

DESIGN AND ACCESS STATEMENT FOR
LINK EXTENSION BETWEEN HOUSE AND GARAGE AT
2 GEORGE AVENUE, HUDDERSFIELD, HD2 2BH

Stage 1 - Assessment

Physical Context

The site is an existing domestic dwelling. The original garage was converted into a shop, under planning permission and is now used as domestic storage.

The proposal is to use the converted garage as a residential lounge and create a link between the house and garage. The additional extension is small scale and single storey height.

Social Context

The house sits beside similar properties, and many have increased the size of the property, given that the original design is relatively small in relation to modern needs.

Economic Context

There will be no economic effect.

Planning Policy Context

There are no specific policies affected by the development, other than National Planning Policy Chapters 2, 3, 4, 11 and 12. There is already a house, with vehicular and pedestrian access on the site.

Stage 2 - Involvement

We are open to discussion with the Planning Officers during the application process, and keen to work with them to produce a mutually agreeable design solution. However, the application is of a domestic nature, and the involvement of access groups, the community and other groups is not believed to be relevant.

Stage 3 - Evaluation

From the site visits carried out, it is clear that the property sits alongside other similar properties that have been extended. The impact of the link will be minimal to the surrounding property owners.

Stage 4 - Design

Materials to match and blend with existing property. Low U value materials are to be used, wherever possible, in excess of the Building Regulations. The plot is large and there is ample garden areas surrounding the property left after the proposed works have been built.

There are a number of properties along the road which have also created additional parking at the front, with wide frontages on the roadway. The proposed drawings also incorporate an additional car parking space, to meet modern needs.

Stage 5 - Design Component

Use

This application is for a domestic link extension between the house and garage, and one additional car parking space off the road.

Amount

No additional residential dwellings.

Layout

The design of the floor plan focuses on maximizing the usable space available and blending with the surrounding property.

Scale

The relationship with the remaining plot is as shown on the location plan.

Landscaping

None particular is shown.

Appearance

The roof of the link extension will be formed from a pitched roof with materials to match the existing. The walls will be stone faced to match the existing, with new doors and windows in white PVC to match the existing.

Stage 6 - The Access Component

The site is lower than road level facing George Avenue. There is an existing slope to the garage from the road. The additional car parking space will be formed in gravel to be semi-permeable. There are steps up to the front door as existing, which will remain unaltered. The access into the link extension from the drive, will have one step up into the extension. The property is not appropriate for greater disabled access although the nosings to the existing steps will be painted with a contrasting colour and handrails will be maintained at the front entrance. It would be unreasonable to expect further works to increase disabled access as the cost would be disproportionate to the cost of the works.



Existing Converted Garage



Space for Link Extension



Existing front access steps