

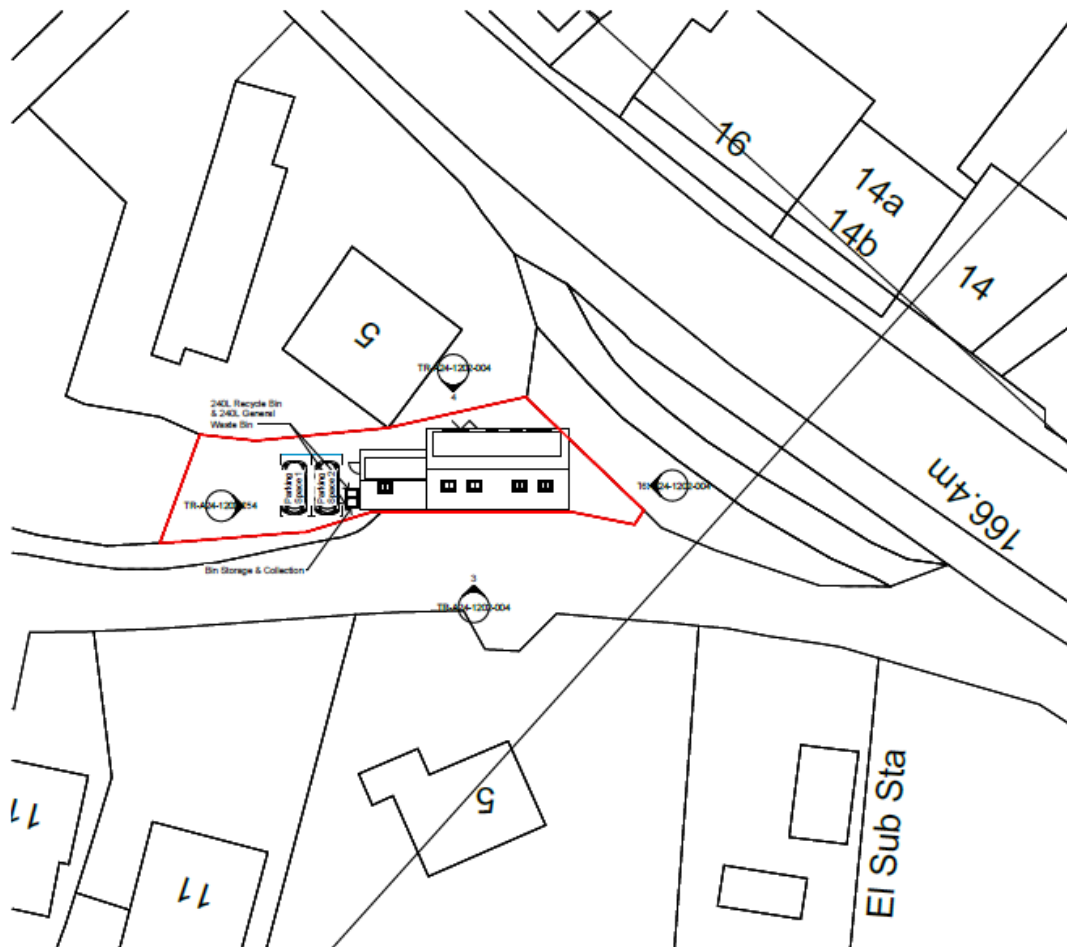
DESIGN & ACCESS STATEMENT

FOR

MR. Przemek Kolbus

@

2 Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH



ISSUED FOR PLANNING APPROVAL:

21st January 2025

TREND ARCHITECTURE

Ref: TR-A24-1202

The History

This Design and access statement has been prepared by TREND ARCHITECTURE on behalf of Mr. Kolbus to accompany the planning application for the property located at 2 Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH. This property, which is surrounded by residential, is not within a conservation area.

The Proposal

The property, which has been left unused is divided into two levels. The ground floor and the loft floor which currently are not being used as the building is currently not in a usable state.

It is the client's vision to create a dwelling in which they can live. To accommodate the client's vision it is proposed that the building have the existing elements made good and adding a pitched roof over where the existing roof was to add more space to the loft for an en-suite and walk in wardrobe, as well as creating two flat roof rear dormers, one for the new pitched roof and one for the existing to create more usable space for the bedrooms. In addition, the existing pitched roof over the main structure will be have the eaves raised by 500mm to create more usable space for the bedrooms.

The internal layout of the building will need to be altered to create an inviting and homely dwelling. This will be done by adding a staircase to loft that ends at the ridge so there is sufficient headroom for the staircase. Also, it is proposed that the sliding external door to be replaced with a window to keep the elevation similar but prevent an exit on to the highway.

Access

Two parking spaces will be provided to the left elevation of the house in front of the proposed main entrance as seen on from drawing No. TR-A24-1202-003.

Amount of Development & Layout

Two rear dormers, flat roof replaced with pitched roof, large sliding doors replaced with a window as well as additional windows, five roof lights and finally internal refurbishment.

Appearance

The proposal respects the general character and appearance of the surrounding area. The proposed development will have little impact upon the amenity of the occupier of neighbouring properties as the proposed elevations will be as close to the existing as possible to reduce the effect it will have to the neighbouring properties.

Conclusion

In conclusion, there will be no adverse effect on the neighbouring properties from the proposed alterations as a part of this planning application.

Our submissions are that the internal changes have no particular architectural merit, all materials used will be in accordance with the existing dwelling, so the architectural style matches throughout.

The proposal respects the scale, character, design and materials of the construction of the surrounding area.