Design and Access Statement: 477 New Hey Road, Huddersfield

Introduction

This Design and Access Statement has been prepared to support the proposed changes to the external appearance of the dwelling at 477 New Hey Road, Huddersfield. The application seeks to replace the existing discoloured brickwork with a full external render, enhancing the property's appearance and ensuring it remains in keeping with the character of the surrounding area.

Design Justification

Proposed Works

The proposal involves the application of a full K-rend system to all external elevations of the building. The colour will be a neutral, non-intrusive shade such as white, cream, or a light grey, which will create a clean and uniform finish.

Visual Impact and Context

The existing reddish brickwork is in poor condition, with noticeable discoloration and an uneven finish that detracts from the property's overall appearance. The application of a new render will significantly improve the aesthetic quality of the dwelling, giving it a refreshed, cohesive, and modern look.

This proposed change is consistent with the established character of New Hey Road. A clear precedent for rendered properties exists in the immediate vicinity, including the house directly next door at 475 New Hey Road, which already features a rendered front. Furthermore, a planning application for a nearby property at 489 New Hey Road for similar alterations, including a white/cream render, has been previously approved. This demonstrates that the use of render is a common and accepted material within this part of the street, and the proposed change will not appear out of place but will instead contribute positively to the area's visual appeal.

Materials and Durability

K-rend is a durable and high-quality material that provides excellent weather resistance and protection for the building's fabric. Its longevity and minimal maintenance requirements ensure that the property will retain its enhanced appearance for many years to come.

Access Statement

The proposed external render is limited to the building’s walls and does not involve any alterations to the existing access points. The dimensions and location of all doors, windows, and entryways will remain unchanged. Therefore, the proposal will not have any impact on the

current level of access for residents, visitors, or emergency services, and it fully complies with all relevant accessibility standards

Policies

Policies- LP24 DESIGN

Policy LP24 Design Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring: a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary; c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers; d. high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable; ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive; iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials; iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy; v. providing charging points to encourage the use of electric and low emission vehicles; vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste; vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate; viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features; f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places; g. any new open space is accessible,

safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks; h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure; i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and j. the provision of public art where appropriate The form. scale, layout, details and the use of building materials respect and enhance the character of the surrounding area and the original chalet bungalow host property. Adequate level of amenity spaces at the rear with remaining garden is still available as amenities for the family to enjoy. The orientation of the existing property also allows the placing of photovoltaics solar panels (retrospectively) onto the proposed southeast and southwest facing aspect pitched roof and maximises its energy usage. Therefore, it accords with policy LP24(a) The design has taken into account the secured by design approach and minimise the crime risks as there are no awkward areas in the layout where burglars can hide. This home is for our client's immediate family. The extension is also set at a considerable distance away from the immediate rear neighbour and allowing adequate privacy distances, respecting over-looking and appropriate landscape screening to be provided. Therefore, the proposals meet with LP24(b) Although LP24(c) states that the extension is to be subservient to the original property, as you can see, the host building has large garden plot. The extension is set back with ridge roof lines matching the original chalet bungalow and the visual impact has not been compromised. The rear extension enhances the existing appearance and making it more attractive. The scale, massing, details and building materials are all in accordance with the original chalet bungalow host and surrounding buildings. The architecture matches the original style, and the rear has been laid out in a modern and contemporary manner with patio terrace and full height glazing to maximise natural daylight and natural ventilation. The large glazing elements are also sustainable as it assists to use less artificial lighting. Therefore, the proposals meet with policy LP24(c).