

Jade3 Architecture Ltd

Job reference: 2015 enquiry 22

Address: 176, Laund Road, Salendine Nook, Huddersfield

Date: 14-9-2015

Extra notes: **Design and access statement**



Aerial view from Laund Road



Laund Road view



Rear view of existing bungalow



Photo of existing property from rear



Site plan of existing

Design statement

This design statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

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Introduction

Jade3 has been appointed to advise their client on extending their bungalow to create a new first floor and 2 storey side extension with part lower ground. Jade3 pride themselves for providing good design that are practical and functional and meets with both clients and local authority's aspirations.

The proposal relates to a bungalow at no. 178, Laund Road situated on a large corner plot but with steep rear garden. The upper ground floor is access off level adjacent to Laund Road frontage with existing driveway off Laund Road. To access into the rear garden is via an existing flight of steps from the dining area. The existing bungalow has 2 bedrooms only and is not adequate for a standard family needs in today's living ethos. The bedrooms do not have ensuite and in today's modern living ethos is unacceptable.

Due to the large corner garden plot, our clients are also reserving the other side plot for a new shared vehicular and pedestrian access off Laund Road for an outline planning for erection of 6no. building plot for quality executive detached properties at the rear land of no.2, Peats Pond (see separate drawings). Since the rear land off Peats Pond is massive and not used efficiently, the outline planning will assist an opportunity to create some new housing to meet with government's and local council housing targets. This idea has been inspired by several recent applications by the various land owners along Laund Road which has positive planning consent as follows

- Land behind no 152 Laund Road
- Land behind no 120 Laund Road

.However, this rear land off Peats pond is on a separate outline application.



Aerial view of existing

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Aerial view of proposal

The accommodation within the existing bungalow is small and not adequate for our client's needs as they have recently has a toddler son. The proposals are designed with a new first floor and side extensions as an improvements to an existing bungalow to serve the changing needs of our clients and his family. Since there is a considerable change in levels of the site, an extension on the lower ground can be achieved to provide some entertaining space for our clients separate from the main house which is accessible separate from the lower ground floor . The lower ground is strategically created so that it allows a terracing on the upper ground as a spill out space from the dining area.

The proposals

The proposals are as follows

- A new first floor and side extensions over the existing bungalow
- 4 generous sized bedrooms has been created on the first floor
- New main entrance feature with grand double height atria space
- Open planned internal floating feature stair for access onto the first floor
- Since there is a huge topographical level differences between the upper and lower ground floor level, a balcony terracing has been created at rear over the entertaining room
- the proposal is designed with an integral garage space
- Providing a large open planned space on the upper ground floor
- The existing kitchen and dining rooms are to be open planned so that it works efficiently for the family needs

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- A lower ground floor level is provided for access onto the rear garden with an entertaining space created
- A modern and contemporary architecture approach has been adopted
- The existing external walls are rendered and to be retained and replicated in the new extensions. However, the main entrance are to be emphasized with stone façade so that it create interests to the street scene and also avoid the blandness of the proposal.
- The existing rosemary red roof tiles are to be reused with new red roof tiles added to match existing
- Since the garden plot is big, the size of this extension is acceptable where there are no overlooking issues and therefore the privacy has been respected.
- The massing is also in proportion and not over bearing to the immediate neighbours.



Site and area assessment

The corner plot is large and can cater for the various extensions of this size. It is also strategically designed so that it respects the privacy distances of the neighbours and no over-looking issues. The site boundaries are surrounded by matured landscape. The massing of the neighbours are mainly of 2 storey size and the massing of the extensions will blend in with the surroundings and street scene. 2 storey dwellings are immediately to the front of the property on Laund Road. To the right of the property is a 2 storey house. To the left of the property is a chalet type bungalow with accommodation within the roofspace. To the rear of the property is a 2 storey large detached house. Therefore the massing within the area is 1.5 – 2 storey which is norm along Laund Road.

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RIBA 
Chartered Practice



Open planned with floating feature stair aspiration.



View of the rear proposals

Physical, social and economic characteristics

The extensions will create a physical and visual statement for Laund Road frontage and completes the street scene that the host dwelling deserves. The extensions not only provide the accommodation for our client's family needs but also assist in the local economic growth by sustaining and supporting the local supply chains and local merchants. It will also provide short term employment and encouraging and promoting local skilled labours to build their extensions.

Evaluation

The extensions are a necessity for our client's growing family. It is also an opportunity to promote good quality design to smarten the Laund Road street scene.

Amount(existing)

The existing upper ground floor area

Total approx. 98 sq.m internal gross

Grand total floor area of existing is 98 sq.m gross

Amount(proposed)

Proposed lower ground floor area

Total approx. 68 sq.m internal gross(excluding the existing lower ground floor vacant spaces)

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Proposed upper ground floor area
Total approx. 152 sq.m internal gross

Proposed first floor area
Total approx. 118 sq.m internal gross
Grand total floor area of proposed is 338 sq.m gross

As a result of the various extensions, **a total of 240 sq.m additional floor areas** has been created.

Layout

Upper Ground floor plan

The existing dwelling is a large bungalow with existing main roof in a poor sagging state that would need reroofing. Instead of reroofing it, our clients felt that it would benefit most to include the necessary extensions to cater for their immediate family needs as well as planning for future needs.

The proposal consists of a new main entrance to provide the grand entrance it deserves for the size of their new house. A double height atria space is to give it an airy feel. The architecture blends in and match with the existing. The existing walls on the upper ground floor level have all been removed to provide an open planned kitchen and dining area with a guest room proposed to suit the family needs. An integral garage space has been created so that cars can be parked safely within the property. Due to the difference in external ground level, the upper ground floor will benefit from a terracing balcony acting as an external space for access directly from the open planned kitchen and dining area.



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Lower Ground floor plan

Due to the difference in external ground level, a lower ground floor space has been created to form an entertainment space which is access separately and storage for our clients. This will assist to form the terracing balcony for the upper ground floor above.

First floor plan

The new proposal for the first floor plan consists of 4 new generous sized bedrooms. A double height entrance void on entering the foyer has been created to give the house of this size its grandness it deserves.

Architecture

The existing external walls of the dwelling is in white render and the new walls will also match the existing materials in render to suit. However, there are natural stone panels proposed to emphasize the main entrance porch. There are also 2 natural stone panels on the lower ground floor level to break the blandness of the linear rendered extensions and creates visual interest to the proposals. The architecture is modern and contemporary with the extension replicating the cosmopolitan feel..



Site plan aerial view of the proposal

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Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Highways

The extensions has not affected the existing highway networks as there is already an existing site vehicular access to a driveway.

Access

The access into the site is via the existing driveway off Laund Road and onto the private driveway where parking is available. The new integral garage will allow the car to be parked inside the property safely and can access directly within the internal.

On entering the building from the front is either via a ramp, or small steps or level access depending on the existing topography of the land form. There is a new side steps leading from the upper ground onto the lower ground level. A new feature floating stair is to provide access from the internal upper ground level onto the first floor level.

The new main entrance double height space has been created to give emphasis externally to the new main entrance but at the same time allow space internally to recreate a much grander visual space that it deserves for the size of the house. The new feature stair now has been designed as if in a floating configuration and provides access onto the first floor with a walkway balcony and certainly gives the space a much more grand and airy feel. Therefore the access to the 2 storey dwelling is designed to meet with building control requirements under part M (access) and Disability Discrimination Act 2007 requirements.

Planning statement

The new improved design for the two storey dwelling proposal complements the existing house now meets with the following Kirklees Unitary Development Plan Policies BE1, BE2, BE11, BE14 and D2 and T2 and T10 with National Planning Policies Framework section 1,(delivering sustainable development)and section 7 (requiring good design).

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BE1

ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

- i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
- ii IS VISUALLY ATTRACTIVE;
- iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
- iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
- v IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCTIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

As can be seen from the proposals, the extension is of good quality design and meets with the aspirations as promoted by Policy BE1.

BE2

NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:

- i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;
- ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
- iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND
- iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

There are several architecture forms and palette of building materials within the vicinity of the proposals. As can be seen from the proposals, the extension is in keeping with the surrounding and meets with the aspirations as promoted by Policy BE2.

BE11

NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

- i IN AREAS WITHIN WHICH STONE HAS BEEN THE PREDOMINANT MATERIAL OF CONSTRUCTION;
- ii WITHIN CONSERVATION AREAS; AND

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iii WITHIN TOWN AND LOCAL CENTRES. OUTSIDE SUCH AREAS, PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.

The original bungalow is white rendered and the extensions are to replicate it, however, some stone materials has been introduced to break the linear blandness of the façade. Stone is also used to emphasize the main entrance. As can be seen from the proposals, the extension meets with the aspirations as promoted by Policy BE11.

BE14

UNLESS THE PROPOSAL WOULD HAVE A DETRIMENTAL EFFECT ON VISUAL AMENITY, ADJOINING DWELLINGS OR ANY OCCUPIER OF ADJACENT LAND, EXTENSIONS TO TERRACED, SEMI-DETACHED OR CLOSELY SPACED DETACHED DWELLINGS WILL NORMALLY BE PERMITTED WHERE THE PROPOSAL:

- i IS TO THE FRONT OR MAIN ELEVATION OF THE PREMISES AND IS RELATIVELY SMALL IN SCALE;
- ii IS TO THE REAR AND DOES NOT EXCEED 3.0M IN OVERALL PROJECTION;
- iii OR DOES NOT RESULT IN AN UNDESIRABLE TERRACING EFFECT BEING ESTABLISHED IN RELATION TO ADJOINING DWELLINGS.

The extension adds character and do not have a detrimental effect on visual amenity to the adjoining neighbours. As can be seen from the proposals, the extension meets with the aspirations as promoted by Policy BE14.

D2

PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

- i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;
- ii THE AVOIDANCE OF OVER-DEVELOPMENT;
- iii THE CONSERVATION OF ENERGY;

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- iv HIGHWAY SAFETY;
- v RESIDENTIAL AMENITY;
- vi VISUAL AMENITY;
- vii THE CHARACTER OF THE SURROUNDINGS;
- viii WILDLIFE INTERESTS; AND
- ix THE EFFICIENT OPERATION

As can be seen from the proposals, the extension is of good quality design and meets with the aspirations as promoted by Policy D2.

T2

HIGHWAY IMPROVEMENTS WILL BE DIRECTED TOWARDS:

- i IMPROVING THE WORST PROBLEMS OF PERSONAL ACCESSIBILITY WITH SPECIAL EMPHASIS ON IMPROVEMENTS WHICH ASSIST PUBLIC TRANSPORT PEDESTRIANS AND CYCLISTS;
- ii MEETING THE REQUIREMENTS OF INDUSTRY AND BUSINESS AND IMPROVING THE QUALITY OF THE STRATEGIC NETWORK DEFINED IN POLICY T6;
- iii IMPROVING ROAD SAFETY FOR ALL USERS; AND
- iv IMPROVING ENVIRONMENTAL Condition's.

As can be seen from the proposals, the extension meets with highway's aspirations as promoted by Policy T2.

T10

NEW DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WILL CREATE OR MATERIALLY ADD TO HIGHWAY SAFETY OR ENVIRONMENTAL PROBLEMS OR, IN THE CASE OF DEVELOPMENT WHICH WILL ATTRACT OR GENERATE A SIGNIFICANT NUMBER OF JOURNEYS, IF IT CANNOT BE SERVED ADEQUATELY BY THE EXISTING HIGHWAY NETWORK AND BY PUBLIC TRANSPORT. PROPOSALS WILL BE EXPECTED TO INCORPORATE APPROPRIATE HIGHWAY INFRASTRUCTURE DESIGNED TO MEET RELEVANT SAFETY STANDARDS AND TO COMPLEMENT THE APPEARANCE OF THE DEVELOPMENT.

As can be seen from the proposals, the extensions do not affect highways and meets with the aspirations as promoted by Policy T10.

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National Planning Policies Framework

Section 1, (delivering sustainable development) and
Section 7(requiring good design).

As can be seen from the proposals, the extension is of good quality design and delivering sustainable design approach and meets with the aspirations as promoted by NPPF section 1 and 7 respectively.

Planning precedents

There is a recent planning application been granted, reference number 2014/62/94036/W dated 6-3-2015 for the erection of first floor extension to form two storey dwelling from a single storey bungalow. This is not dissimilar to this application and the new massing matches the surrounding area without being dominant. Therefore, it is not uncommon for local authority to accept good design that meets the aspirations of planning policies with a first floor extension.

Summary

The extension proposals are required for the ever changing family needs which has been long overdue for a new facelift. Our clients children is only 1 year old and expecting more children in future and requires these additional spaces immediate for daily use and also for hosting family gatherings. The extensions also cater for future needs for accommodating large families with several kids.

Our client's proposal for these extensions would provide the following

- Continue to look after and maintain their house when lived in
- Short term employment to seek builders to construct the extensions
- Contribute to the local supplies chain for building materials during the build period
- Proposed photovoltaics solar panels to harness solar energies and promote green sustainable renewable design approach can be a retrofit item later
- Enhance the Laund Road area visually and become more attractive

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- Maintain and promote local skilled labours
- Providing a **HOME** for our clients and his immediate families

Our clients are keen to progress the building works and turning their dreams into reality and building a **HOME** for their new needs. Our clients are keen to bring this dreams into reality as soon as possible and seek Kirklees positive support.

Yours faithfully



Michael Chow BA Arch, Dip Arch, RIBA, ARB
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for and on behalf of Jade3 Architecture Limited