

Design & Access Statement

Northlight Architecture Ltd
The Media Centre,
7 Northumberland Street,
Huddersfield HD1 1RL.

NORTHLIGHT
ARCHITECTURE LTD

Project: Planning application for two storey side extension and detached garage with link to main house at:
250 Almondbury Bank, Almondbury,
Huddersfield, HD5 8EL.

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EXISTING SITE:

The site is a detached house with driveway and gardens off Almondbury Bank, with a turning area adjacent the property and a detached garage that is in a poor state of repair.

PROPOSED USE / AMOUNT:

Having lived there for a few years the client is looking to extend the property and add a detached garage with ancillary accommodation over with a glazed link to the main house. This will also form the main entrance (currently round the side) from the existing turning / parking area. The extension to the side into the existing gardens will add additional bedrooms at first floor as well as a better kitchen at ground floor and a gym.

LAYOUT, SITING & SCALE:

The detached garage is on the site of the existing and although larger is below the existing boundary to suit the existing levels of the driveway. The extension to the side again takes advantage of the level garden to the side. Although being large in nature, both additions sit comfortably with the scale of the host building and the features reflect the existing.

ACCESS / LANDSCAPING:

The existing access from Almondbury Bank is retained, with the existing wall modified to increase the sightline up the road. The proposal is to move the existing gate to within the site so that a car can pull onto the drive and off the road before the gates open.

PHOTOGRAPHS:



Photograph showing existing drive, garage & house.



Photo showing the side of the proposed extension

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