DESIGN AND ACCESS STATEMENT

PROPOSED GARAGE AND HOBBIES BUILDING TO THE REAR OF 23 GARFIT HILL, GOMERSAL.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached garage and hobbies building to the rear of 23 Garfit Hill Gomersal.

The existing site currently houses my clients property (no. 23) and a detached workshop/garage building. The site is flanked by further housing to the north and has views over agricultural fields.

Existing access for emergency and service vehicles is via Garfit Hill this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which has an existing unit in the position of the proposed unit would suggest that this site is suitable for a build of this type.

Amount

The proposal is to take down the existing detached building and construct a new slightly larger building to be used for a detached garage and hobbies building. As can be seen from the enclosed plans the unit fist in well and does not over dominate its surroundings. The existing yard area will remain unaltered. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed unit due to existing ground levels will be split over 3 floors (basement, ground and roof). All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties. The scale of the building has been designed so as to not over dominate its surroundings to the detrement of the character of the area.

Landscaping

No change to existing situation.

Appearance

The existing unit has a blockwork and corrugated metal sheet finish which isn't a very appealing look in the area it is situated. The client would like to construct his new build from materials more in keeping hence we would intend to use a mix of stone and render with a timber clad effect on the dormers. All window and door frames will be upvc.

Access

No change to existing situation.