

Design Statement

For: - Front and Rear Dormers with Rear Single Storey Extension

At: - 20 Regent Road, Kirkheaton, Huddersfield, HD5 0LW

Amendment to previous Application- 2020/62/92758

- The recently approved application was partly necessitated by the requirement of additional space for Home Working due to the current Pandemic. It is thought working practices will change permanently resulting in home working for one of the residents. Further to the application being approved personal circumstances have changed for the household where an additional family member will be living at the house. To enable this, the proposal would be to maintain a bedroom/living space at ground floor for accessibility reasons and home working office with master bedroom to the first floor.
To achieve this, additional floor area via the use of front dormers would provide the solution.

Existing Design

- Front and rear dormer extensions to create 1No. bedroom with en-suite and study/office room.

Existing house has a nominal front dormer to roof slope, the dormer provides very limited space accommodating a first floor bedroom when considering both floor area and head room. The dormer was constructed when the original house was erected as an extra within the selling package. The first floor bedroom is accessed by a loft ladder only; as a stair was not included within the extra.

The house has been purchased recently and other than the first floor limited accessible bedroom, only one bedroom is located to the ground floor.

- Rear Extension

The existing small ground floor bedroom 2 is now a study to enable working from home during the Covid 19 Pandemic. It is now thought post Covid19 majority of work computer based will be carried out from home. Due to as described circumstances this room is now proposed to revert to a bedroom with the office and master bedroom proposed to the first floor.

Proposed Design

- Hip to existing roof with front and rear dormers

Proposed additional roof space including dormer to enable suitably sized master bedroom with en-suite and office/study room. Access to first floor would be via a staircase rather than a loft ladder.

Both the rear dormer and Hip to gable extension has been modelled on a previous Planning Application- 2017/62/92588 to a neighboring property, 32 Regent Road. The rear dormer is slightly set down from the ridge and is stepped back from the proposed gable to reduce any dominance to the adjacent 18 Regent Road.

The dormer will also be stepped back from the party wall to 22 Regent Road to enable construction and to minimize any disruption to the roof on and adjacent the boundary.

The front dormers have been designed as two separate features as not to dominate the front roof/elevation and to mirror the opposite bungalow at 13 Regent Road.

Some properties within the area and on the same/similar house type have been developed with a single much wider front dormer. The smaller pair of dormers is less congruous and compliment the similar design to No.13- (Application No. 2015/62/90718) They are proposed with grey cladding under a pitched and hipped roof.

- Rear single storey extension provided to extend the existing living space and enable the rear elevation to access natural light and the rear garden. A flat roof is proposed with a glazed roof lantern to maximize the natural light to the existing study room. The extension is proposed to extend 3000mm from the existing rear elevation as noted within Permitted Development guidance.

Materials

Where possible it is proposed to source proposed materials to match the existing house situation.

- Walls- To both the proposed gable and rear extension will be brickwork. The existing bricks are a multi light brown/red in colour. A suitable match, best as possible is proposed.
- Roof – Main house roof currently has interlocking concrete tiles- it is proposed to match these with similar. Please note these types of tile with age wash out their colour. To mitigate different coloured tiles to roof slopes it is intended to utilise all old slates to the rear elevation and new to the front elevation. Front dormer hipped roofs to be finished in similar interlocking concrete tiles.

Rear dormer and single storey extension is proposed with a flat roof. GRP (glass reinforced plastic) to be used to provide longevity and robustness.

- Dormer Elevations/Cheeks, Windows & Doors- There is a mix to the existing house of white, brown and some newly fitted Anthracite Grey UPVC. The proposal for dormer elevations, windows and doors is to formalise in Anthracite Grey UPVC.

Ref :- 101/08/2020 Rev A