

## **Design and Access Statement**

Proposed two-storey side extension at:  
No. 3 Two-Gates, Slaithwaite,  
Huddersfield HD7 5UG

### **SITE LOCATION / DESCRIPTION:**

No. 3 Two-Gates, Slaithwaite is a Grade II Listed two storey semi-detached house situated on the edge of Slaithwaite village. The house is of natural stone construction and has a stone slate roof, windows and doors are timber painted dark green.

The access to the property is from Holme Lane where you walk down the drive and turn right down some stone steps and across a flagged path to get to the rear door of the property. To the rear of the property at the end of the drive there is an existing small detached garage which looks over a generously sized landscaped garden

### **PROPOSAL:**

It is proposed to clear the area of land to the side of the property which includes demolition of an existing extension and construct a two-storey side extension with a pitched roof over to match the existing house.

The proposed extension will provide a utility/boot room with WC on the ground floor; on the first floor it will provide additional accommodation of a double bedroom with en-suite bathroom.

The proposed garage/workshop will replace the existing garage and also provide additional off-street parking at the property.

### **DESIGN / MATERIALS:**

It is proposed to build the extension with coursed natural stone facing to match the existing house (subject to sample being provided and Council Approval given).

Windows & doors to be timber painted green to match existing.

The existing main house pitched roof is to be extended over the proposed extension which is to be clad with natural slate to match the existing materials. The proposed extension will be stepped back from the existing house approximately 1m.

The eaves height of the new extension will remain at the same level of the existing house; this is in order to create suitable headroom at first floor level in the extension.

The proposed ridge line of the extension will be slightly lower than the existing house.

Rainwater goods are to consist of black cast-iron gutters and black PVCu fall pipes to match up to the main house eaves detail.

## **ACCESS:**

The existing access to the rear of the house from Holme Lane is retained.

The existing access to the front of the house including stone flagged path and access to the front garden are to be retained via access from Holme Lane.

## **CONCLUSION and RECOMMENDATION:**

The proposed extension and garage/workshop have been designed to be sympathetic and not over imposing whilst also being practical. The proposals are not considered obtrusive and blend in well with the existing house and surroundings.

It is therefore considered that the planning application will be viewed in a positive and favourable light and planning permission be granted for the proposal.