

# Design & Access Statement

**Proposed Development:** Erection of two-bedroom dormer bungalow facing Earls Avenue

**Site Address:** Rear of 14 Lincroft Avenue, Huddersfield, HD5 8DS. Facing Earls Avenue.

**Applicant:** Colin Smith

## 1. Introduction

This Design & Access Statement accompanies the planning application for the erection of a two-bedroom dormer bungalow on unused land situated on Earls Avenue, Huddersfield. Although the site is registered under the address of 14 Lincroft Avenue, the proposed dwelling will be orientated to face Earls Avenue, with its principal elevation and vehicular access taken from this frontage.

The proposal aims to deliver a modest, well-proportioned home that complements the surrounding residential context, incorporates sustainable design features, and complies with current building regulations. It has been developed in accordance with the National Planning Policy Framework (NPPF) and Kirklees Local Plan policies LP24, LP22, and LP28, as well as the Kirklees Housebuilders Design Guide SPD.

## 2. Site Context

### Location & Orientation

The application site is located within a well-established residential area characterised predominantly by detached and semi-detached dwellings. The land is currently unused and fronts directly onto Earls Avenue, allowing the proposed dwelling to integrate positively with the existing street scene.

### Access Arrangements

Vehicular and pedestrian access will be taken directly from Earls Avenue via an existing dropped kerb, requiring no additional highway works and ensuring safe and convenient entry to the property.

### Surrounding Character

Neighbouring properties are predominantly traditional in style, using red brick or render with pitched/hipped tiled roofs. Modest landscaped front gardens and private rear amenity spaces contribute to the area's cohesive and attractive residential character.

### Planning History & Constraints

The site is free from known restrictive covenants, Tree Preservation Orders, or other planning constraints.

## 3. Local Facilities

The location is well served by local amenities, making it suitable for a wide range of residents:

- Within a 0.5-mile radius, there are several supermarkets and convenience stores, providing easy access to everyday essentials.

- Several primary schools are located within walking distance, supporting family's needs.
- Public transport links are strong, with nearby stations offering convenient connections to surrounding areas.
- Recreational and community facilities, including a local park, are also within walking distance, enhancing the quality of life for future occupants.
- Healthcare services, including GP surgeries, dental practices, and pharmacies, are readily accessible.

These amenities make the property suitable for families, professionals, and older residents.

#### 4. Design Principles

##### Layout

The dwelling will be positioned within the 15 m × 8 m plot, maintaining appropriate separation distances from neighbouring properties.

The frontage will comprise a 4 m permeable driveway in accordance with Kirklees Council guidance, alongside a 5 m landscaped lawn.

To the rear, a 1.5 m patio area will provide usable outdoor amenity space.

##### Scale & Massing

The footprint measures approximately 7 m wide × 8.5 m deep, with a ridge height of 6.6 m.

Accommodation is arranged over two levels:

**Ground floor:** Open-plan kitchen/dining/living space, a living room, a bathroom, and a utility/storage room.

**Upper level:** Two large double bedrooms, both with en suite bathrooms with separate loft storage room.

The hipped roof design was selected to minimise overshadowing and visual dominance, particularly in response to feedback from previous planning consultations. Its orientation ensures that roof slopes face away from neighbouring terraces, preserving daylight and amenity. The overall scale is consistent with other dwellings in the locality and ensures the property does not appear overbearing.

##### Appearance

The principal elevation features a centrally positioned entrance door beneath a full-width front dormer, offering balance and street presence.

The hipped roof form with dormer reflects traditional residential architecture while providing functional upper-level accommodation.

#### 5. Materials & Landscaping

Element	Material / Finish	Rationale
External Walls	Lower 900 mm in red brick; high-quality cream render above	Blends traditional local character with a contemporary finish.

Roof	Grey concrete interlocking tiles	Durable and visually in keeping with neighbouring properties.
Windows & Doors	Anthracite grey UPVC, double-glazed	Energy-efficient, low-maintenance, and contemporary in appearance.
Driveway	Permeable block paving	Complies with sustainable drainage guidance and reduces surface water run-off.
Landscaping	4 m lawn frontage with low-maintenance shrubs; paved pathways	Enhances visual amenity and complements the streetscape.
Patio	1.5 m x 8.7m Patio area	Provides private outdoor space.
Bin Storage	Wooden Built-in storage	Feedback from previous consultation. Storage suitable for both Recycle and Waste bin in accordance to Kirklees Council requirements.
Boundary Treatments	Open frontage to Earls Avenue; 1.8 m-high timber fencing to sides and rear	Maintains street openness while ensuring privacy to the sides and rear.

## 6. Sustainability

**Insulation:** High-performance insulation exceeding Building Regulations requirements.

**Heating & Hot Water:** Gas combination boiler for efficient heating and hot water.

**Surface Water Management:** Permeable driveway paving to manage run-off sustainably.

**EV Charging:** An electric vehicle charging port will be installed on-site.

**Materials:** Use of durable and recyclable materials where possible.

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## 7. Access & Safety

**Vehicle Access:** Existing dropped kerb to Earls Avenue providing direct access to a 5 m driveway, enabling safe manoeuvres.

**Pedestrian Access:** Level thresholds and paved pathways to all principal entrances.

**Lighting:** External low-energy LED lighting will be installed for security and safety.

## 8. Conclusion

The proposed two-bedroom dormer bungalow to the rear of 14 Lincroft Avenue (fronting Earls Avenue) has been designed to respect and complement the surrounding built environment.

It delivers a modest and sustainable dwelling that complies with Kirklees Council guidance on driveway dimensions, incorporates sustainable drainage and EV charging provision, and preserves the open character of the street frontage.

The proposal reflects the guidance set out in Kirklees Local Plan policies LP24, LP22, and LP28, and the Housebuilders Design Guide SPD, ensuring a high-quality, sustainable, and contextually appropriate development.