Design Statement

For: - Sam Lyles

At: - 27 Regent Road, Kirkheaton, Huddersfield, HD5 0LW

Description: - Front and rear Dormers

Application Considerations

The Planning application is for 2no front dormers and rear dormer extension. The rear dormer although part of the proposed application would be considered as Permitted Development.

Existing Design

The current Semi-Detached bungalow has a small rear facing dormer with two small and cramped bedrooms within the existing roof space accessed by a stair from the ground floor. The current dormer bungalow has a single bedroom to the ground floor with the two existing bedrooms within the roof space being very small, and suffering with poor thermal insulation levels. The bungalow is traditionally constructed with a high ridge roof and gables to each elevation of the application site and neighboring property.
The small rear dormer has a nominal pitched roof and straddles the party wall of the pair of semis.
Windows and doors are white UPV, the roof covered with interlocking concrete tiles and the external elevations brick clad.

Proposed Design

Front Dormers
Two dormers are proposed to the front elevation facing Regent Road. Both the front and rear dormers are designed to extend the existing first floor bedrooms and provide bathroom facilities at the same level. The proposed works will increase the cramped existing bedrooms and enable the insulation properties of the roof space and dormer construction to be increased enabling a more thermally efficient environment.

The front dormers have been designed as two separate features as not to dominate the front roof/elevation and to mirror the nearby bungalows at both 13 & 20 Regent Road. Some properties within the area and on the same/similar house type have been developed with a single much wider front dormer. The smaller pair of dormers is less congruous and compliment the similar design to nearby properties- (Application No. 2015/62/90718, 2021/62/90663 & 2023/62/92582) They are proposed with Anthracite Grey cladding under a pitched and hipped roof.
Materials including colour for the cladding, windows and hipped roof to match those of the host dwelling. NB Existing white UPVC windows to the house are proposed to be changed to Anthracite Grey to match the proposed dormers and increase the U-Value of the existing window openings.

Rear Dormer

The rear dormer is proposed and is designed under Planning Permitted Development. The dormer will extend across the rear elevation however similar to the front dormers will be lifted back from the rear elevation line. The roof will be flat extending slightly below from the existing ridge. Two larger bedroom windows placed on the elevation with a smaller bathroom window between.

Materials

Front Dormers

Gables and front elevations are proposed to be Anthracite Grey UPVC cladding to match the existing windows/doors of the host property. The pitched/hipped roofs to be covered in concrete interlocking tiles to match the host property.

Rear Dormer

Under Permitted Development is proposed with Anthracite Grey UPVC cladding to front and gable walls- gable adjacent boundary is within 1m of the boundary so will need to achieve 60mins fire resistance.
Windows also to be Anthracite Grey UPVC to match the host property.
Flat roof to be traditional built up felt and or GRP arrangement.

Ref :- 102/11/2023