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DESIGN AND ACCESS STATEMENT

209 Scar Lane

Huddersfield

HD3 4PT

November 2024

Job No. 127

1 Introduction

This statement accompanies a planning application for the construction of a single-storey annex at the side of 209 Scar Lane, Huddersfield. The proposal is intended to provide independent living accommodation for the elderly parents of the current residents while ensuring future-proofed design considerations to meet evolving accessibility needs. The annex is designed as a separate, detached structure, ensuring minimal disruption to the main dwelling and the surrounding context.

2 Assessment

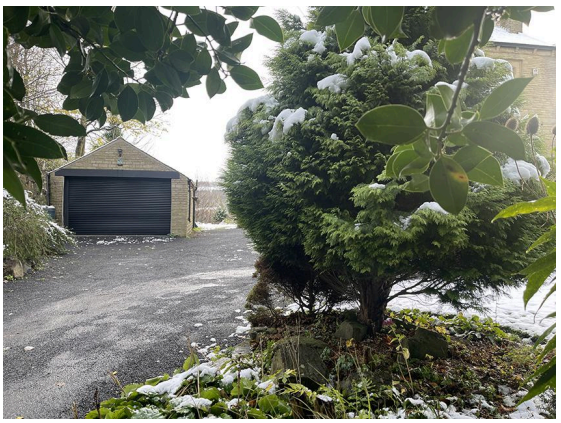
(image: Google Maps)

2.1 Site Context

The site is located on Scar Lane, Huddersfield, in a predominantly residential area. The property is a detached house set back from the main road, surrounded by trees and homes of various ages and scales. The site is not subject to listed building status or conservation area restrictions. However the property is subject to a blanket Tree Preservation Order.

2.3 Physical context

The existing house features a combination of stone elevations with a pitched slate roof. The property has a well-maintained garden and sufficient parking to the front of the house, which will remain unaffected by the proposal.



3 Use

3.1 Existing use

The property functions as a family home, with no current provision for accessible living or independent accommodation for elderly relatives.

3.2 Proposed use

The annex is thoughtfully designed as a self-contained living space for the residents' elderly parents, prioritising

independence, dignity, and a high quality of life while ensuring close family support when needed. It includes a bedroom with garden views to foster a calming connection to nature, a kitchenette and living area for independent meal preparation and leisure, and a fully accessible wet room with level access, grab rails, and non-slip flooring for safety and ease of use.

The bedrooms are designed so there is space for a hospital style bed or other adaptations, if required in the future. Other future-proofed features such as wide doorways, level thresholds, and clear circulation spaces accommodate mobility aids or carers, while strategic lighting enhances usability for those with visual or cognitive impairments.

The annex's proximity to the main house ensures family support is readily available, yet its detached nature preserves privacy and autonomy. Large windows and doors provide direct access to the garden, allowing the grandparents to observe and interact with their grandchildren and enjoy outdoor activities.

This design balances independence with accessibility, creating a comfortable, future-ready living environment that supports a fulfilling and self-reliant lifestyle.

There was a suggestion from Pre-Application Enquiry (ref: 2024/20808) that the existing garage could potentially be converted. This had been considered, however, it was found that it was unsuitable for two reasons. First, it is in active use as a garage, the loss of which would be unfavourable to the homeowner. Second, considerable extension and construction work would be required to make the garage into an accessible home, the end result being uncomplimentary to the main property.

4 SCALE

The proposed annex is a single-storey structure subordinate to the main dwelling, ensuring it blends harmoniously with the existing house and surrounding properties. Its size is proportionate to the needs of its intended users, with no overbearing impact on neighbours. The annex is set back and away from the main building, and has the benefit of shielding a flat roofed extension from the 1990s from the road.

5 APPEARANCE

5.1 Materials

The annex will feature stone to match the existing house, with UPVC windows for a cohesive and contemporary finish. The stone arched lintels will align with those on the main house, ensuring a uniform aesthetic.

5.2 Roof

The annex will have a slate pitched roof to match the main house, with stone tabling to complement the existing detailing. This design maintains continuity with the main house, creating a harmonious connection between the two structures.

5.3 Windows and doors.

All new windows to be UPVC, which match those of the main house

7 LANDSCAPING/SITE

7.1 Tree Preservation Order

The trees on the site are subject to a Tree Preservation Order. The TPO for this site refers to the trees that line the street frontage, labelled G1 on the enclosed memorandum. These trees include:

- 7 Holly
- 1 Red Horse Chestnut
- 3 Lime
- 1 Sycamore
- The Leburnum is to be excluded

7.2 Siting

The location of the proposed annex is set away from the TPO'd trees and does not affect them. However, there are a number of trees to the east of the garden, and whilst not included within the TPO, they have been considered within the design.

The annex does see the removal of one tree. This is a Beech Sapling, and does not significantly contribute to the setting or biodiversity of the site. This is noted as T1 on the drawing.

The proposed annex is set back from the main house, primarily to emphasise its subservience but to also minimise the impact on the Sycamore tree that is closest to this part of the garden. This tree is noted as T2 on the drawing.

7.3 Internal Layout

Likewise is the approach to the internal layout. By positioning the kitchen and bathroom to the west, all drains can be constructed without interfering with any tree roots. The added benefit of this is that the living spaces and bedrooms each have views with the garden.

8 ACCESS

The annex has been meticulously designed with accessibility at its core, featuring a level entrance to ensure ease of mobility and seamless access. Wide doorways and spacious circulation areas accommodate the use of mobility aids and provide a barrier-free environment, while a fully equipped wet room meets current accessibility standards, offering safety and convenience. These thoughtful design elements ensure the annex is both functional and inclusive, supporting the needs of its elderly occupants now and in the future.

8.1 Car Parking

The proposal does not alter the existing parking arrangement.

9 SECURITY AND CRIME

The proposed windows and doors will meet the current Building Regulations and will contribute to improved security of the home.