DESIGN STATEMENT

PROPOSED EXTENSION TO 63 MACAULAY RD, HUDDERSFIELD (CONSERVATION AREA).

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a rear extension to 63 Macaulay Rd.

The existing building is a 3 story town house unit built from stone with a render section to the front and a concrete tile roof. The building benefits from upvc windows and doors.

Existing access for emergency and service vehicles is via Macaulay road this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this extension the property will be more accommodating for a growing family.

The site lies within a long established area of housing.

Amount

The proposal is for a 3 story rear extension to create larger living accommodation. As can be seen from the enclosed plans the extension fits in well and do not over dominate its surroundings. The plot has ample garden/amenity space with existing parking to the front. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed extension will be 3 storried to match the host dwelling, a 3m rear projection is in line with current policy. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the extension has been designed so as to not over dominate its surroundings to the detrement of the character of the area.

Landscaping

None proposed

Appearance

Situated in a popular residential area the new extension will be constructed from stone and concrete tile to match the host unit. All window and door frames will be upvc again to match the existing.

Access

This site will be accessed from the existing entrance onto Macaulay Road, no change.