

Design And Access Statement

Rear Extension Alteration And Roof Restructure



View of site as driving up Cumberland Avenue

Statement prepared by homeowner.

Site

The site is located near the top of the cul-de-sac on Cumberland Avenue which is on the outskirts of Huddersfield near the Bradley Bar roundabout. It is easily accessible by road either via Dorchester Road off the A641 or Marlborough Road off the A6107.

It is a primary residential area with substantial individually designed detached houses each set in their own grounds. The site contains a large detached 5 bedroom house with ample plot around each side, and is set considerably back from the road.



View of furthest point of the house facing the street

Background

The original house was extended circa 2010 by the previous owner at the left of the property above the garage. Further extensions at the rear of the property which were approved in 2019 have also been built. The design for these rear extensions however are completely out of character and not in keeping with the area, detracting from the look and feel of the original house.

The main issue however with both the extensions is that they have negatively impacted the usability of the house when it comes to everyday living and being purposeful to use as a family home with infants.

To highlight one such issue, the existing Living Room inside the property is located at the right, in order to reach the currently designated Office/Study occupants have to travel the entire ground floor, passing through 4 doorways and 3 lots of other spaces making it highly impractical even for adults.

A quick glance of the first floor shows similar issues where a single very narrow corridor is the only method of access to all of the bedrooms. Most dramatic however is when all the bedroom doors are closed, the corridor becomes extremely dark and difficult to navigate even during broad daylight.

Proposed Works

1. Additional storey to be built above previously approved single storey rear extension, with alterations to the double storey aspect and whole.
2. Restructuring of the roof.
3. Removal of porch extension previously added to the original house.

1. Rear Extension

We are looking to rebuild the rear extension to the same footprint as existing and in keeping with the area. The application is to rebuild the entire previously approved extension footprint to a well thought out double storey extension. The rebuilt extension would give us an opportunity to undertake sustainable improvements too.

2. Roof Restructure

As per the Council's SPD material and in an effort to tidy and restructure the roof (using the current roof pitch) to cover the proposed rear extension, we stand to gain lengthy uninterrupted slopes with no shadowing caused by gable ends or other objects.

This will enable us to truly maximise the potential of PV panels and achieve our goals of building with sustainability in mind. The proposed roof will maintain elements of the original in part, whilst the restructured aspect is very similar to properties nearby, therefore in keeping with the area.

3. Removal of Porch Extension

To improve the usability and accessibility of the house for all individuals, we are relocating the entrance to the middle of the house. In terms of practicality for everyday use as existing it presents a challenge also, for accessible users most of all. For the above reasons, the porch extension is no longer required.

Photos



View of North elevation.



View of East elevation facing No 33.



View from South-Easterly elevation.



View from South elevation.



Rear extension is completely out of character. Two of the South facing bedrooms have immensely reduced visibility from the inside due to awkward roofs over the single storey's. Also, due to the gable ends the property has no real potential of using any part of the existing roof for PV panels due to huge overshadowing and placement issues on some of the roofing material.



See original house door still in situ. Restricted space inside porch is not fit for purpose, trip hazard with young children and not easily accessible for adults either. Current state has zero consideration for those with mobility issues.

Property Use And Particulars

The property will be used as a family home. My partner and I are both in our mid 30's and have a young family with 2 children currently, with hopes for a third. Our first child is at primary school with the second only 8 months old.

For my occupation, I work from home and my partner in a school but is currently on maternity leave. We intend for this property to be the 'forever home' and therefore plan on staying here a while.

With this in mind, we want the house to be altered for everyday family life all year round, anticipating the space required for our growing family, today.

Access

Vehicular and pedestrian access is off Cumberland Avenue.

Parking

4-5 off-street parking spaces *excluding* the garage.

Trees

There are no significant trees on or adjacent to the site.

Drainage

Connecting to existing main drains.

Flood Risk

The site is not within an area at risk of flooding.

Land Contamination

As per RICS chartered surveyor, the site is surrounded by residential properties ranging in age from 1920s to 1990s and there are no structures that would give rise to ground or air born pollutants. There are no historic land uses that would suggest land contamination.

Environmental Impact

The proposed works have been designed to incorporate Climate Change Mitigation measures.

1. The proposed works and all other alterations will be built to exceed current building regulations.

2. High performance windows and doors will be used to replace all existing and new openings.
3. All construction materials will be locally sourced wherever possible.
4. All new timber will be from sustainable sources wherever possible. Existing timber on the property will be repurposed wherever possible.
5. All contractors and tradesmen will be based locally.
6. Climate friendly improvements are a key to the redevelopment of the site to turn it into a sustainable family home. This will include additions of solar PV panels, air source heat pump, an innovative water tank, and an undertaking in the feasibility in the use of SIPs.

The objective of the development is to create an efficient dwelling with a low carbon footprint, improve the street scene, observe privacy for neighbours, and be another responsibly built property in a sustainable location.