TWO STOREY SIDE EXTENSION : 11 GISBOURNE ROAD BRADLEY HUDDERSFIELD

DESIGN AND ACCESS STATEMENT

Overview

The proposal is to extend at the side of the house and create two additional Bedrooms at first floor level and extend the Kitchen and form a Utility Room with Toilet at Ground Floor level.

Design

The existing dwelling was formerly Council property and is built of two 80mm concrete skins (no fines?) with a 80mm cavity with a painted render finish and a concrete tiled roof. The proposed extension has blockwork walls but maintains the coated finish to minimise the impact of the new work. The configurations of outbuildings on these properties usually frustrate side extensions but in this case cooperation between neighbours to demolish all outbuildings and do a “land exchange” has made this feasible. Kirklees MC have already been consulted under the terms of the original sale and they have no objection. Matters will be formalised with the Land Registry on completion of the Planning process.

The front of the Extension lines through at Ground Floor level to permit access to the Hall from the new entrance door but is stepped back 500mm at First Floor level so it appears subordinate to the host building. There is no consistency of wall or roof stepping back on the estate so the proposal, which is in line with Policy, should be acceptable. The re-built screen wall to Nr 13 is set back a further 100mm to break the appearance of continuity.

Access

Vehicle access and parking and pedestrian access are unchanged.