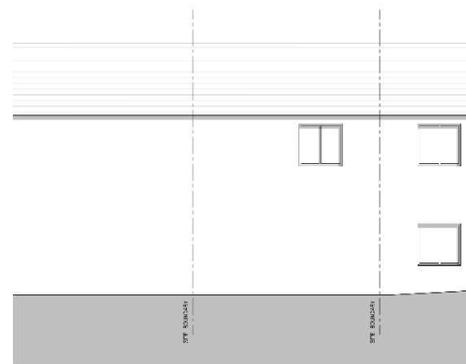
EXISTING FIRST FLOOR



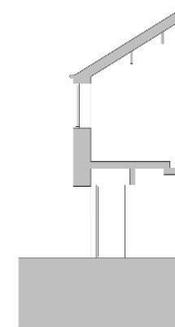
EXISTING BUILDING SECTION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

KEY:

- Existing
- Existing to be retained
- Proposed

SCALE: 1/20 (VERTICAL)
1/50 (HORIZONTAL)

Design

DATE	PLANNING
15/04/14	15/04/14
22/04/14	06/10/14

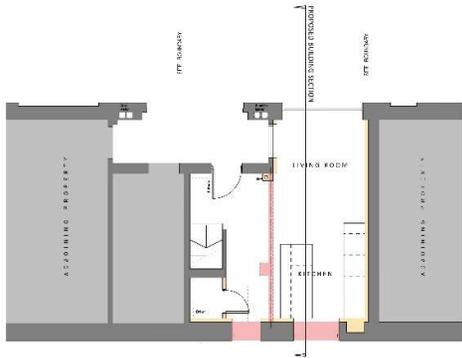
65A WESTGATE
ALMONDBURY
HUDDERSFIELD
HD5 8XF

MR & MRS NURSE

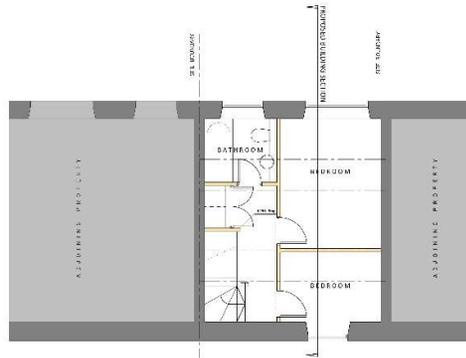
BD ARCHITECTURE + DESIGN
100, BRIDGE STREET, HUDDERSFIELD, WEST YORKSHIRE, HD1 1TA

TITLE: EXISTING FLOOR PLANS & ELEVATIONS

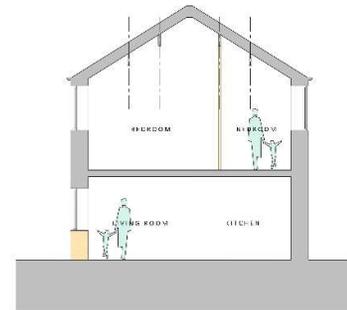
PROPOSED GARAGE CONVERSION
65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.



PROPOSED GROUND FLOOR



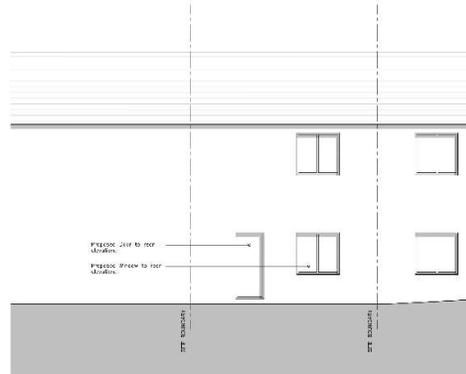
PROPOSED FIRST FLOOR



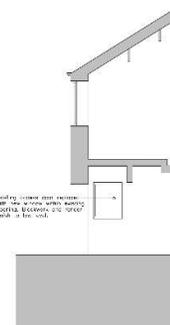
PROPOSED BUILDING SECTION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



100% BUILT FOR THE CLIENT



PLANNING

DATE	REVISION	BY	DATE
15/06/24	R50	R50	03/11/24
22/06/24	R50	R50	03/11/24
22/06/24	R50	R50	03/11/24

65A WESTGATE
ALMONDBURY
HUDDERSFIELD
HD5 8XF

M/R & MRS. NURSE

BD ARCHITECTURE DESIGN
100% BUILT FOR THE CLIENT

PROPOSED FLOOR PLANS
& ELEVATIONS

PROPOSED GARAGE CONVERSION
65A, WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF.