# DESIGN AND ACCESS STATEMENT

Mr and Mrs Friend. 9 Clough Head, Pinfold Lane, Bolstermoor, Golcar, Huddersfield, HD7 4NW.

We appreciate that Design and Access statements are not generally required for Householder Applications. However, in this case we feel that we need to explain to you the reasons for the shape, form and aesthetic of the extensions, as well as the landscaping required.

**Design:**

The area of the development is 34 square metres (366 sq.ft) and is a single storey extension to the rear of the dwelling. The volume of the original house is 325m3, the rear projection is 180m3 with the garage at 135m3 this is a total existing volume of 640m3. The proposal will be 132m3 a 20% increase in volume over the existing.

The dwelling is detached and set adjacent to a bunded and covered reservoir storage tank that hides some of the plot from the road. The property is a former Water Board property built in its own style with large coursed natural stone of unknown origin which is generally speaking split faced in nature. Large blue slates have been used to roof the house and give it a traditional character.

The client would like to create a larger kitchen and a utility room to the rear along with a Sun/Garden Room which faces across the valley and in terms of addition is sympathetic to the original vernacular. Coursed hewn stone will be used with a split face to match the existing and ashlar stone heads, sills and mullions will be used to create a room full of light that captures the vista across the Holme valley. The nature of the existing building, existing openings for natural light etc don't allow for a pitched roof in this instance so we have opted to go for a flat roof with a raised parapet to hide the material from view. A natural stone ramp will lead up towards the sun/garden room with a black powder coated steel balustrade complete with glass infill panels. The black balustrade will tie in with the rain water goods and the glass will have minimal visual impact within the framing.

**Access:**

A level platform is to be created at the back of the house with access via a ramp up the side which will create a sustainable living environment for the family as they age, meaning that the occupants, whether they be young or old can access the property easily on foot, via pushchair or wheelchair from the parking area adjacent to the main driveway.