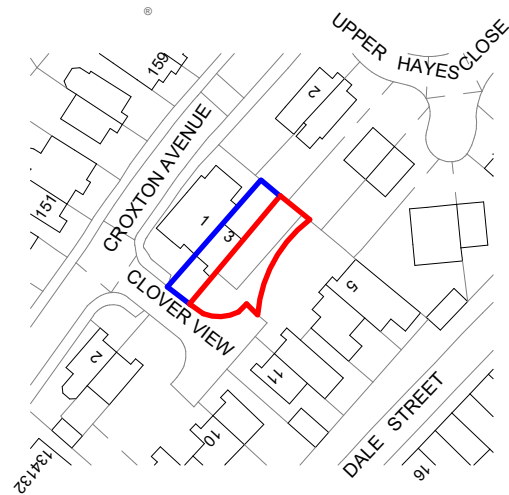
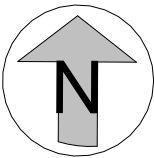


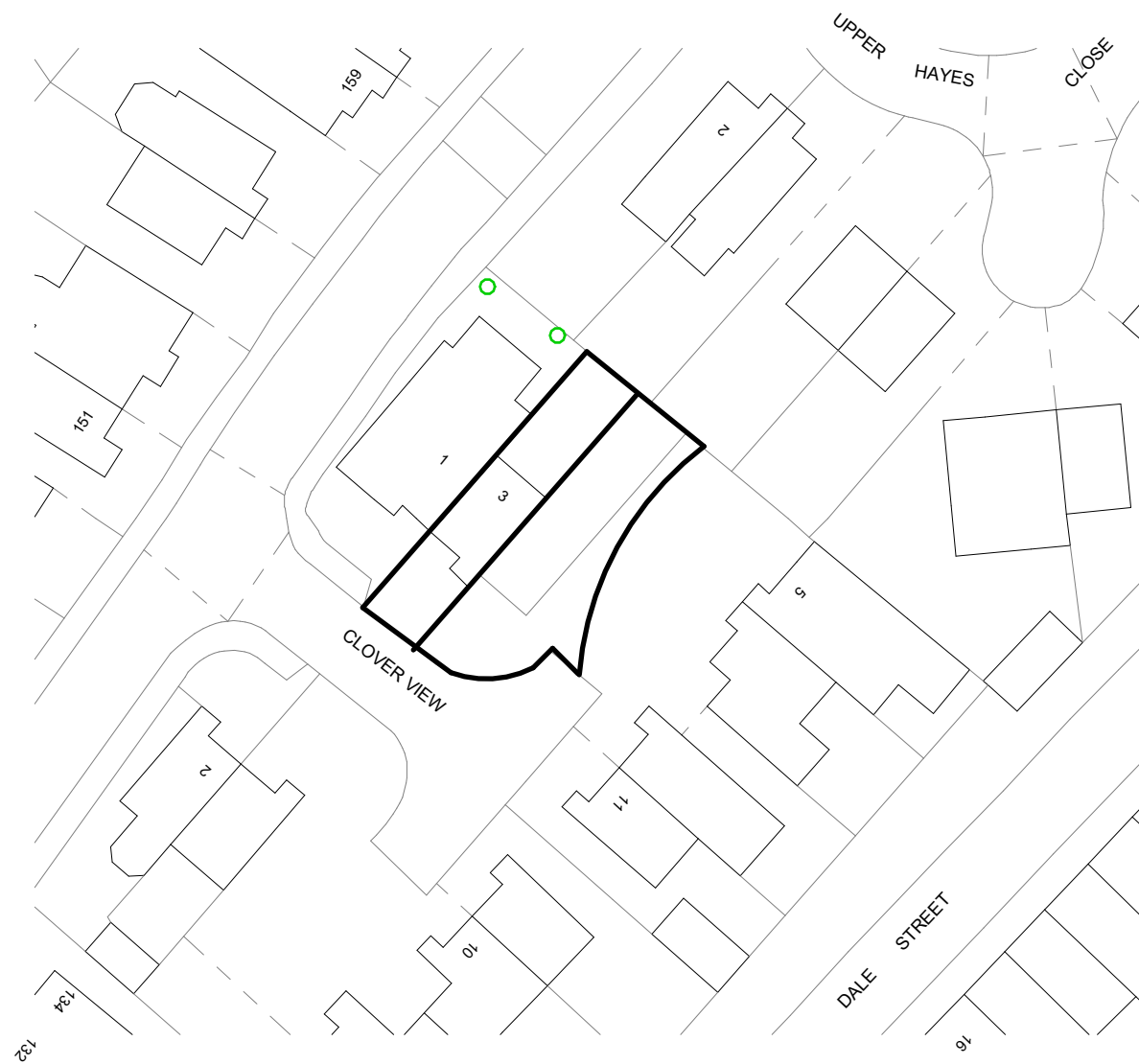
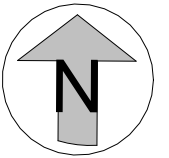


Location Plan
1 : 1250



THE YORKSHIRE ARCHITECT
E: theyorkshirearchitect@gmail.com
T: +44 7466 296416
W: www.theyorkshirearchitect.com

REVISIONS				PROJECT Land adjacent to 03 Clover View OL16 2YX		CLIENT Shenaz Ahmed		
CODE	STATUS PL	SUITABILITY DESCRIPTION PLANNING	PURPOSE OF ISSUE PLANNING	SHEET Location Plan		Date 05.05.26	Project number 035	Scale (@ A3) 1 : 1250
						Drawn by NT	DRWAING NUMBER 035-P01	REV



Existing Block Plan
1 : 500

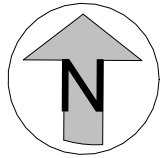


Proposed Block Plan
1 : 500



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E: theyorkshirearchitect@gmail.com
T: +44 7466 296416
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET Existing and Proposed Block Plan		Date 05.05.26	Project number 035	Scale (@ A3) 1 : 500
	PL	PLANNING	PLANNING			Drawn by NT	DRWAING NUMBER 035-P02	REV

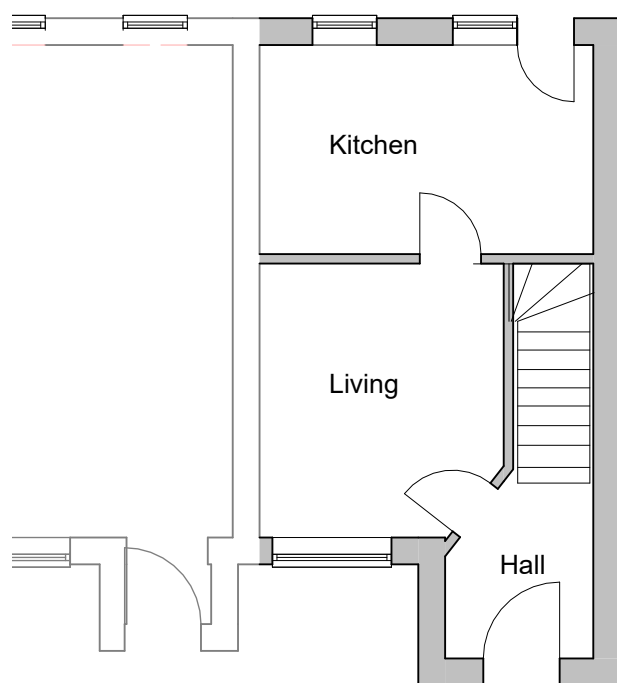
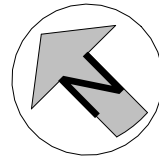


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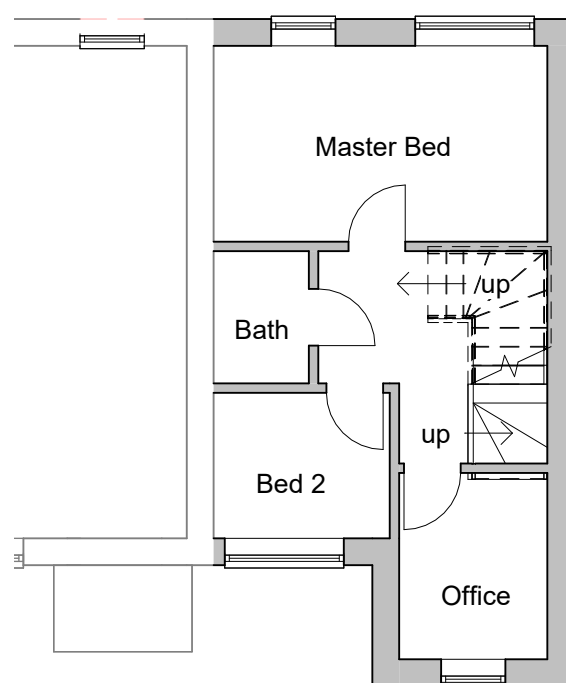
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	Land adjacent to 03 Clover View OL16 2YX
SHEET	Proposed Site Plan

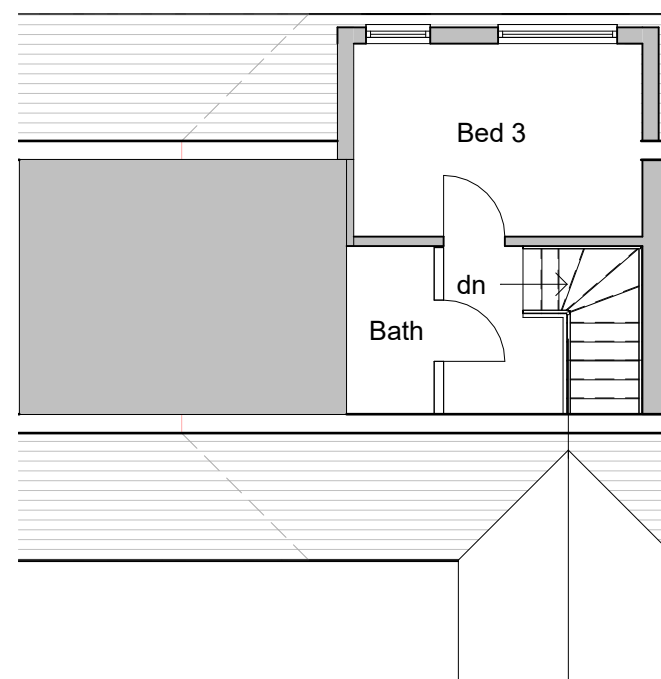
CLIENT			Shenaz Ahmed	
Date	05.05.26	Project number	035	Scale (@ A3)
		1 : 200		
Drawn by	NT	DRWAING NUMBER	035-P03	REV



Proposed Ground Floor
1 : 100



Proposed First Floor
1 : 100



Proposed Second Floor
1 : 100



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W: www.theyorkshirearchitect.com

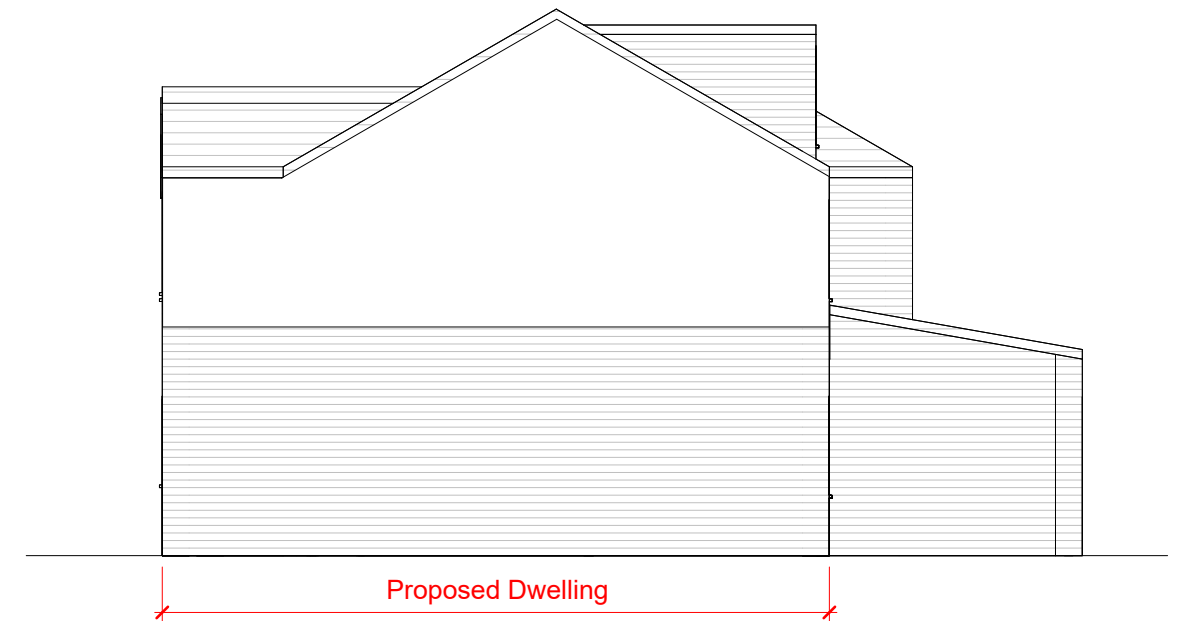
REVISIONS			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	Land adjacent to 03 Clover View OL16 2YX
SHEET	Proposed Floor Plans

CLIENT			Shenaz Ahmed	
Date	05.05.26	Project number	035	Scale (@ A3) 1 : 100
Drawn by	NT	DRWAING NUMBER		REV
		035-P04		



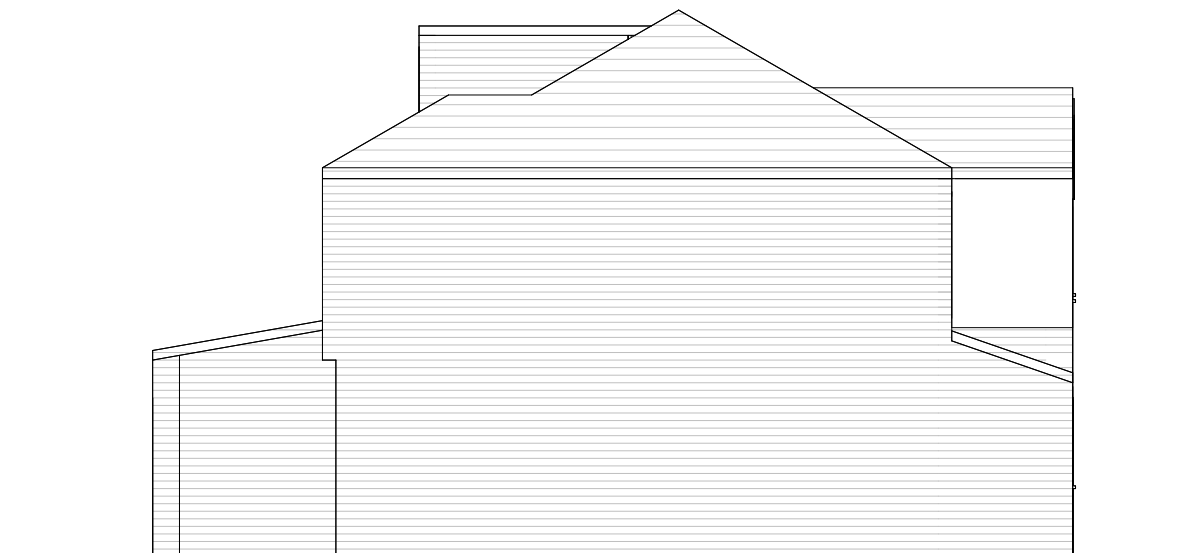
Proposed Front Elevation
1 : 100



Proposed Side Elevation
1 : 100



Proposed Rear Elevation
1 : 100

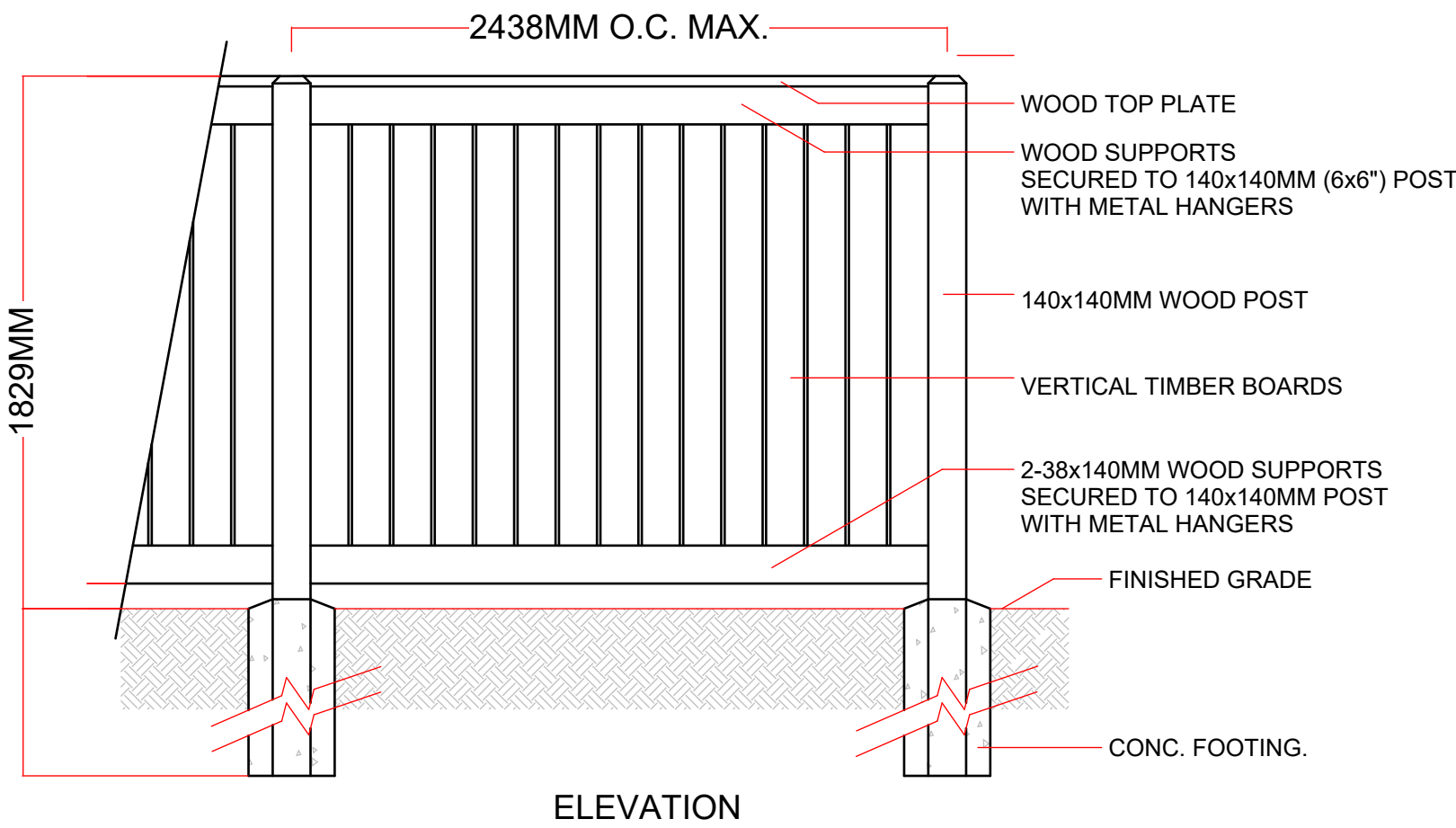
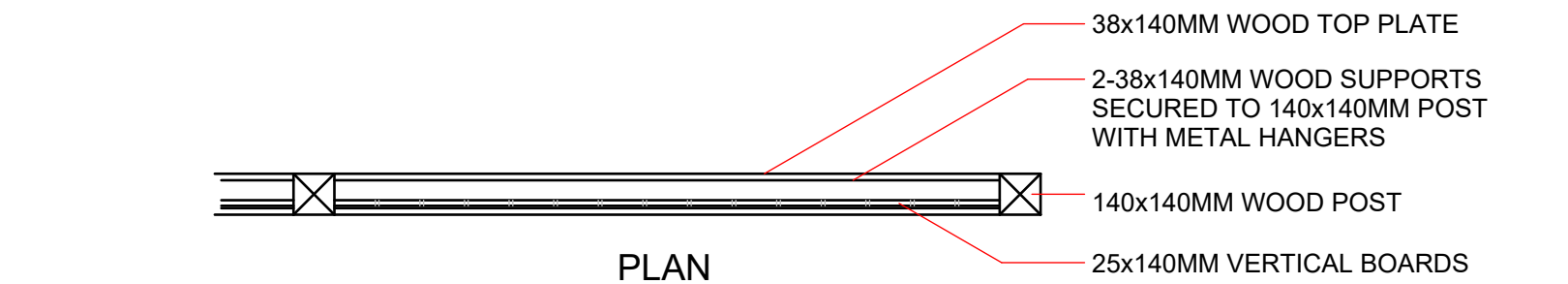
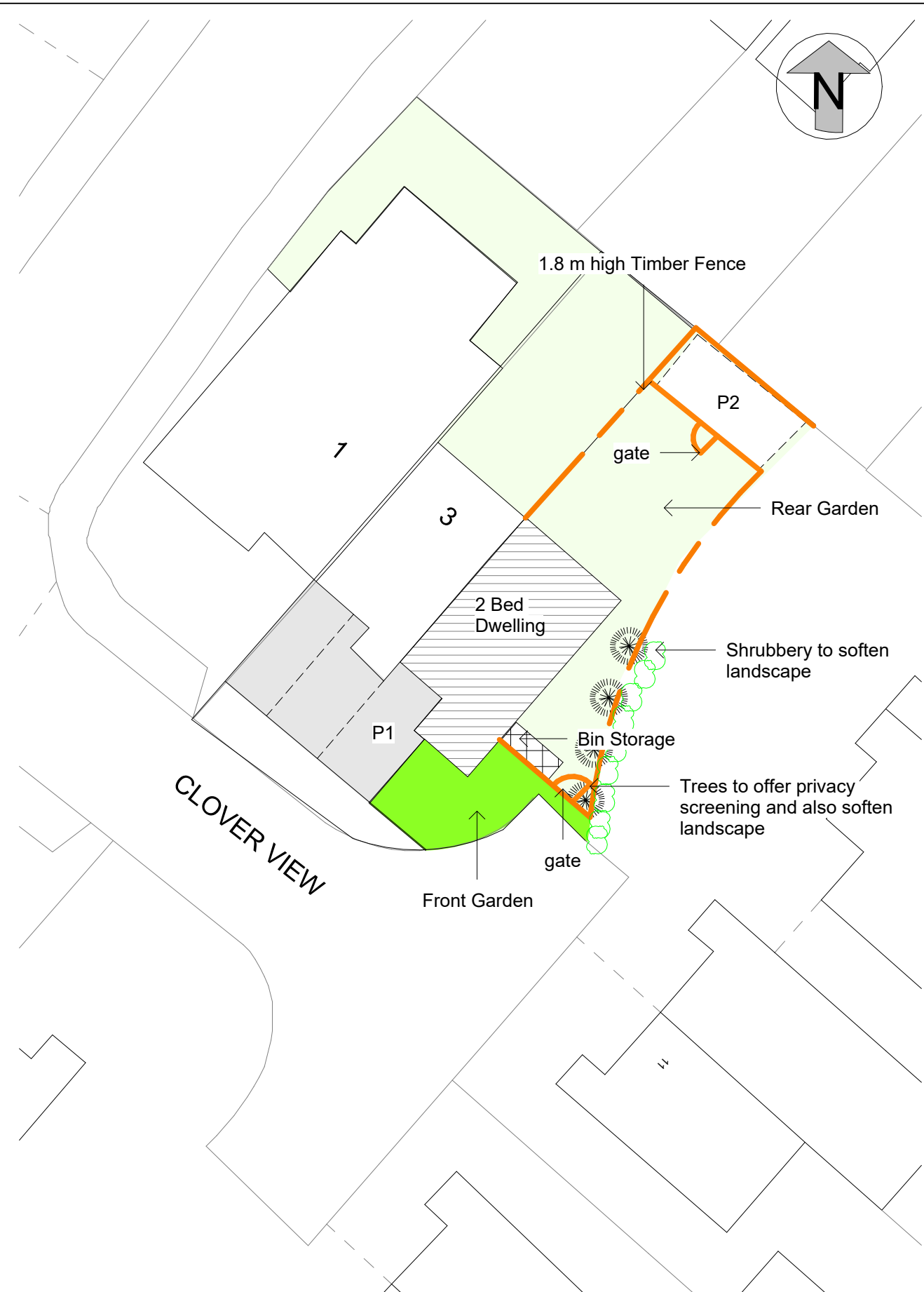


Proposed Side Elevation 2
1 : 100



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E: theyorkshirearchitect@gmail.com
T: +44 7466 296416
W: www.theyorkshirearchitect.com

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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET Proposed Elevations		Date 05.05.26	Project number 035	Scale (@ A3) 1 : 100
	PL	PLANNING	PLANNING			Drawn by NT	DRWAING NUMBER 035-P05	REV



Boundary Treatment
1 : 25

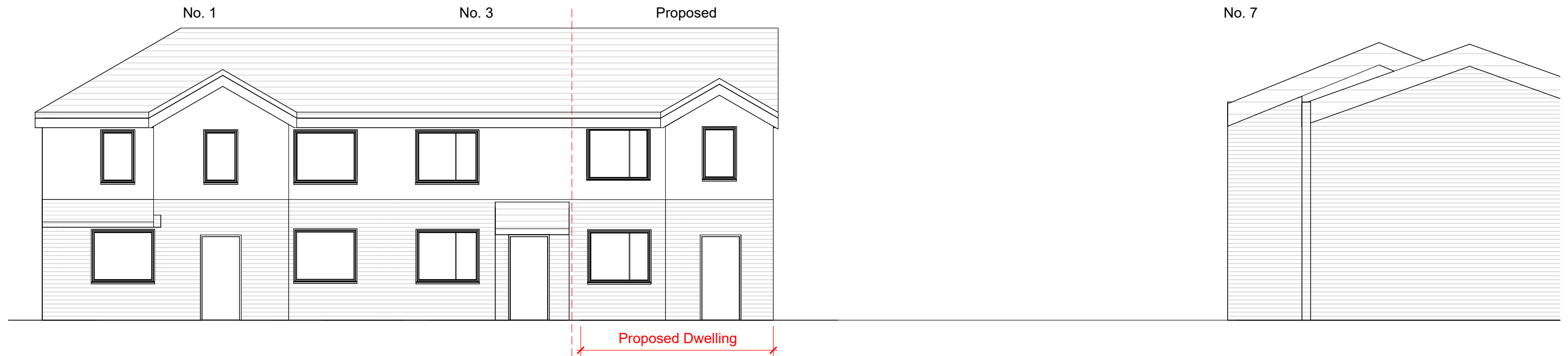


THE YORKSHIRE ARCHITECT
 E: theyorkshirearchitect@gmail.com
 T: +44 7466 296416
 W: www.theyorkshirearchitect.com

REVISIONS			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	Land adjacent to 03 Clover View OL16 2YX
SHEET	Proposed Landscape

CLIENT	Shenaz Ahmed		
Date 05.05.26	Project number 035	Scale (@ A3) As indicated	
Drawn by NT	DRWAING NUMBER 035-P06	REV 1	



Proposed Street Scene
1 : 100



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E: theyorkshirearchitect@gmail.com
T: +44 7466 296416
W: www.theyorkshirearchitect.com

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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET Proposed Street Scene		Date 05.05.26	Project number 035	Scale (@ A3) 1 : 100
	PL	PLANNING	PLANNING			Drawn by NT	DRWAING NUMBER 035-P07	REV

DESIGN AND ACCESS STATEMENT

Proposed Development: New Build End-Terrace Dwelling (3-Bedroom House)

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of a new end-terrace, three-bedroom residential dwelling. The statement outlines the design principles, site context, and accessibility considerations that have informed the proposed development.

2. Site Context

The application site is located within an established residential area characterised predominantly by red brick semi and terraced housing. The neighbouring properties within the development are mostly 2, 3 and 4 bed houses.

The site currently represents an under utilised vacant plot positioned at the end of an existing row of semis. The proposal seeks to complete the street frontage and enhance the visual continuity of the area, whilst also meeting the housing shortage demand.

3. Design Principles

Amount

The proposal comprises a single residential dwelling providing three bedrooms and a small office suitable for family occupation. The scale of development is consistent with surrounding properties and aligns with local housing needs.

Layout

The dwelling is arranged over 2 storey and a dormer forming the 3rd storey within the roof space.

Ground floor: entrance hall, living room, kitchen/dining area, and access to private rear garden
First floor: two bedrooms, office and a family bathroom
Second floor: 1 bedroom

The layout has been designed to maximise natural light, provide functional living space, and ensure efficient circulation.

Scale

The proposed building height, footprint, and proportions reflect those of adjoining properties. As an end-terrace unit, the dwelling has been carefully designed to avoid appearing overly prominent, maintaining harmony with the existing street scene.

Appearance

The elevations draw from the surrounding context, using complementary materials such as:

Brickwork and render to match neighbouring dwellings
Pitched roof with red tiles consistent with the local vernacular
Proportionate window and door openings aligned with adjacent properties

Landscaping

A generous rear and side garden is proposed, offering amenity space for future occupants. Boundary treatments will be in keeping with the local area, including timber fencing as vastly used in the neighbourhood. A front garden and soft landscaping is proposed to the front and sides to enhance biodiversity and visual quality and prevent a new hard edge from arising on the side of the new dwelling. Medium sized trees are proposed on the exposed side of the garden to offer enhanced privacy from the neighbouring dwellings.

4. Access

Vehicular Access

Access arrangements will be consistent with the existing street pattern. Provision for 2 parking spaces, 1 on the drive to mirror those of the existing two properties no 3 and no 1 and another one to the rear garden, to keep street parking to the minimum. More details on the Highways Statement.

5. Sustainability

The development will incorporate sustainable design principles, which include:

Energy-efficient construction methods and materials
High levels of insulation
Efficient heating systems
Provision for waste and recycling storage

These measures aim to reduce environmental impact and support long-term energy efficiency.

6. Impact on Surroundings

The proposed dwelling is designed to integrate seamlessly into the existing terrace. As an end-of-row property, it will:

Reinforce the established building line
Improve the visual completeness of the street
Avoid significant overlooking, overshadowing, or loss of privacy

Sufficient distances have been maintained on the side, front and rear of the property to prevent overshadowing and invasion of privacy.

7. Conclusion

The proposed three-bedroom end-terrace dwelling represents a well-considered and contextually appropriate form of development. It respects the character of the surrounding area, provides high-quality accommodation, and incorporates accessible and sustainable design principles.

The scheme is therefore considered to be compliant with relevant planning policies and is recommended for approval.



THE YORKSHIRE ARCHITECT

E: theyorkshirearchitect@gmail.com
T: +44 7466 296416

W: www.theyorkshirearchitect.com

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				SHEET Design and Access Statement	Drawn by NT	DRWAING NUMBER 035-P10	REV