

Design & Access Statement

Application: PROPOSED DOUBLE STOREY REAR AND SINGLE STOREY SIDE EXTENSION TO DWELLING HOUSE.

Address: 100 LOWER TOWN END ROAD
WOOLDALE
HOLMFIRTH
HD9 1QD

1. Introduction

This Design & Access Statement has been prepared to accompany the application for planning consent.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of the application is as follows:

- Proposed double storey extension to the rear of the property with access to new patio area.
- Proposed single storey extension to the side of the property with integral pitched roof to existing flat roof extension.
- Allocation of first floor window to side of property.
- Re-render of the existing property to match the proposed works.

2. Assessment - Site Location

A dwelling house built in 1953 within an established residential area of Wooldale. Facing materials comprise a mixture of part stone and render façade and part brick and render sides and rear. The properties surrounding the site are a mix of traditional local stone built over varying time periods and styles. Properties around the site have undergone various alterations over the years whilst not being detrimental to the area.

3. Movement & Circulation

The movement & circulation in and around the property will not be adversely affected by the works. The layout at the front will be unchanged. Both side access footpaths running parallel to the boundaries will be maintained and continue to give access to the rear of the property. The rear garden will be partially taken up by the proposed extension and patio area whilst maintaining a proportionate garden space. Level access will be achieved to the patio from the extension living space and stepped access will be formed to overcome level changes externally.

4. Evaluation and Opportunities

The proposal seeks to enhance the current premises with the formation of additional living space in conjunction with the general upgrading and modernisation of the complete property.

Subject to approval the works are intended to commence summer 2021.

5. Design Proposal

The following points have been considered:

- The setting and character of the site.
- Choice of Materials and their relationship with the property and their sustainable integrity.
- Relationship of the design, its proportion and form with the original building.

6. Appearance

The proposal seeks to enhance the appearance of the property. It is not the intention to create a like for like version of what is existing nor is it intended to radically change its appearance. An overall upgrade and modernisation will be achieved whilst paying attention to redeeming details which are incorporated within the proposal.

7. Access

Pedestrian & vehicular access to the site are unaffected by the proposals.

8. Neighbourhood Consultation

The applicant has informally discussed their intentions to alter the property with some neighbouring residents.

Christian Harvey

Studio VC

01st February 2021