Our Ref: AjB/300623/

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# RE: DESIGN + ACCESS STATEMENT _ NETHEROYD HILL ROAD, FIXBY

**Project:** Remodelling Works to Dormer Bungalow at Netheroyd Hill Road, Fixby

## Introduction

This Design and Access Statement accompanies the planning application for the refurbishment of an existing dormer bungalow property located at Netheroyd Hill Road, Huddersfield. The proposed design aims to transform the dated and thermally inefficient property into a modern and stylish family home while maintaining an appreciation for the area's character.

## Site Context

The property is situated in a fantastic location and benefits from several positive attributes, namely the detached plot, spacious rear garden, and south facing aspect. It is important to note that the proposed design respects the existing form and overall feel of the original property, ensuring a sympathetic integration with the surrounding context.

## Design Objectives

The design brief was to create a contemporary family home that incorporates modern elements such as large glazed areas, horizontal profiling details, and clean, light-coloured render. The proposed alterations aim to address the existing layout issues; for example the purlins running at eye level at the first floor; and provide spacious and stylish bedrooms on the first floor. Additionally, a small rear extension will enhance the ground floor space, particularly the kitchen dining area, creating a large multi-use family space.

**First Floor Alterations**
The proposed design allows for the creation of a new first-floor area that works harmoniously with the existing ridge line. By reconfiguring the layout, the awkward existing dormer arrangement will be replaced with stylish and spacious bedrooms that overlook the rear garden. Floor-to-ceiling glazing will be utilized in these newly created rooms to maximize natural light and establish a strong connection with the outdoor space.

**Rear Elevation**
The majority of the alterations will occur at the rear of the property, facing the back garden. This area will be transformed to feature a clean and contemporary aesthetic. Horizontal canopies, finished with a dark aluminium clad box profile, will run along the width of the rear elevation. These canopies will provide solar protection during the summer months while allowing solar gain during the cooler months. The use of dark aluminium aims to provide a striking contrast against the light-coloured render, creating a visually appealing composition.

**Ground Floor Extension**
To enhance the functionality of the ground floor, a small extension at the rear will square off the current porch area. This extension will accommodate the expanded kitchen dining area, creating a spacious and versatile family space. The introduction of floor-to-ceiling glazing in this area will strengthen the connection between the interior and the garden, allowing for natural light and pleasant views.

**Front Elevation**
While the majority of renovations occur at the rear, the front elevation will also be subtly updated to hint at the more substantial changes made to the rear. The existing dated conservatory-type windows will be replaced with a series of contemporary floor-to-ceiling windows, contributing to the modernisation of the property. The ridged roof, which runs back into the main roof structure, will be retained to maintain the form and overall feel of the original building.

**Materials and Finishes**
The choice of materials and finishes has been carefully considered to achieve a modern and stylish aesthetic while maintaining harmony with the existing property and its surroundings.

External Finishes:
- Render: The majority of the external walls will be finished with a clean and light-coloured render. This choice not only complements the contemporary design but also creates a fresh and inviting appearance, and will give a nod to other properties in the vicinity.
- Timber Cladding: The existing white uPVC clad dormers at the front elevation will be replaced with a single timber clad dormer that spans the width of the property. The timber cladding adds warmth and texture to the facade while providing a subtle contrast to the render.
- Aluminium Cladding: Horizontal canopies that run along the width of the rear elevation will be clad in dark aluminium profiles. This material choice creates clean horizontal lines and offers a contemporary touch to

the design. The box profiling is also utilised to assist with keeping the 'theme' throughout, and provides an attractive contrast against the light-coloured render.

Windows and Glazing:

- Floor-to-Ceiling Glazing: Throughout the refurbishment, floor-to-ceiling glazing will be utilized to maximize natural light and establish a strong connection between the interior spaces and the surrounding environment.

**Sustainability Considerations:**

A key objective of the proposal is to improve the thermal efficiency of the property and reduce its reliance on heating and power.

- Environmentally Friendly Materials: Wherever possible, environmentally friendly materials with low embodied energy and sustainable sourcing will be used in the refurbishment. This includes options such as recycled content materials, low VOC paints, and responsibly sourced timber.
- Energy-Efficient Glazing: High-performance, energy-efficient glazing will be selected to minimize heat transfer, reduce energy consumption, and enhance the overall thermal performance of the property.
- Insulation: The walls, roof, and floors will be properly insulated to enhance the thermal efficiency of the property and reduce heat loss.
- Solar Shading: The horizontal canopies at the rear elevation will provide effective solar shading during the summer months.

By carefully selecting the materials and finishes, the proposed refurbishment aims to create a visually appealing and sustainable family home that blends contemporary design elements with the existing architectural context.

**Conclusion**

In conclusion, the proposed design for the refurbishment of the existing dormer bungalow at Netheroyd Hill Road offers a contemporary and stylish transformation while respecting the character of the area. The alterations to the rear elevation, the addition of floor-to-ceiling glazing, and the use of modern materials will create a spacious, light-filled, and energy-efficient family home. The proposed changes will contribute positively to the streetscape and enhance the overall visual appeal of the property.