LAND ADJACENT TO 287 OXFORD ROAD GOMERSAL

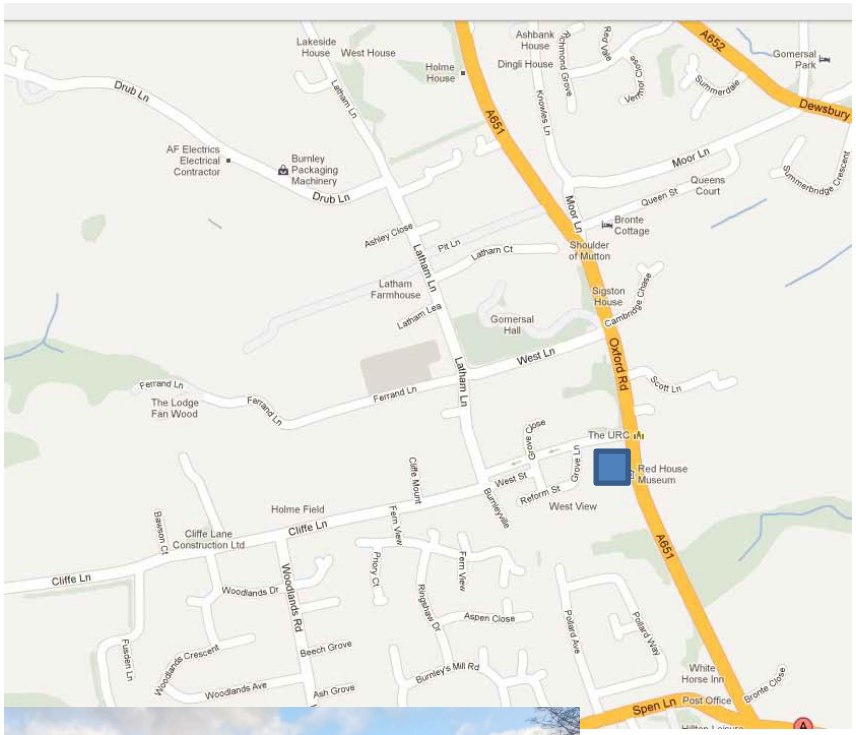




Design & Access Statement

LAND ADJACENT
287 OXFORD ROAD
GOMERSAL
Design Statement
August 2021
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Site Location



SITE ANALYSIS

• The application site edged red is adjacent to 287 Oxford Road, Gomersal which was the former police station

• The site is currently derelict and is classified as Brownfield. It formerly had a large multi car concrete prefabricated garage block erected in the South West corner of the site which has been demolished.

• The applicant also owns 287 Oxford Road which is Converted into 4 flats each with 2 two bed but was formerly Police offices.

• The site is located within the Gomersal conservation area and has frontage onto Oxford Road. The parcel of land is situated between the former offices at 287 Oxford Road and the Gomersal Public Hall. Red House Museum which is a grade II listed building is located close by to the South of the site. Gomersal first school is directly opposite the site presently redundant it use.

• Surrounding buildings are a mixture of styles and materials, both residential and public use buildings as well as retail shops. Although this is a conservation area a wide variety of materials are used adjacent to the site.

• The site falls from the rear down towards Oxford Road and we intend to therefore maintain ground levels and partially sink a garage into the land with access directly from the site .

• The site already has highways access into the land with dropped kerbs

PROJECT BRIEF

We have been appointed to prepare and submit a outline planning application for the proposal of a new detached residential dwelling to form our applicants family home. Original we were briefed to evolve a modern contemporary style Dwelling with large window glass panel, rendered but however, after exhaustive lengthy pre application consultation with Kirklees planning and conservation teams we have adapted this to follow guidance from the planning team and therefore have designed a Classic Victorian house featuring very traditional materials and styling.

The dwelling will be set back far into the site to maintain a large green frontage and also ensure the new building is set back of the public hall adjacent to the site with out compromising the importance and Grandeur of the Gomersal Public Hall .



Aerial photograph of the site showing the red line boundary.
This aerial image shows the site located between 287 Oxford Road and the Gomersal Public Hall

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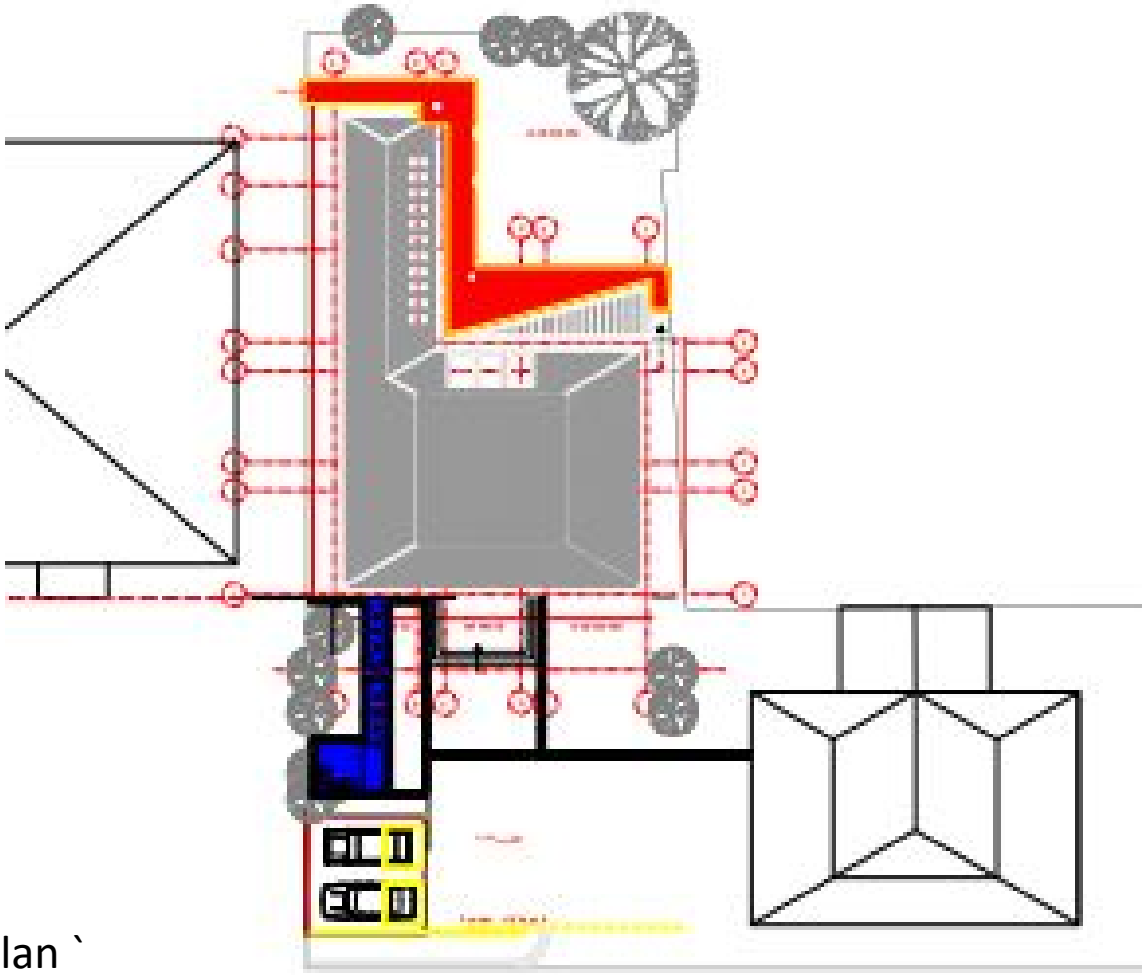


1. Clockwise from top left: View from the site exit to the oxford road.
2. View from the Gomersal Public Hall to the site
3. View looking towards site frontage and Gomersal Public Hall
4. View from the road of the Gomersal Public Hall
5. View from the site of the First School

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Site Assessment

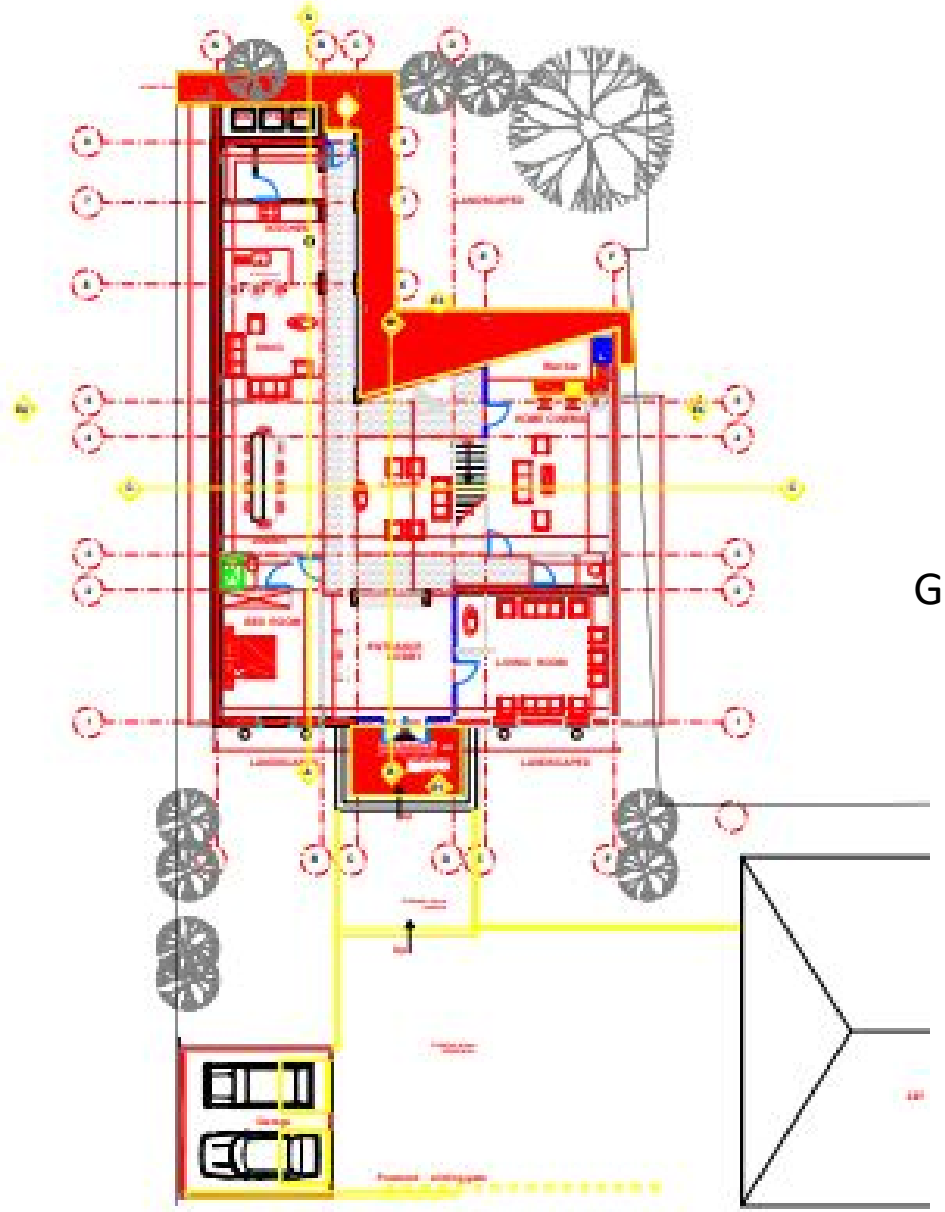




Site Plan `

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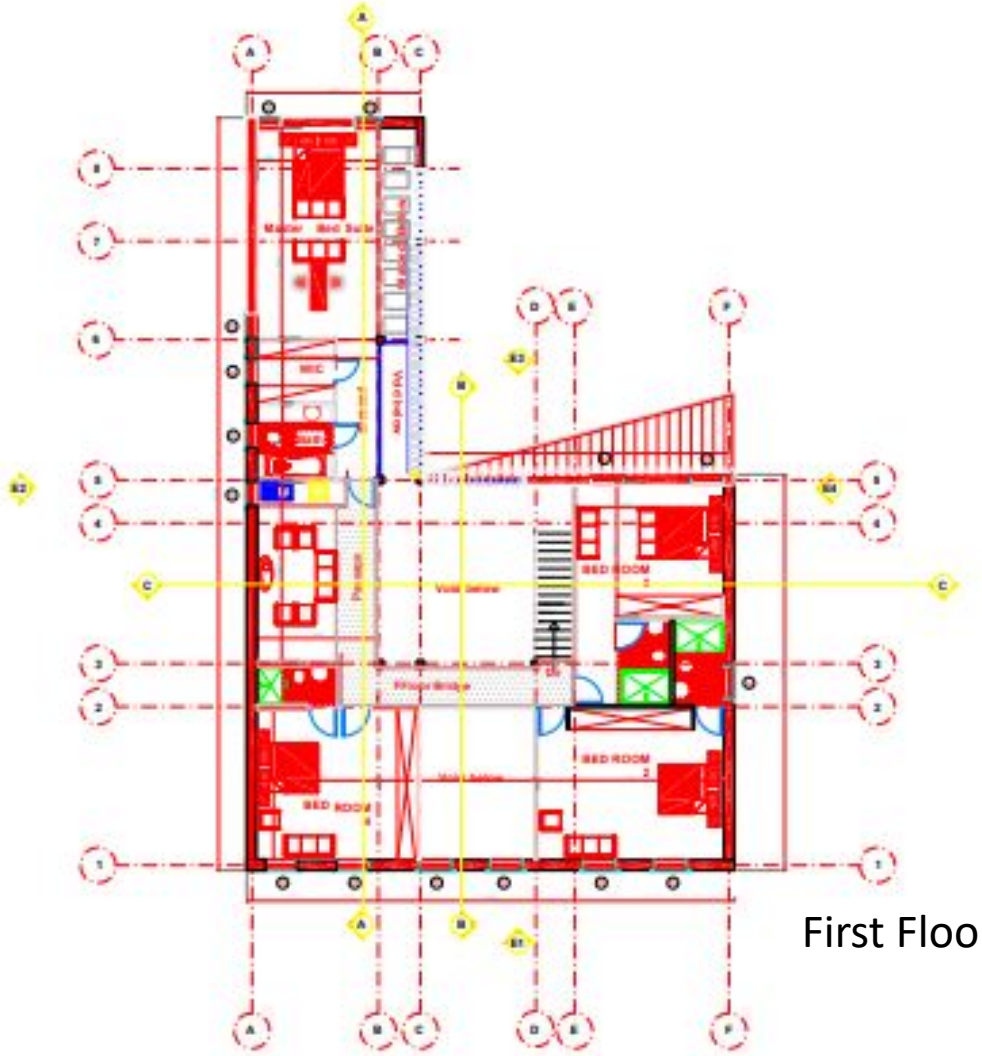


Ground Floor`

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Ground floor Plan





First Floor`

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First floor plan













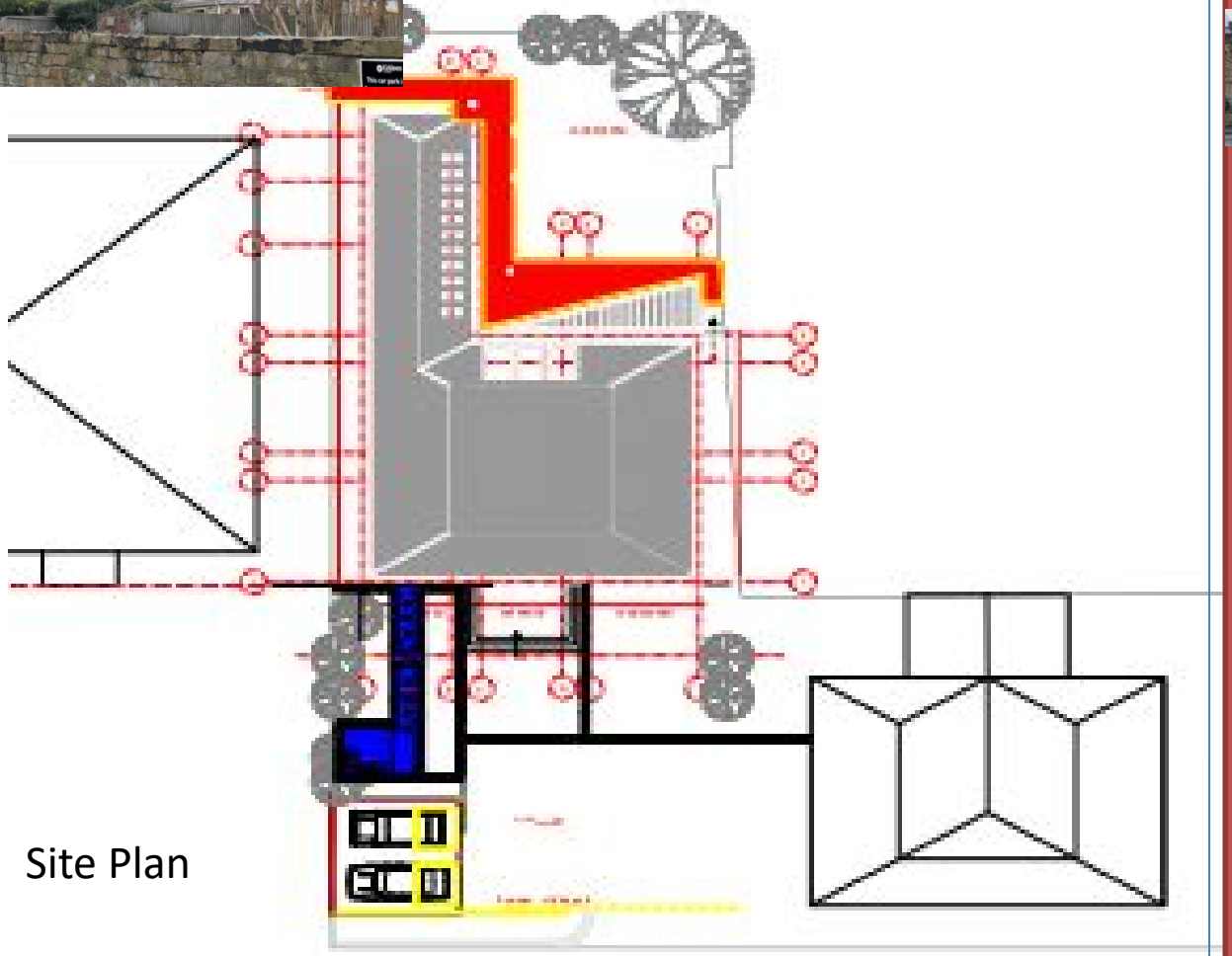
Street elevation`

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Street elevation

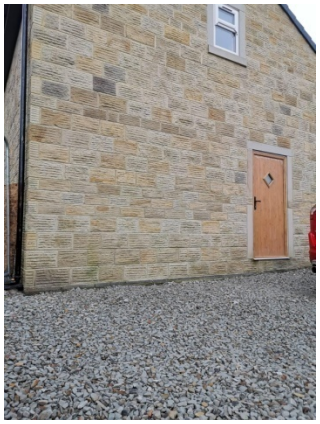


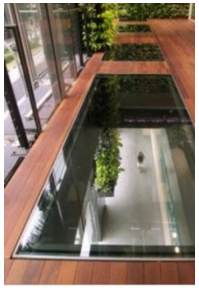




Site Plan

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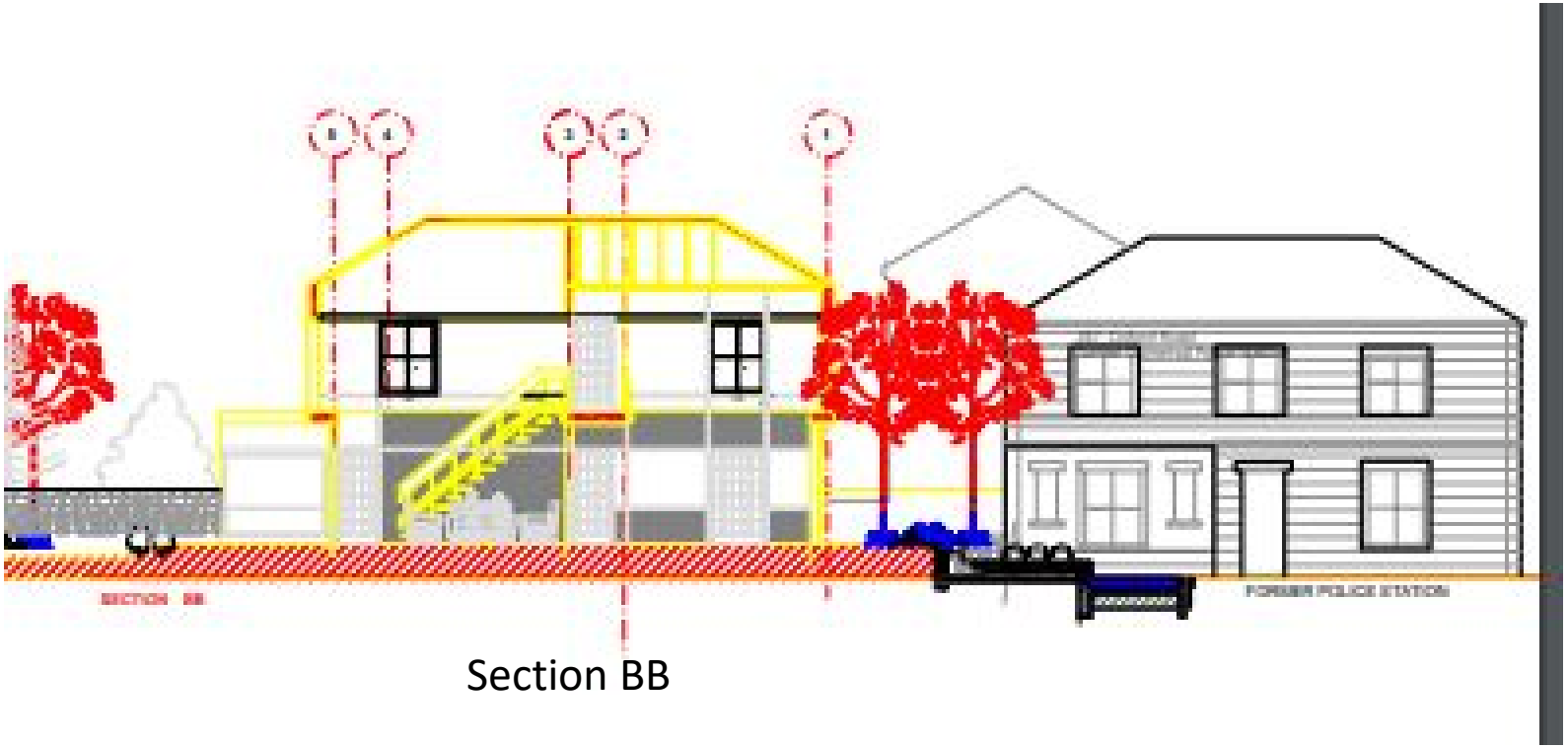






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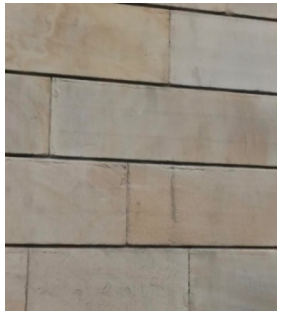




Section BB

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Land profile Section BB















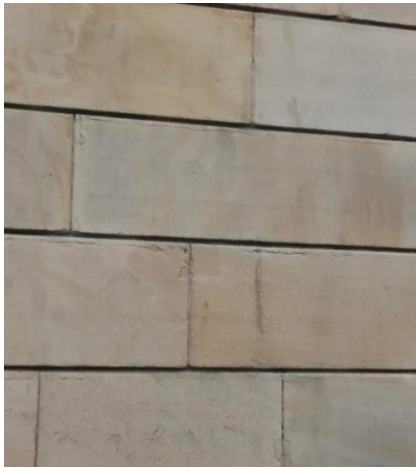
FRONT ELEVATION

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Appearance













Clockwise from top LEFT
Example of glazing at rear of dwelling
Stone tile roof covering
Natural pitched face stone
Natural ashlars stone

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External Materials









Dry stone wall at site entrance to be made good
Stone flags and tumbled cobble sets to form drive surface materials





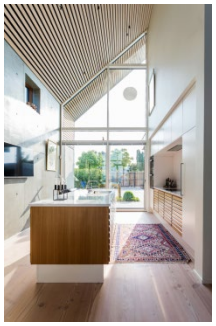


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References





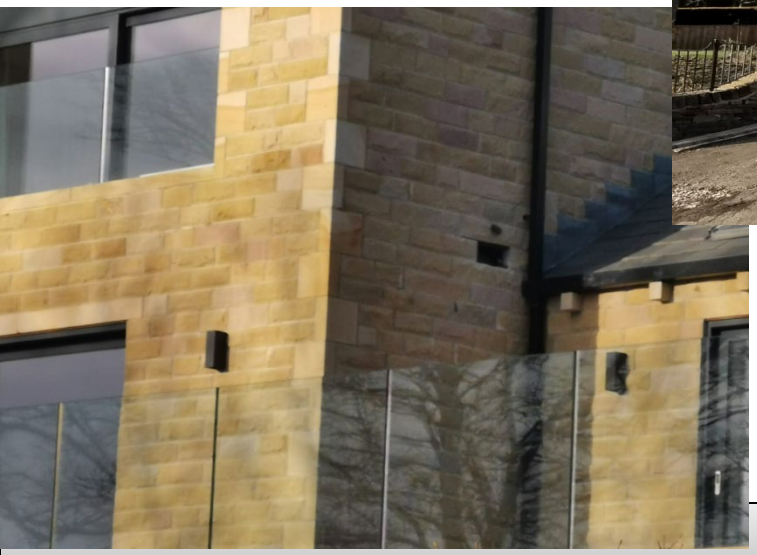




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287 OXFRD ROAD
GOMERSAL







Steep gables are common on front elevations with reduced eaves height
Curved heads and tumbled stone
Steep gable pitch with feature oriel windows were common details to bring central detail to coach houses
Mixed materials including use of brick with stone especially in window heads

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