

hinchliffe

Client:

Mrs S. Capewell

Title:

Design & Access Statement

Project:

Erection of 1 & 1/2 storey dwelling and associated landscaping.



Date:

01.04.2024

Ref:

231-24-R1

Location:

**Land adj. Hallas Road
Kirkburton
Huddersfield
W. Yorkshire
HD8 0QQ**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764

info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



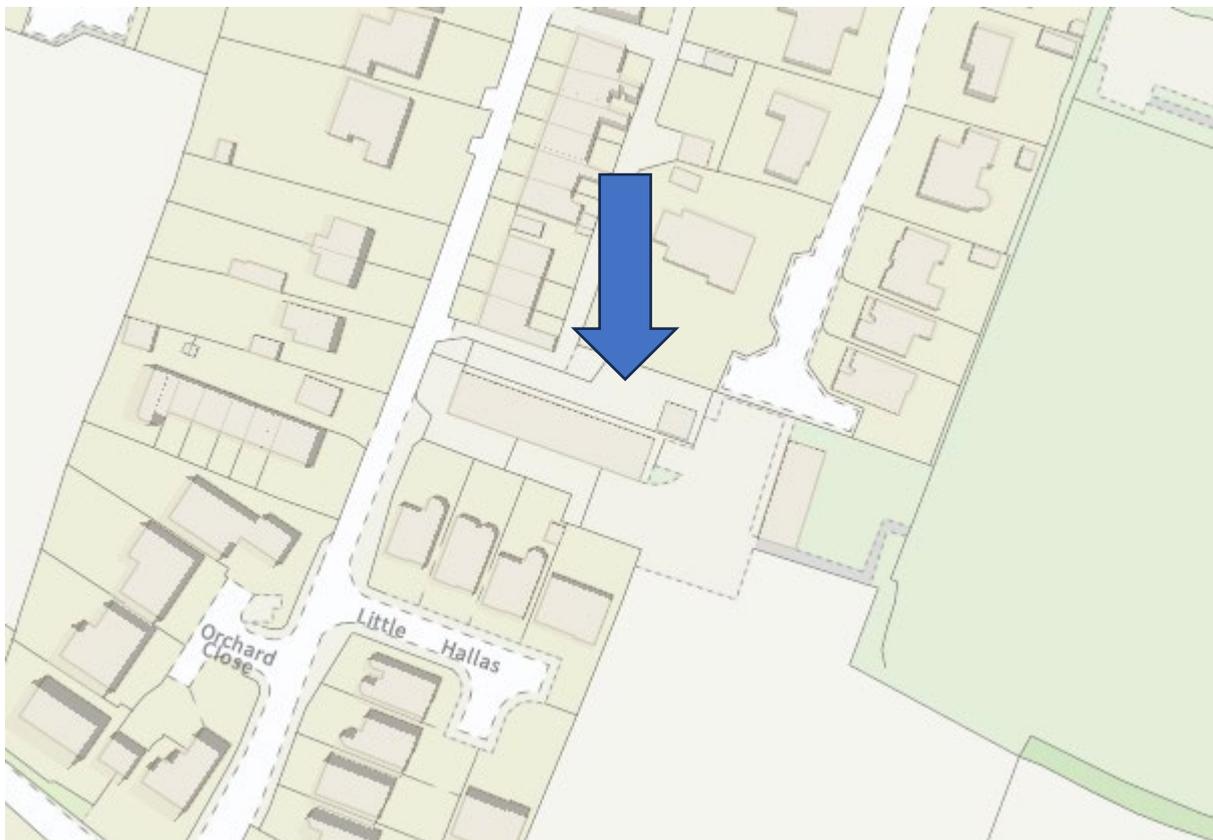
Design

Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd in support of a Full Planning Application for the erection of one dwelling on land adj. No. 6 Hallas Road, Kirkburton, Huddersfield.
- The existing site currently has a double detached garage and hard standing throughout.

Context

- The site is located along Hallas Rd on the outskirts of Kirkburton village and is approximately 6 miles from Huddersfield Town centre.



- The application site is not located within Green Belt on the Government planning data map.
- The site can be accessed via an existing driveway off Hallas Rd. This access serves the existing garages on the site.

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764

info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



Amount and Appearance

- The existing garage on the site is to be removed, along with the existing hard standing to enable the levels to be reduced. The proposed dwelling is of one and a half storeys in appearance and is set to the South East corner of the site.
- Design materials would remain in character and appearance to other adjacent properties in relation to architectural detailing and similar materials.
- The proposal will sit sympathetically within its immediate and wider surroundings.
- The use of materials would be coursed stone, PVCu windows and aluminium doors with blue slate roof tiling.



Proposed North West Elevation

- The proposal has been designed to harmoniously fit into the existing site and topography.
- The proposals would form a modestly sized dwelling, in a sustainable location, of which housing of this nature is in short supply in the immediate and wider areas.
- In conclusion, the proposal will not be detrimental to the surrounding area and will actually enhance the current unattractive aspects of the site.

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

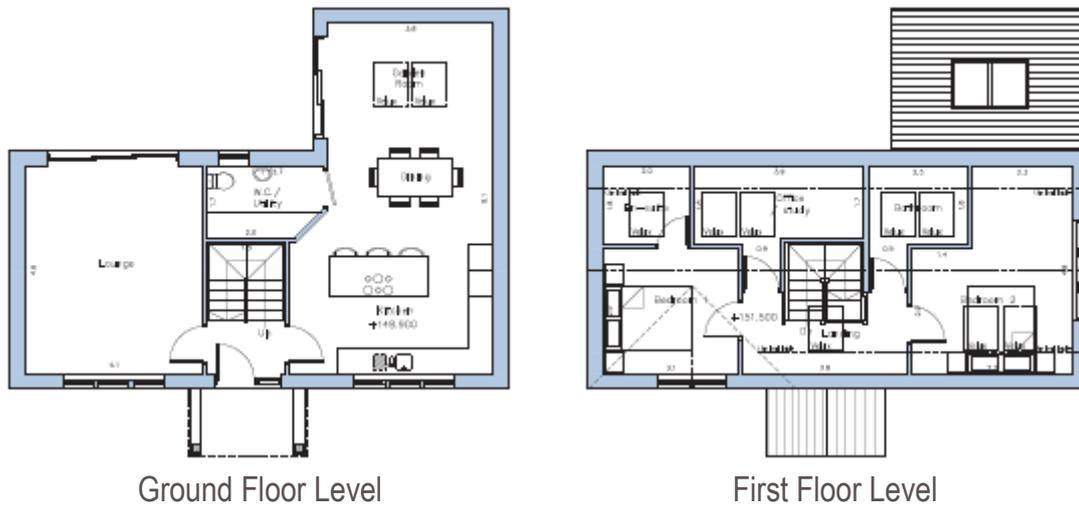
07921 907 162
01484 520 764

info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



Layout

- The layout of the dwelling is for a 2 bedroomed property. Parking for the proposed dwelling will be formed at the front of the property consisting of 2 offstreet parking spaces and a turning head including a refuse bin store, air source heat pump and an electrical charging point.
- Externally, private amenity space is located to the front and rear of the property consisting of a mixture of soft and hard landscaping.



- The overall ridge height will not be out of character with the properties located to the North and South. The design in this respect has been carefully considered.
- The layout has been designed to meet space about dwellings standards and ample amenity space has been provided within the site.
- The proposed dwelling exceeds all minimum separation distances between existing properties. The proposals result in no loss of light or privacy to any neighbouring properties and the proposals would have no overbearing impact on any adjacent properties.
- The proposal outlined in this application aims to meet design elements in relation to Kirklees Local Plan and NPPF Policies:

LP3 Location of new development
LP19 Strategic transport infrastructure
LP20 Sustainable Travel
LP21 Highway safety and access
LP22 Parking
LP24 Design
LP30 Biodiversity and geodiversity
LP61 Urban Green Space

Company No. 11767012 Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764
info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



National Planning Policy Framework (NPPF) 2023 relevant policies:

- NPPF Chapter 2 Achieving sustainable development
- NPPF Chapter 5 Delivering a sufficient supply of homes
- NPPF Chapter 8 Promoting Healthy and Safe Communities
- NPPF Chapter 9 Promoting sustainable transport
- NPPF Chapter 11 Making effective use of land
- NPPF Chapter 12 Achieving well designed places

Scale

- The proposed dwelling is appropriately sized for the site and offers a good standard of accommodation to a future occupier.



Landscaping

- Low maintenance shrubs, plants and lawned area's are proposed to soften some of the area's around the immediate site and will be maintained by the proposed property owner once occupied.



Access

- Level threshold access has been adopted into the plan to meet Part M requirements and enables less ambulant users to comfortably live/visit the house.
- Ample off road car parking is available within the curtilage of the site although two designated spaces are provided directly to the front of the proposed dwelling. Turning facilities are incorporated into the site layout to allow a vehicle to enter and exit in a forward gear. This also replicates the existing scenario for existing access to the garages.
- Access to the site is via Hallas Road with the existing driveway nominally widened to 4.0m and resurfaced.
- Bin storage is located to the North East of the site with the bin collection point to remain as it currently is, at the bottom of the driveway off Hallas Rd.
- The parking areas will be surfaced and drained in accordance with suitable guidance.
- In line with Building regs Part S - An electric charging point will be installed to serve the property

Climate Change

The proposed design scheme is mindful of Kirklees Councils Planning Application Climate Change Guidance. As such measures have been implemented into the proposal to ensure the scheme accords to Kirklees target for achieving 'net zero' carbon emissions by 2038. The following measures are to be implemented:

- The proposal will have an electrical vehicle charging point installed.
- Rainwater harvesting will be utilised via a rainwater butt.
- Existing soft landscaping will be enhanced to promote biodiversity.
- Smart energy metering and a visual display showing energy consumption will be installed.
- All lighting internally and externally will be LED to minimise energy consumption.
- Building services controls including the use of thermostatic valves and temperature regulated thermostats will be incorporated into the dwelling preventing unnecessary energy consumption.
- Air source heat pump
- External hanging space to be provided to the proposed property.



Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

