

Design & Access Statement

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Project:	Proposed extensions & alterations to: 246 Flemminghouse Lane Almondbury Huddersfield HD5 8TY	Date:	February 2017
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		Ref:	16-0905/ D&A Statement

Overview

This design and access statement has been prepared in support of a planning & listed buildings application for works to the above property. The proposals include: -

- 2 storey rear extension with utility room and shower room at ground floor with en-suite bedroom at first floor.
- Single storey rear glazed garden room extension to rear.
- Insertion of glazed bi-folding doors and conservation rooflights within existing single storey side extension.
- Removal of lobby walls immediately inside main entrance doors.
- Repositioning of kitchen.
- Openings at ground and first floor into proposed extensions.
- Works to external garden areas and boundary treatments.

1) Amount

Addition of single and 2 storey extension to rear – 3.6m x 6.4m overall

2) Appearance

The proposed 2 storey extension will be constructed in rendered external walls under pitched stone flag roofs to match existing. The single storey garden room will be fully glazed walls & pitched roof.

3) Means of Access

Pedestrian & vehicular access to the site & building remains unchanged.

4) Landscaping

An area of decking is proposed to the exterior of the proposed kitchen and a courtyard garden area is located to the exterior of the proposed garden room. This courtyard will be enclosed by a stone faced retaining wall and close boarded timber fencing.

5) Layout

The proposed extensions are located to the rear of the existing house.

6) Scale

The proposed extension is modest in scale with ridge & eaves heights the same as existing, ensuring the original house remains dominant in the group of buildings.

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