Design Statement for Change of House Type.

Plot 18 Gilroyd Lane, Linthwaite.

Original Planning Application No 2018/90208.

May 2022.

1. The approved plans are for a 3 storey split level dwelling with an integral garage at lower ground floor level with a small roof terrace over.
2. The design allows views over the valley from its elevated position.
3. The structural design is very intricate due to changes in level externally and steps in the retaining wall both in height and on plan which results in more steel reinforcing, awkward shuttering of concrete and complications in the waterproofing details.
4. Upon excavating the site a large rock strata was discovered which has focused our mind on redesigning the house to simplify the construction and maximise the aforementioned views for the purchaser of the property.
5. The garage has been orientated through 90 degrees and brought outboard of the main property to create a larger roof terrace above.
6. This will also provide evening sun which is a major benefit as the rear garden will cast in shadow by the property during the afternoon and evening.
7. The dwelling remains to be split level and the length has been increased but this has no impact on any surrounding dwellings.
8. The front elevation has been enhanced by the introduction a gable feature which will echo those to the remainder of the site.
9. The property will have 3 parking spaces.