



191 DRUB LANE, CLECKHEATON

DESIGN & ACCESS STATEMENT

Southgate & Sarabia
ARCHITECTS

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1.0 INTRODUCTION

Project description

Address	= 191 Drub Lane, Cleckheaton BD19 4BZ
Site Area	= 886m ² / 9537ft ²
Existing Property Footprint / Area	= 184 +36 loft space = 220m ² .
Proposed Property Footprint / Area	= 328 + 36 loft space 364m ²

(Areas stated as footprints, due to varied sloped ceilings within existing and proposed, to achieve a direct 'built area' comparison)

The brief for this project is to maximise the potential of the property. The existing property has an awkward internal layout that doesn't offer usable space for family life.

- The rear of the property offers potential for extension. We propose to extend into the existing patio area to create generous open plan family space at ground floor, connecting to the garden.
- The property currently has two bedrooms. To appeal to families we propose to increase this to four, included building over the garage at first floor and including a bedroom in the current loft space. To do this we are proposing raising the roof by approximately 1m to improve head height, whilst retaining the same pitch to respect the adjacent property.
- The garage is currently undersized for 2 cars. Therefore we propose to reduce this to a compliant 1 car garage and bring in a new entrance at the centre of the home. There is space for 2 further cars at the front of the property, to comply with planning requirements.
- The front and rear gardens offer practical space for families. Opportunities to create simple areas for external dining and play are being explored.
- We propose to maximise access to views, to the front and rear of the property by introducing larger glazing and balconies. This can be seen in other properties along Drub Lane.
- The property needs to be in keeping with the local vernacular. Therefore, we are proposing a simple palette of materials for the facade including elements of stone, render and glass. However, we would like to use a quality metal roofing material to create a modern intervention and highlight the building roof forms.



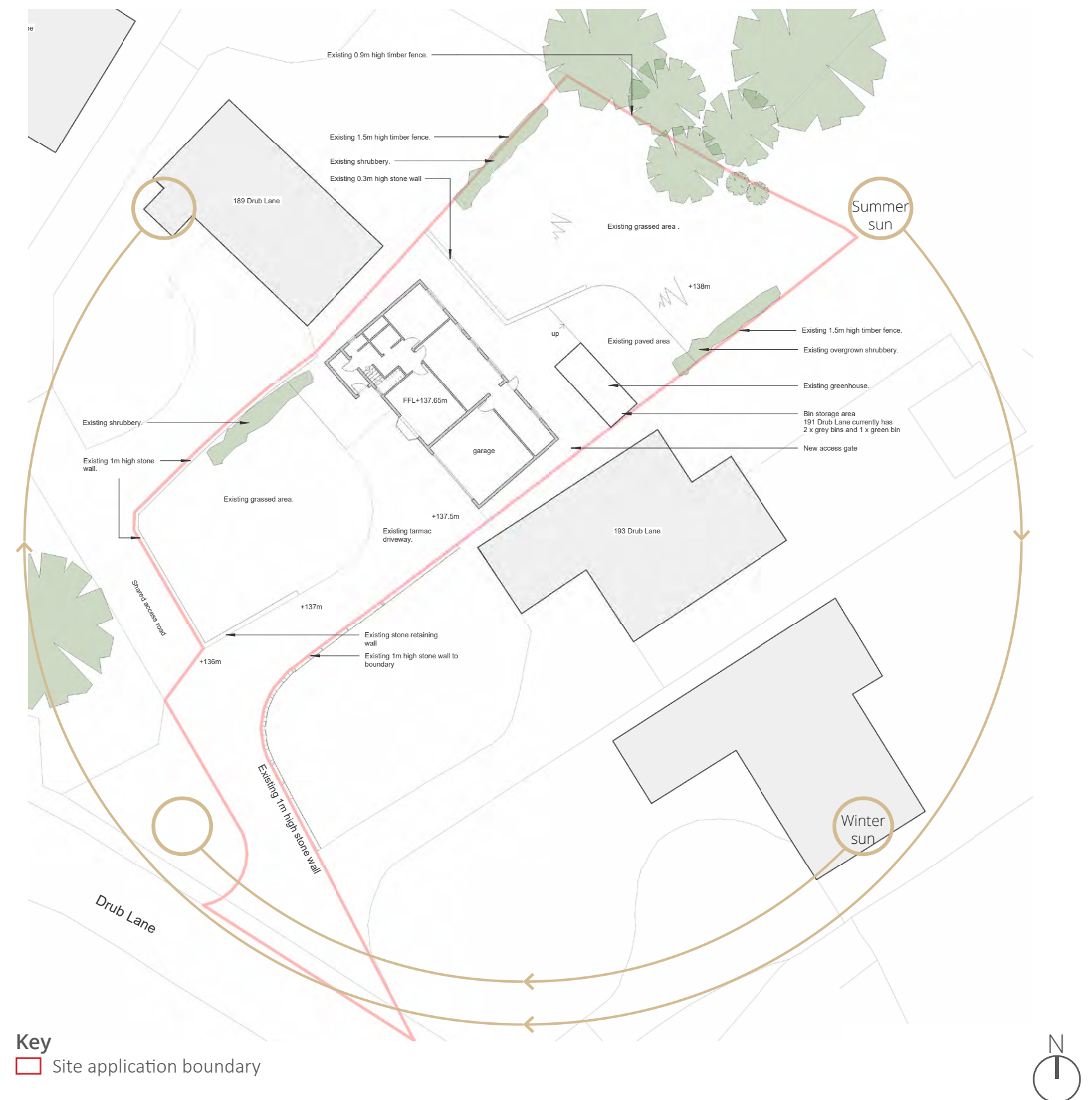
191 Drub Lane, from shared access driveway.

2.0 SITE INFORMATION

2.1 Site analysis

- The property is location within a sought after area of Cleckheaton.
- There are long range views to the front and rear of the property.
- It is 1970's in style, set over two storeys, the steep 40deg roof begins at ground floor ceiling height. Therefore, restricting usable floor space a first floor.
- The property has a mixture of stone cladding and rendered facade, in a bad state of repair.
- The adjacent property is a pair to no.189. However, that are several styles and types of property along the street including single and two houses with a mixture of stone, brick and render façades.
- There are gardens to the front and rear of the property. The driveway and rear patio are a mixture of tarmac and paving, with other areas laid to lawn.
- The boundaries are a mixture of fencing and hedging. Most of the fencing is broken or missing and needs replacing.
- There are several large overgrown conifer trees on the north-eastern boundary, restricting views towards the open countryside.
- The property is set back from Drub Lane and is accessed via a shared access driveway.
- The properties driveway is steep and currently creates space for 2 cars, with area for manoeuvring.
- The garage appears to be a double. However, the space inside does not allow for the length of width of 2 cars.
- The change in levels makes the property elevated from Drub Lane.
- Due to the orientation of the property, overshadowing is limited to no.189. This affects the single storey garage and southern edge of the garden. However, due to pitched roof line this is very minimal.
- The property subject to the restrictions of the Green Belt.

Access onto into the plot is off Drub Lane, via a shared unadopted road. There is vehicle access to a private driveway and integral garage. Pedestrian access is via a porch to the front of the property and a rear access door to the garden. There are no access gates to the front of the property and not rights of access into or from adjacent properties at the rear.



2.0 SITE INFORMATION

2.2 Local context - materials and character of existing properties on Drub Lane



126 Drub Lane - new building with traditional materials



185 Drub Lane - traditional older property



207 Drub Lane - traditional older property



227 Drub Lane - traditional older property



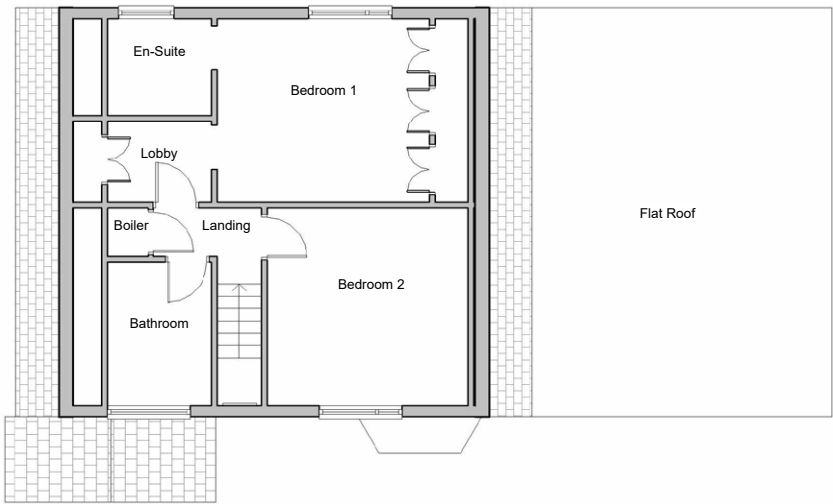
195 Drub Lane - 60s/70s style bungalow



329 Drub Lane - Modern large scale home, with traditional materials.

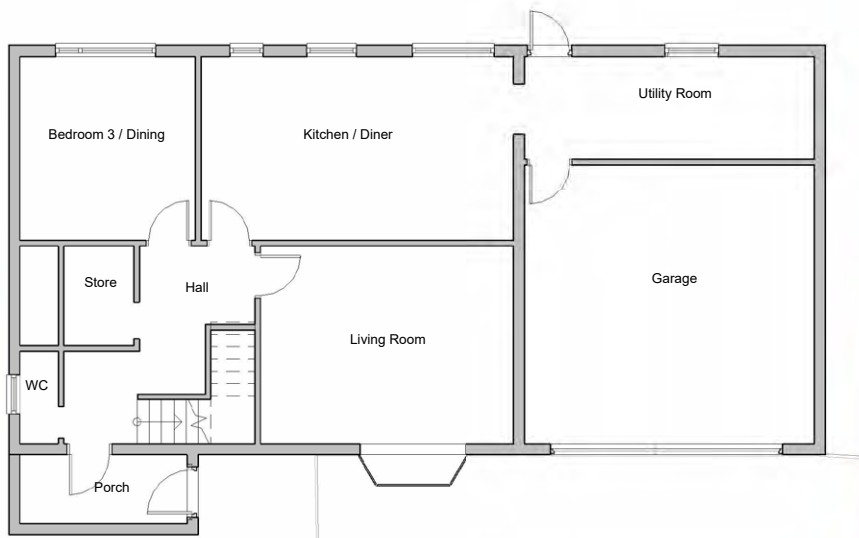
2.0 SITE INFORMATION

2.3 Existing plans



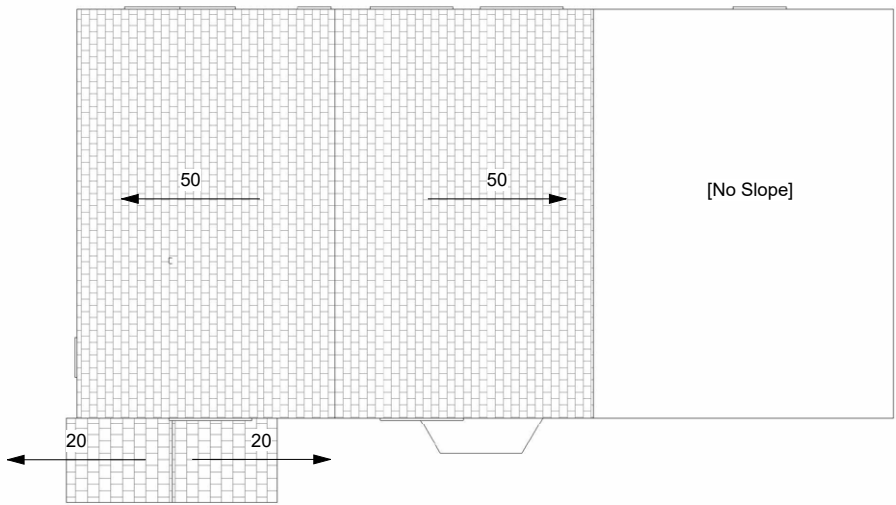
EXISTING FIRST FLOOR

2 Bedrooms, one with en suite and family bathroom.
Poor use of eaves space. lack of head height beyond

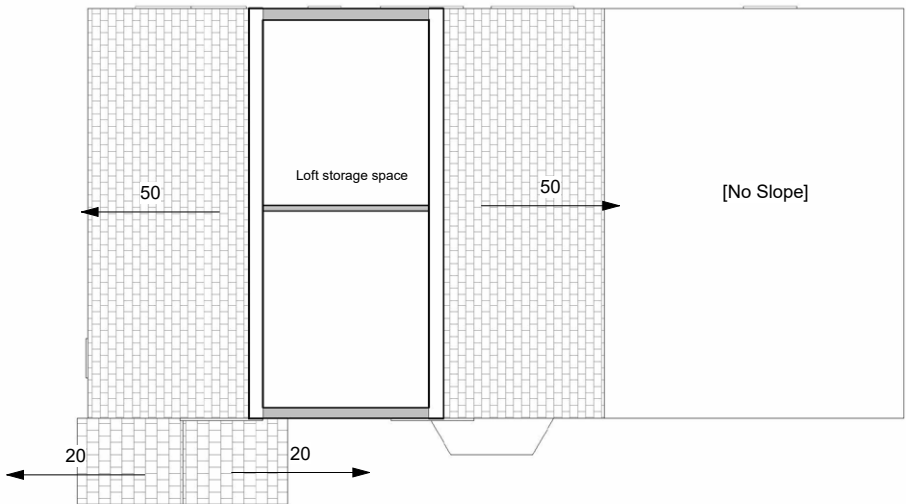


EXISTING GROUND FLOOR

Confined hall, leading to reception rooms and kitchen.
Access to garage through utility room. Garage has neither
single or double dimensions.

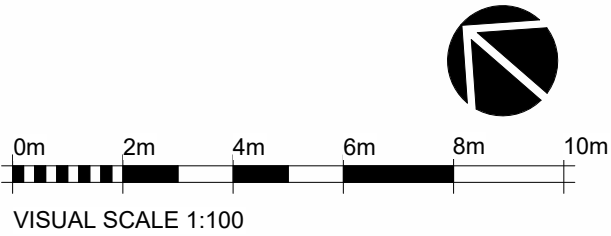


EXISTING ROOF PLAN



EXISTING SECOND FLOOR

Large storage space, accessed via ladder.



2.0 SITE INFORMATION

2.4 Site photos



SHARED ACCESS ROAD WITH GATES TO NO 187



NO 189 MATCHING PROPERTY



FRONT ELEVATION FROM SHARED ACCESS ROAD



REAR ELEVATION



OVERGROWN DRIVEWAY AND SHARED WALL WITH 193



VIEW FROM FRONT ELEVATION TOWARDS SOUTH WEST



2.0 SITE INFORMATION

2.5 Aerial photos



A23-003 Drub Lane



3.0 CONSTRAINTS AND OPPORTUNITIES

3.1 Site constraints and opportunities

The site analysis has identified the following site constraints:

- The setting within the green belt.
- The building line to adjacent properties, to be respected.
- The steep sloped access to the property.
- The existing restricted floor space at first floor, due to steep roof pitch.
- Wasted spaces, caused by poor internal layout.

The site analysis has identified the following opportunities:

- Maximise access to long range views over countryside.
- Simplify internal layout, to provide practical living space.
- Extend property to create spaces for family life.
- Raise existing roof to improve floor space at first floor.
- Make use of loft space, to create 2nd floor accommodation.



Long range views towards Drub Lane and beyond

3.0 CONSTRAINTS AND OPPORTUNITIES

3.2 Planning policy review

The site is within Kirklees Council Green Belt Zone.

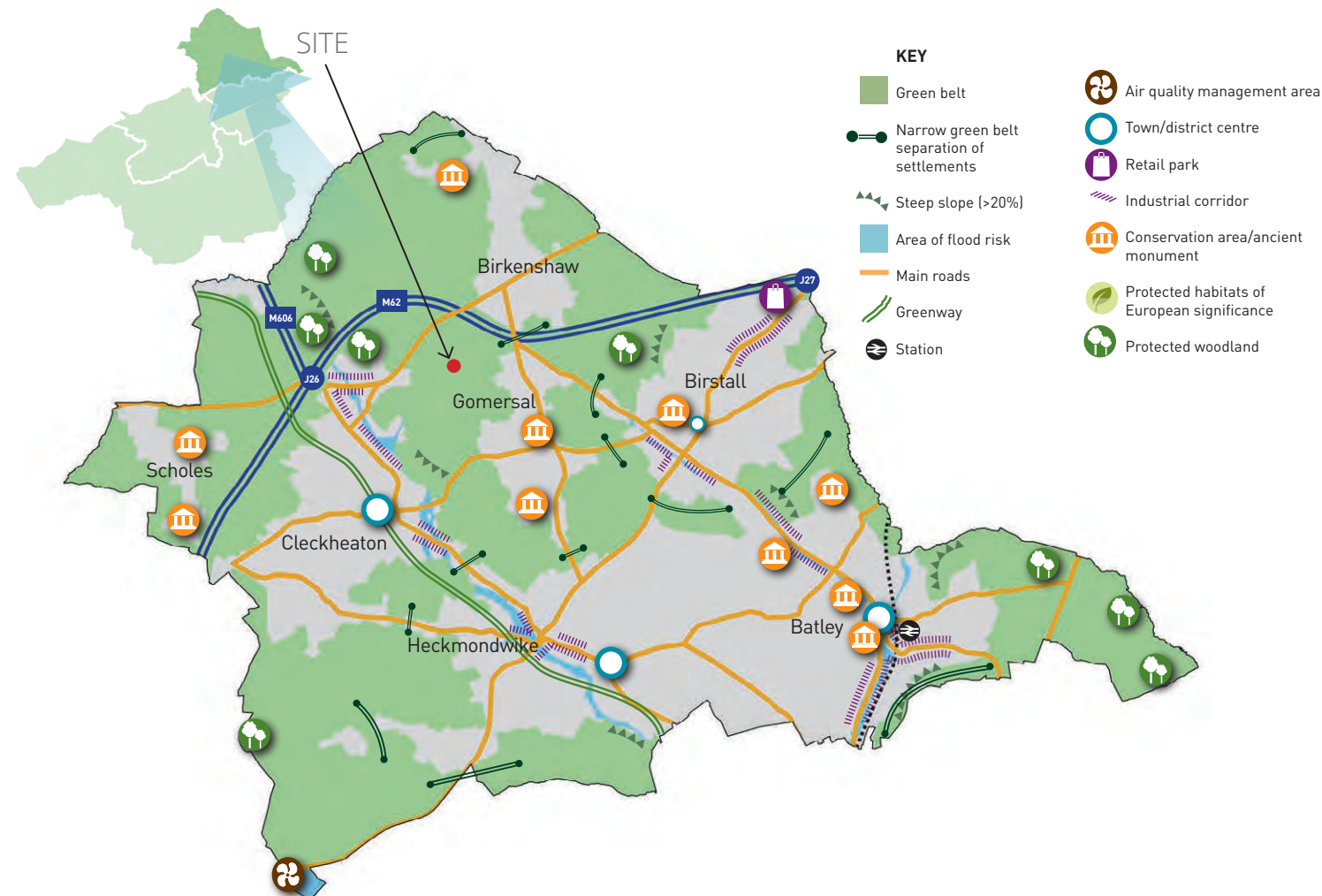


Figure 5 Batley & Spen sub-area

Kirklees Council require 3 off street parking spaces for houses larger than 140m² / 4+ bedrooms.

4.42 Proposals should maintain appropriate access and parking arrangements, including for bicycles. The number of parking spaces required are dependent on the size of the property and the prevailing local characteristics and will be considered on a case-by-case basis. An initial point of reference for residential development is as follows:

- 2 to 3 bedroom dwellings provide a minimum of 2 off-street car parking spaces
- 4+ bedroom dwellings provide 3 off-street parking spaces

Extensions & Alterations Supplementary Planning Document

These requirements have been considered throughout the development of the scheme. This is summarised within the conclusion to this statements.

19.1.5 The extension, alteration or replacement of existing buildings

Policy LP57

The extension, alteration or replacement of existing buildings

Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

- in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;
- in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;
- the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and
- the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

Policy justification

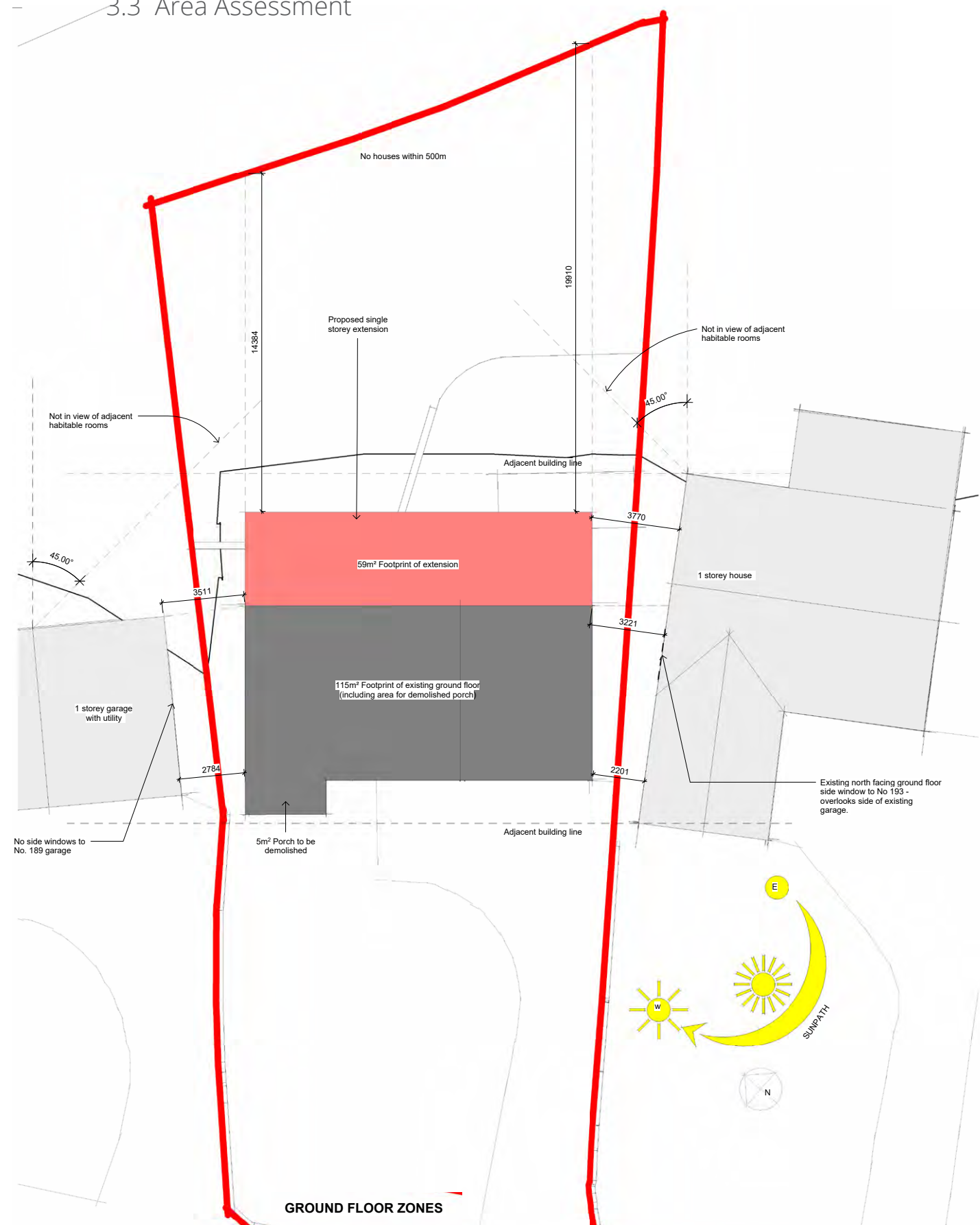
- 19.24** If building extensions are to be accepted in the Green Belt it is essential that they should neither prejudice the open character of the Green Belt nor be disproportionate in relation to the host building. This will avoid detriment to the established character of the area. This consideration will be especially relevant when an extension is proposed to a building which has already been extended.
- 19.25** Disproportionate additions will be deemed to be those where the original building is no longer the dominant element and this will not be judged solely on whether the extension is visible from public vantage points, such as roads or footpaths. Just because an extension is not visible from a public vantage point does not make it acceptable as any built form impacts on openness. Assessment will also include consideration of the presence of outbuildings and other curtilage buildings where the cumulative effect of those buildings, the proposed extension and any previous extensions would render the host building subservient in appearance. In the case of buildings that have already been extended the host building should be taken to mean the original building.
- 19.26** While the essential characteristic of the Green Belt is its openness it follows that no harm to openness should be caused if a building that is already there is altered or replaced, provided that the new or altered building does not have a greater impact on openness than the one it is replacing.

Delivery and implementation

- 19.27** This policy will be delivered by developers, but will be assisted by the council through any advice given at pre-application stage and through all other relevant stages of the application process.

3.0 CONSTRAINTS AND OPPORTUNITIES

3.3 Area Assessment



GROUND FLOOR ZONES

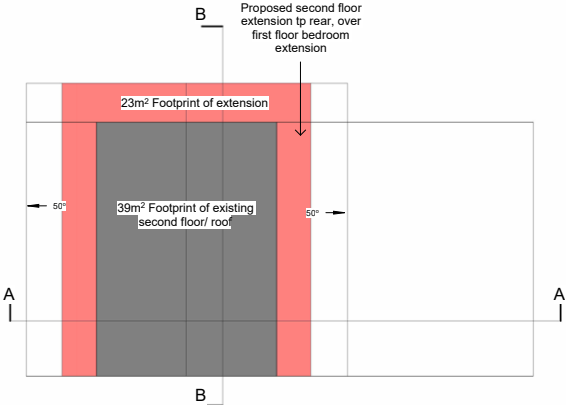
Approx total original house area - 224m²

Approx total area of extension - 132m²

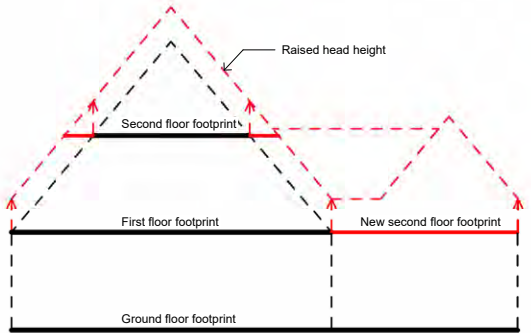
Total extension area percentage of original = 59%

The site is in green belt land - Kirklees do not specify a limit on area to extensions within the green belt. However, they say it should not be disproportionate to the original house. We are proposing a predominantly single storey extension to the rear of the property, where it does not affect the openness of the streetscene and has limited impact on adjacent housing in terms of building lines/overlooking or overshadowing. The roofline have been designed to follow the existing properties on the street, to remain in keeping with its neighbours.

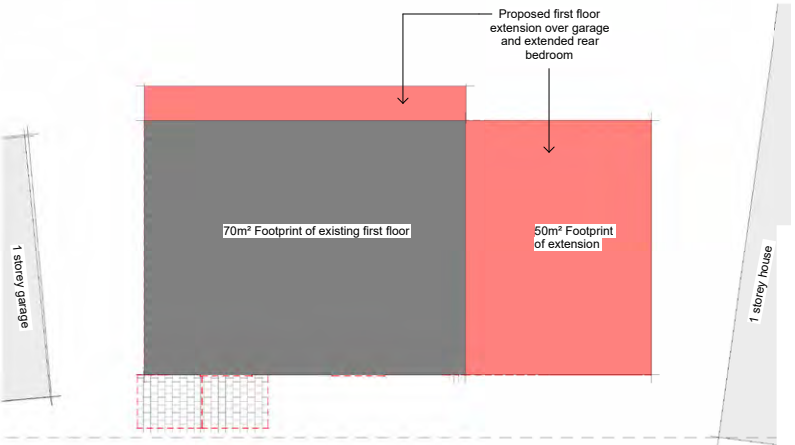
Areas have been taken as footprints, to provide a direct comparison, due to the pitch of the current roof. We propose to raise the roof 1m, to provide more usable internal floor area at first floor and second floor, but the footprints remain the same.



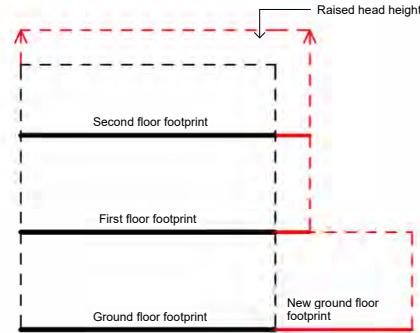
SECOND FLOOR ZONES



CROSS SECTION A-A



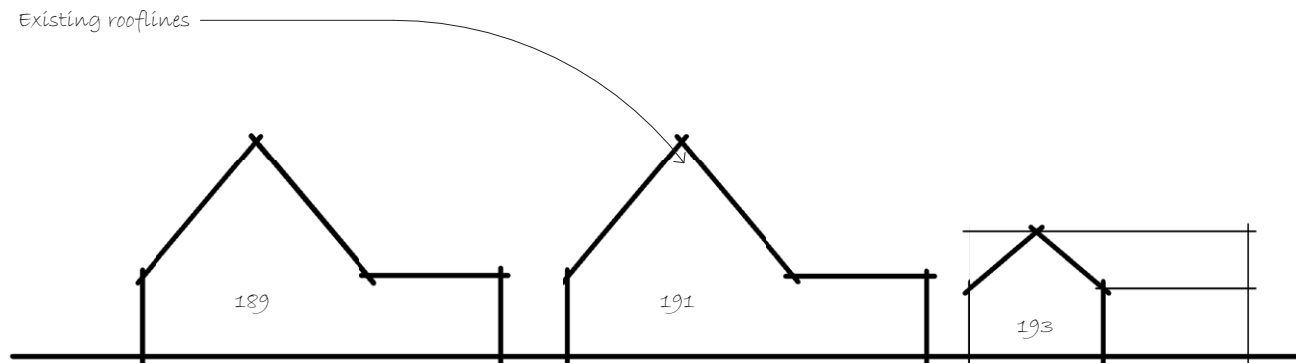
FIRST FLOOR ZONES



CROSS SECTION B-B

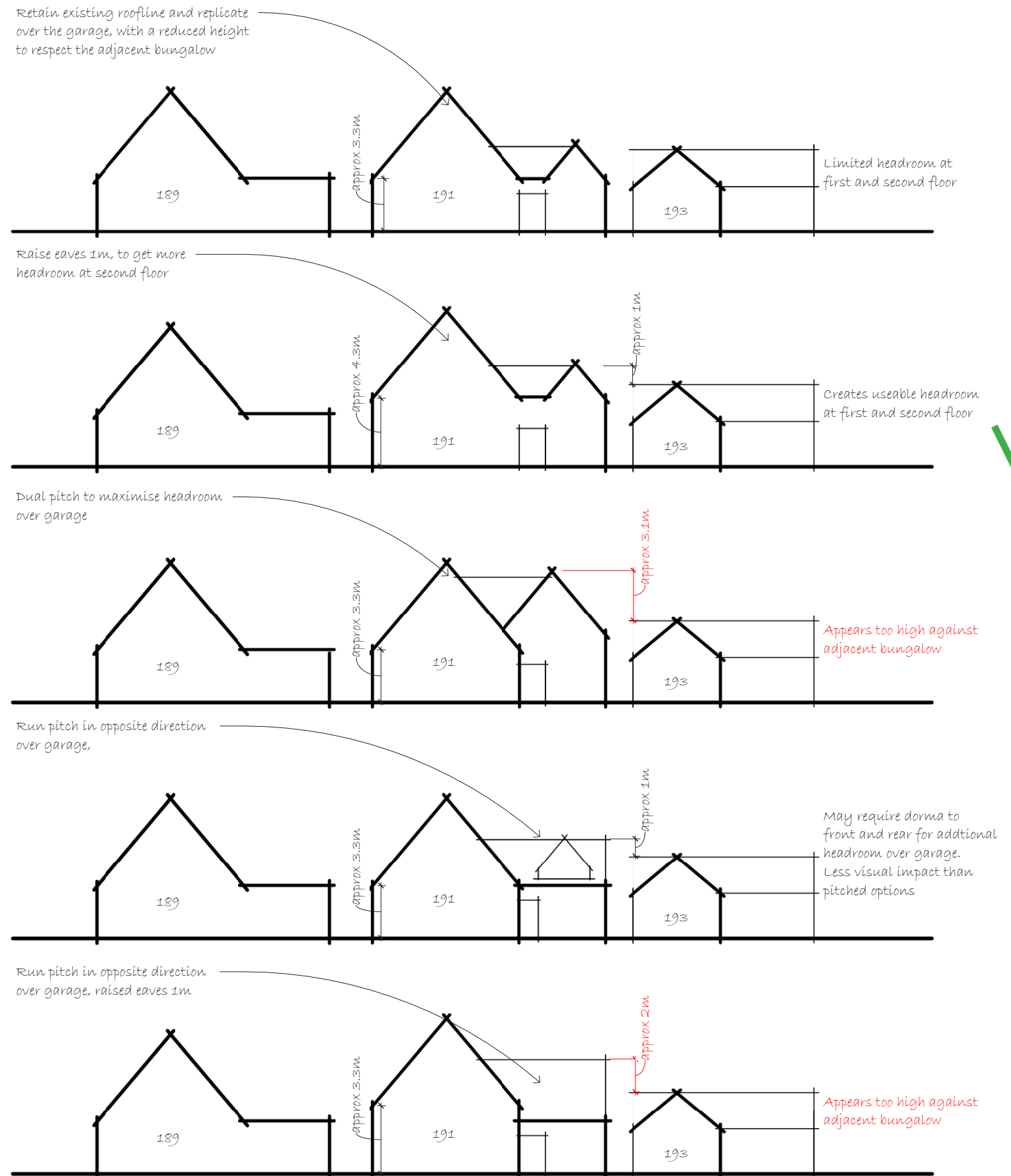
3.0 CONSTRAINTS AND OPPORTUNITIES

3.4 Design development - massing and materials



Existing massing shows a variety of roof lines, However, there is a preference towards fairly step pitched roofs. Building lines are fairly consistent, with a preference towards gable frontages towards Drub Lane.

We preferred approach to this scheme reflects these principles.



2.0 CONSTRAINTS AND OPPORTUNITIES

3.4 Design development - massing and materials



INSPIRATION - Dual pitched roofs with the main entrance in the middle

INSPIRATION - Extend roof up to create more head height at second floor

INSPIRATION - Maximise glazing towards views

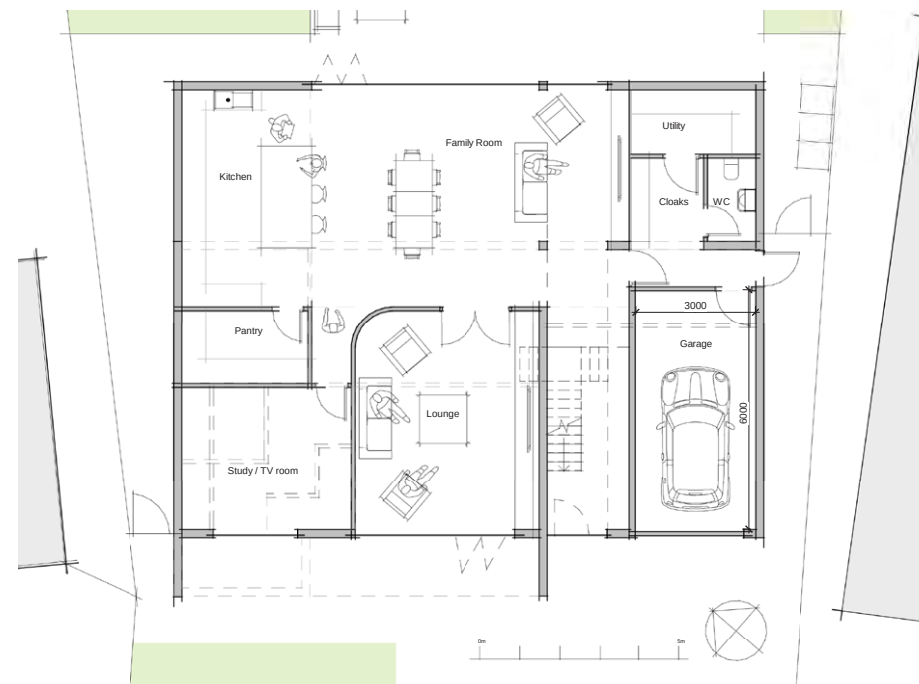
3.0 CONSTRAINTS AND OPPORTUNITIES

3.5 Concept development

- Open up the back of the ground floor to create large family space and kitchen
- Group utility, toilet, cloakroom into lobbied area at side entrance.
- Enlarge the existing lounge.
- Removed existing porch and relocate entrance.
- Retain separate multi purpose room - study/ TV room/ playroom/ accessible bedroom - off living area.
- Extension 1m to rear of existing property at first for to extend bedroom and allow stair to second floor.
- Bedroom exiting onto terrace overlooking views to the north.
- Extend over garage at first floor to create bedroom.
- Extend into the loft to create bedroom.
- Retain green space around the building.
- Review external parking and access, to allow 2 cars to park and manoeuvre.
- Test roof heights to achieve compliant bedrooms, without over extended upwards.



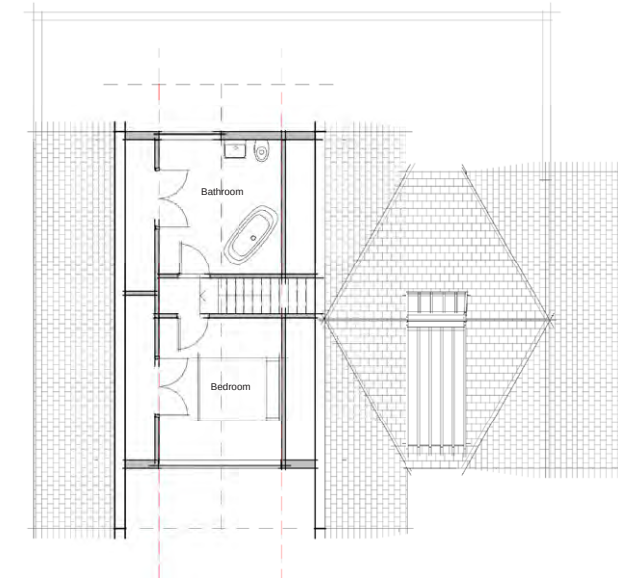
Concept massing diagram - testing proportions of solid and void.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

4.0 PROPOSED DEVELOPMENT

4.1 Site wide strategy

Use

The proposal to renovate and extend the property on this site responds to the existing use of the site and adjacent context. The area is predominately residential, the only other build uses within 100m are the equestrian and farm buildings. -

The property has open access to the front and private, secure access to the rear garden.

Amount

The adjacent properties vary greatly in scale and style. Analysis of the site constraints, including site access, planning requirements for external space, site levels and the impact on surrounding properties led us to extending the 2/3 bedroom property to 4 bedrooms and extending the living accommodation, to provide practical space for families. Therefore, contributing to the existing uses within the area. The scale of development enables access and parking to be contained within the building plot. It has dedicated parking for 3 cars.

The footprint of extension at ground floor retains access to a large garden. Within which the majority of the existing green space has been retained.

Layout

The site context has driven the extended layout of the plot. It respects the adjacent building lines and does not overshadow them, or overwhelm them in terms of scale. The layout of the existing house aligns to a north/ south orientation, with main windows and access located on southern and northern elevations. Site analysis to determine overlooking distances from adjacent properties enabled the development of a site layout that responds to local planning requirements, as well as existing building lines. The balcony to the rear of the property maximises the potential of the existing views.

The side window to No.193 was considered in the design. This currently faces the existing garage wall and there is a tall boundary fence between the properties. Due to the orientation of the window (north facing) and the existing relationship with the current building facade, we do not believe there would be any overshadowing impact to this window, or significant change to the relationship of its outlook to the boundary.

Accessibility has been considered within the revised design and layout of all the house. The layout of the ground floor allows space to be included for a ground floor bedroom and bathroom, should that be required in the future. The site levels restrict access from all areas. However, all spaces at ground floor, including the patio garden are accessible.

Building Form

The building forms visually respond to the local context, whilst providing a modern interpretation of local styles.

The roof has been raised by 1m, to allow more usable floor space at first floor, and allow a second floor bedroom, within the roof space. The pitch of the roof has been retained, to retain a familiarity with the adjacent 'paired' house - number 189 and remain true to the original design of the building.

A first floor extension over the garage has been included to add a 4th bedroom, and balance the massing of the existing house. This is stepped down in height, to respond to the adjacent bungalow - number 193 and to appear subservient to the original house.

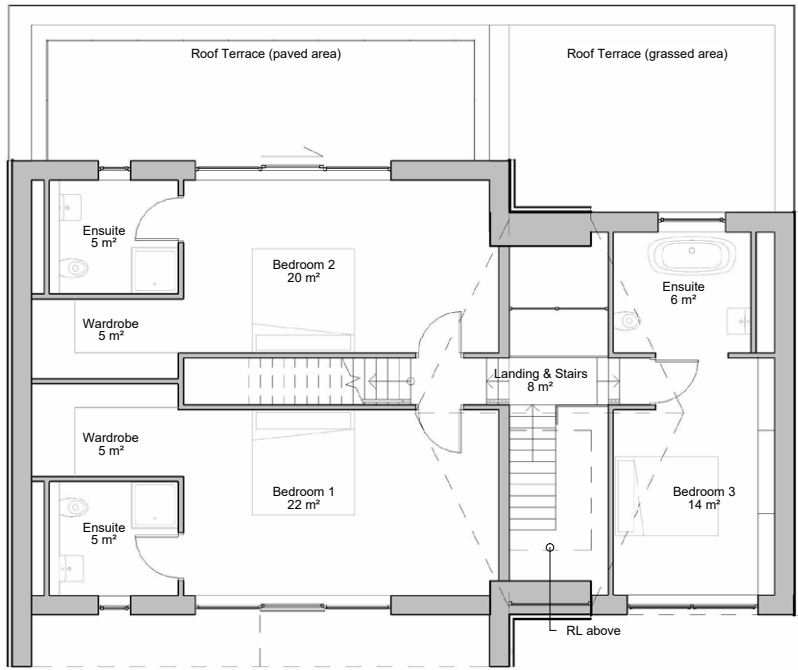
4.0 PROPOSED DEVELOPMENT

4.2 Site plan

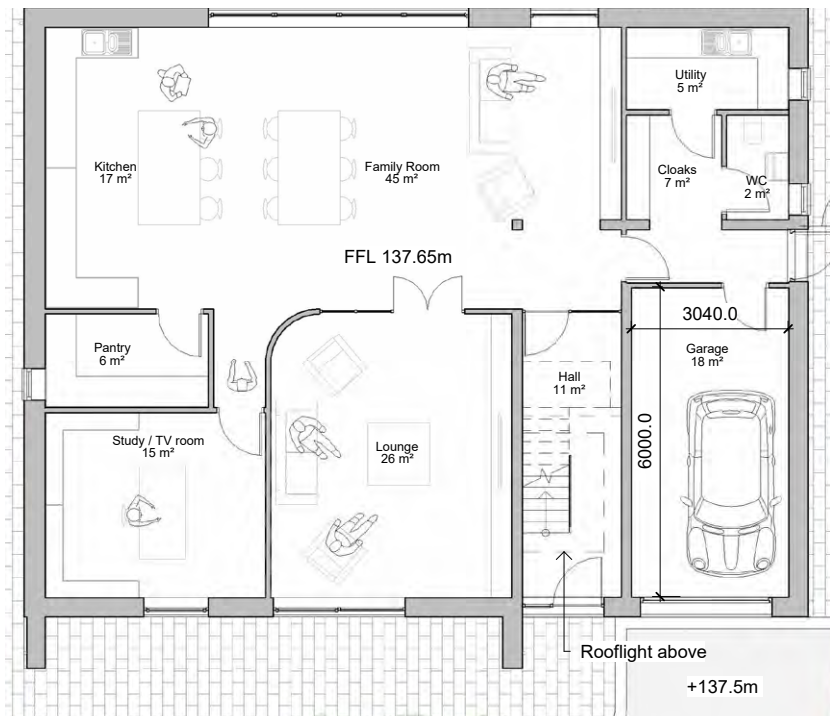


4.0 PROPOSED DEVELOPMENT

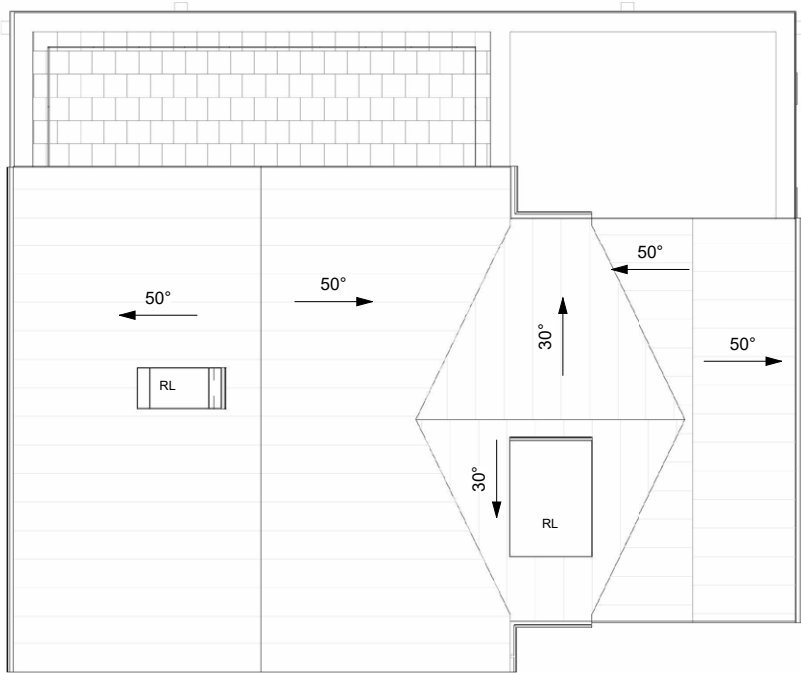
4.3 Proposed floor pans



PROPOSED FIRST FLOOR



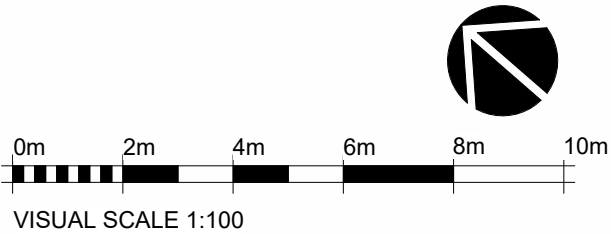
PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN



PROPOSED SECOND FLOOR



4.0 PROPOSED DEVELOPMENT

4.4 Proposed Elevations



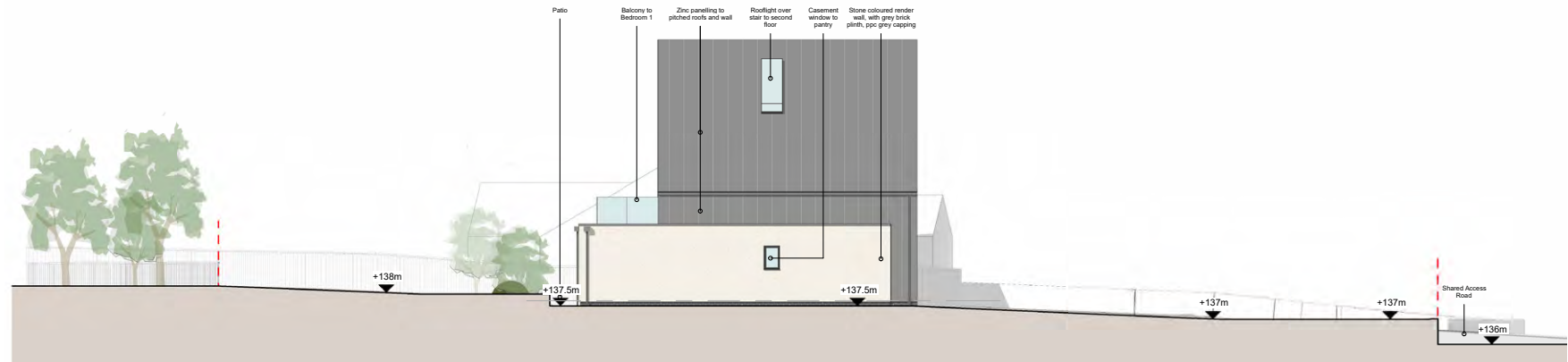
SOUTHERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION

4.0 PROPOSED DEVELOPMENT

4.5 Materials

The proposed materials palette makes reference to the surrounding context. However, the traditional use of stonework and render façades with slate roofs has been given a modern reinterpretation. This includes the use of modern through coloured render, stone cladding and zinc roofing, replacing the traditional slate. Colour and texture within the detailing provides the reference to the materials used in the surrounding properties. The use of zinc on the roof links to the metal agricultural buildings within the immediate context.

The flat roof terrace with will paved, to allow access. With a small area retained for green roof.

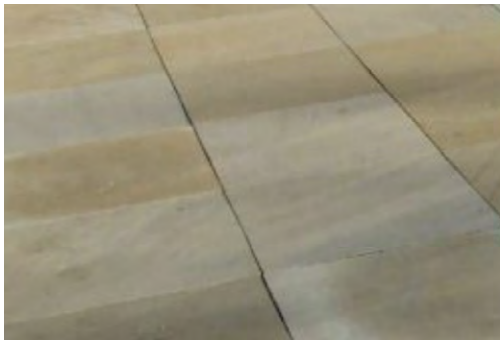
The facade materials will be complemented with slate grey - windows, roof lights, curtain wall glazing, rainwater goods, fascias and doors.

The balcony to the rear of the property will have a simply glazed balustrade, to allow interrupted views to the countryside beyond.

External materials will also reflect the context. The existing tarmac driveway is in poor condition. We propose to replace this with a similar material. We are proposing block paving to the perimeter of the property, leading onto an external patio.



Stone cladding example, residential property Greater London.



Stone coloured paving to patio, roof terrace and paths

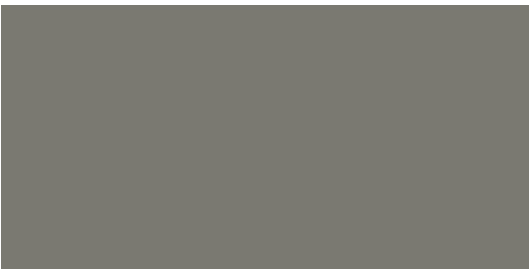


Laid on tray, green roof beyond roof terrace.

ZINC ROOF EXAMPLE



TRIM COLOUR



OFF WHITE RENDER EXAMPLE



FAIR FACED STONE EXAMPLE



4.0 PROPOSED DEVELOPMENT

4.6 3D views



Southern view from garden



Northern view from garden



Southern view from access road



Northern view from No.193 garden

5.0 ACCESS

5.1 Vehicle access

Vehicle access is via a shared access road, off Drub Lane. There will be parking and manoeuvring space outside the property for 2 cars, plus an additional space within an integral garage. The garage will be provided with electric vehicle charge points.

Refuse vehicles park on Drub Lane and collect bins from a collection point at the end of the shared access road.

Emergency vehicle access is via the shared access road. This does not provide a turning space. However, it is beyond the scope of the project to be able to provide one, as it would required changes to other properties.

Cycle access and storage is available within the integral garage and/or via the side access to the house into the rear garden.

5.2 Pedestrian Accessibility

Pedestrian access is via the shared access road. With entry into the property from the front and side.

The private driveway is sloped at approximately 1:8. Therefore, pedestrian access for all from Drub Lane is not achievable, due to the natural slope of the plot. However, for residents and visitors with mobility uses arriving by car, entry into the property at the front is accessible. With level access throughout the ground floor, which includes rest facilities.

6.0 CONCLUSION

This planning submission is for a residential scheme of similar scale and use of those in the immediate vicinity. The proposed design has been developed to respond to its context. A rigorous approach has produced a proposal that we feel responds well to the local authority and client requirements, as well as supporting the needs of future family owners.

We appreciate the dwelling is within the green belt and have made the following considerations in relation to Local Plan Policy 57 & Supplementary Planning Document for Extensions.

- As seen in our Area Assessment of the footprints of the original dwelling and proposed extension, we are proposing a 59% increase to the original house. Although, this fairly significant we believe it is not disproportionate in scale, for the following reasons:
 1. The majority of this increased footprint is to the rear of the property and is single storey. Therefore, limiting the impact on adjacent properties in terms of proximity and overshadowing.
 2. The single storey element of the extension does not affect the existing street scene, as it cannot be seen from the street. Therefore, the original building remains dominant.
 3. The extension does not impact on the overall proportion of hard standing to the property, as it is located within an area that was previously a patio.
 4. The plot is large and we have retained the majority of the existing open green space, to maintain a balanced plot to build ratio. This aims to retain the feeling of openness both from within the plot and when viewed from the street.
 5. Access around the building and onto the plot remains as existing and does not impact on adjacent properties.
- In terms of the impact to visual amenity, we have considered the scale, height and massing of the building. The proposal aims to coordinate and complement the existing roof lines and the retains the overall openness of the street scene, whilst achieving comfortable head heights within all living areas.
- To ensure the original building remain dominant we have followed the pitch of the original house and re-enforced this with the overhanging canopy. The extension over the garage is intentionally reduced in scale to appear subservient to the original house and be in scale with No. 193.
- A modern approach is proposed for the elevations, including larger glazing and a modern roofing material. However, the colour, texture and tone of the materials chosen has considered the rural wider context and includes natural stone and render, similar to other houses within the area.

We appreciate the feedback received through the pre application process and have taken this on board.

We hope in considering these requirements and recommendations, the enclosed application is deemed acceptable.

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