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Design and Access Statement

Project: 124 Greenhill Bank Road, Totties, Holmfirth.

Project No: 103

Date: 13th November 2020



1.0 Introduction:

This design and access statement has been produced to support a householder planning application for the alterations and extensions to 124 Greenhill Bank Road, Totties, Holmfirth.

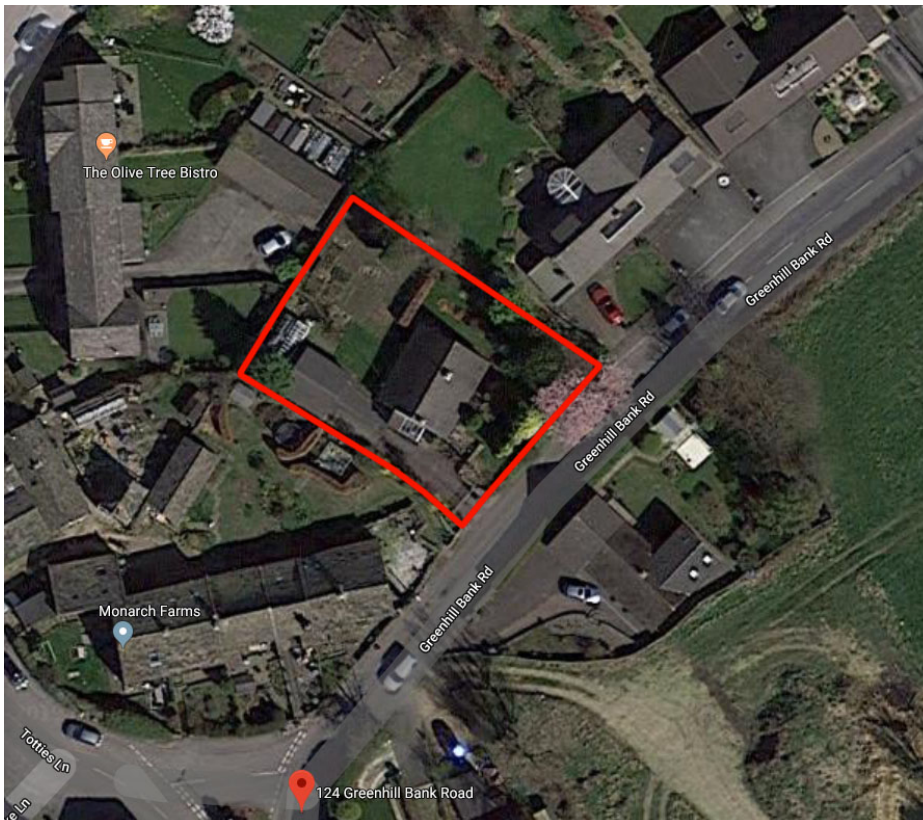
This document should be read in conjunction with Bamford Architectural Ltd. drawing no. 103 (0-) 01 & 02.

2.0 Project Location:

The site is located on Greenhill Bank Road, Totties, Scholes.

The building is set with the principal elevation facing the road, it is set back from the road with a gated access, parking area, a lawn area and screen planting. It is set between a 2 storey dwelling to the south and a dormer bungalow semi detached building to the north / north east. To the west there are a number 2 storey dwellings and a barn conversion. On the opposite side of the road there is a bungalow, this is elevated from the road level.

The site is allocated as green belt on the Local Plan Map and next to, but not within Totties conservation area. It is located next to a listed building.



3.0 Project description:

The proposal is to improve and enlarge the existing dwelling by removing the existing roof, increasing the roof pitch and front eaves overhang, plus installing 2 new traditional dormers to the front and rear.

4.0 Planning:

Planning History

An application for a similar scheme was submitted (see application no. 2019/62/91748/W). The scheme included a contemporary box dormer to the rear.

Concerns were raised about the design and proximity of the contemporary rear dormer in relation to the adjacent listed building.

Discussions took place with Kirklees planning department and also with Kirklees Conservation department. Kirklees Conservation department suggested traditional dormer's would be more suitable, but an agreed scheme could not be found.

The application was refused and the client chose to appeal the decision and the inspector supported the decision issued by Kirklees council.

historically, an application for the demolition of an existing garage and erection of new detached garage and extension to house was approved in 2010, see application no. 2008/62/90897/W3.

The existing garage was removed and a new garage erected. The extension was not erected.

Pre application advice

Discussions have since taken place with Laura Yeadon and Sue Oakley and sketch proposals issued. Feedback received has been positive.

5.0 Design:

Existing

The existing property has a living room, kitchen, bathroom, 2 bedrooms and a dining room.

The existing house is most suited to an elderly person / persons; however, due to the large plot size it is felt the house would be more suited to a family or younger couple.

In order to make the dwelling more suitable for the plot size and location, additional living accommodation is required.

The existing materials are of poor quality, the walls red brick and the roof tiles are concrete tiles. The external walls are cavity walls with no insulation. There is a part brick clad, part timber framed porch to the south.

Red brick has been used locally, but it is felt that it lowers the overall quality of the area.

Stone is the main material used for wall cladding, with some pebble dash finish and some render.

The dormer windows to the sites to the north-east are clad in a mix of timber and upvc.

There is a detached double garage, a rear shed and a green house. The footprint and frame of a poly tunnel are also located in the rear garden.

Proposed

The scheme submitted has been produced to enhance the existing vacant dwelling and comprises of a new dormer first floor extension over the existing single storey dwelling. The existing porch to the south will also be extended upwards.

The design approach for this scheme was to create a comfortable living environment that works well with the existing footprint whilst creating 3 bedrooms at first floor level and a 4th bedroom at ground floor.

The external appearance is a traditional form with a balanced façade.



In order to achieve additional living accommodation, the existing roof is to be removed, the front eaves extended and the roof pitch raised from 37 degrees to 40 degrees. 2 dormers to the front with a 2 dormers to the rear are proposed. The front dormers are set back from the new projected eaves, the rear dormers are set flush with the rear wall, but back from the eaves either side.

The internal layout will comprise of an open plan kitchen, dining, living space, an amended entrance lobby with boot store, a ground floor bathroom and bedroom, plus a new corridor and stairwell leading to the first floor. At first floor there will be 3 bedrooms (one with en-suite) and a family bathroom.

The house is to be fully insulated internally to achieve the U-values as required for new build housing.

To enhance the external appearance; the walls will be finished with render finish in white / off white. The new roof and existing ground floor will be fully insulated, again to new house standards. The roof will be finished in a blue/black tile and the cladding will be timber.

The materials have been simplified from the original application and the side element is all stone to tie the dwelling in with the adjacent listed building.

The existing garage will be rendered to match the house.

The site falls within the green belt meaning the height increase had to be kept to a minimum. In order to make the first floor usable the increment has been carefully considered.

The footprint of the building remains as existing. The height of the dwelling sits lower than the adjacent properties to the south. The building also sits lower than the newer houses to the north-west (assumed construction around 1990), ensuring the openness of the greenbelt is not affected.

Planning policy in relation to design proposals

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 11 – Making effective use of land

“ Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”

“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”

“promote and support the development of under – utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”

Chapter 12 – Achieving well-designed places

“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

“optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development”

Chapter 13 - Protecting Green Belt land

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

Kirklees Local Plan

The following points within the Kirklees Local Plan are considered relevant to this application:

Policy PLP 7 - Efficient and effective use of land and buildings

“the reuse or adaptation of vacant or underused properties”

Policy PLP 24 – Design

“Proposals should promote good design by ensuring high levels of sustainability through the re-use and adaptation of existing buildings, where practicable, encouraging the use of electric and low emission vehicles by providing charging points “

Policy PLP 57 – The extension, alteration or replacement of existing buildings

“Proposals for the extension, alteration or replacement of buildings in the green belt will normally be acceptable provided that: in the case of extensions the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building; the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the green belt setting”

The NPPF and Kirklees Local plan policies show the application should be supported. The existing site is under utilised and the additions to the existing dwelling ensure the original building remains the dominant feature.

The surrounding buildings are 2 storey or dormer bungalow meaning the existing dwelling looks out of place. There are also 3 storey dwellings within cottages.

The dwelling sits in a large plot with clear views around the house. The design is focused on preserving the openness of the greenbelt and so no side or rear extension are proposed.

The thermal renovations and new heating system will improve the existing efficiency of the dwelling, resulting in greener living.

The openness of the greenbelt remains thanks to the height increase being minor.

6.0 Access:

The existing vehicular and pedestrian access will be retained.

The dwelling will have an improved porch to form an enhanced sheltered access point along with an internal cloak / boot space.

A ground floor bedroom and bathroom will be retained for future users with less mobility.

7.0 Conclusion:

The proposed extensions will result in an enhanced building both aesthetically and practically providing a more usable home for current and future needs.

The massing and design of the property has been carefully considered and will achieve a balanced final appearance, this will enhance the area and street scene.

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The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing local character.