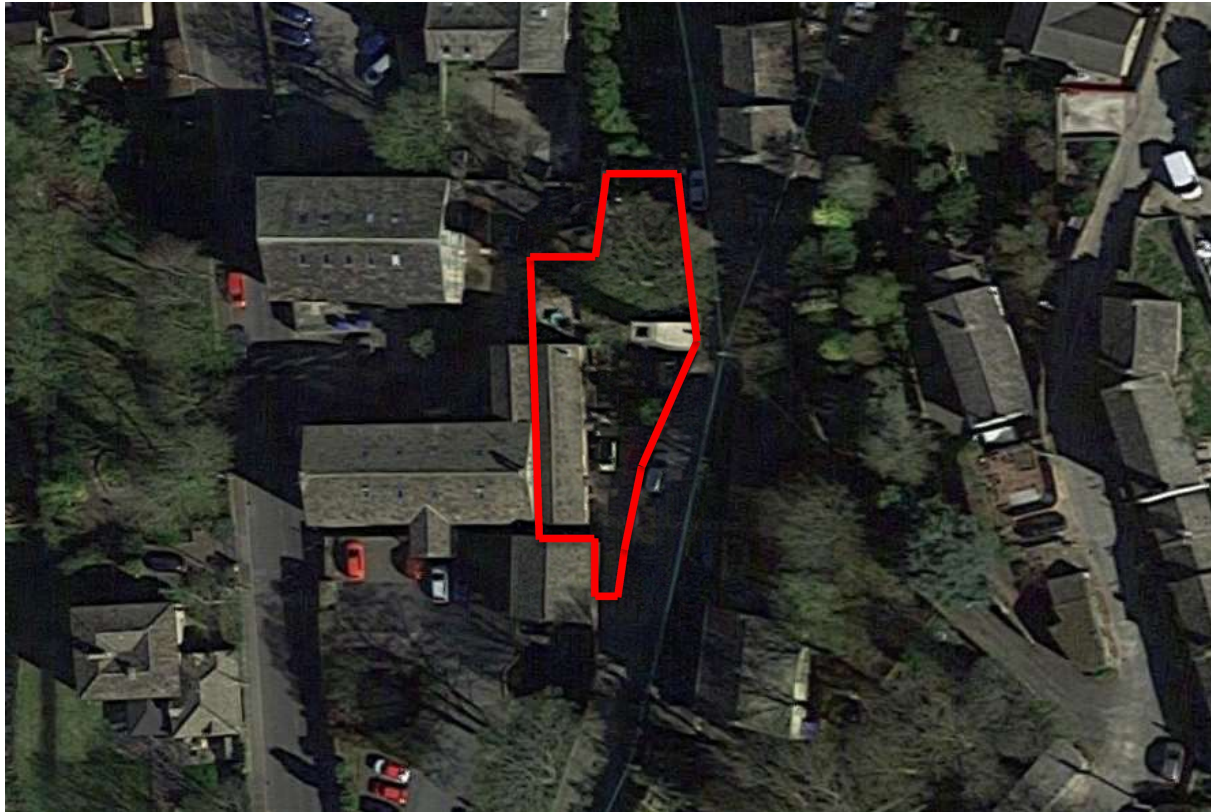


Design and Access Statement for Residential Development at 110 Underbank Old Road, Holmfirth, HD9 1AS



Aerial View of the Site



Street View of the Site from the entrance to 110 Underbank Old Road.



Street View of the Site from Underbank Old Road.



Street View of the Site from Underbank Old Road, confirms the lower ground extension cannot be seen from the roadside/street

Introduction

This design and access statement accompanies a householder planning application for a new extension and entrance porch to a two-storey (4 bed) residential dwelling in Holmfirth.

The application is for a single-storey extension which joins the existing house within the lower ground floor portion of the house and a small entrance porch located on the existing entrance at ground floor level.

The existing house which is the former pump house of the Underbank Mills is not listed but sits within the Underbank conservation area. From historic maps it is clear that building did not exist on maps prior to 1905. This building would have been a later addition with the advancement of technology to power the mills.

The mills eventually closed and was left in disrepair over several decades and was later converted to dwellings in the early 2000's.

Use

The proposed extension will be a connection between the existing house at the lower ground floor which situates the open plan kitchen/dining and living room area. This will allow the existing spaces to become a much more usable part of the family home, as well as giving the family a more spacious ground floor living area that will better connect them with their outdoor garden area. The proposed entrance porch allows for much needed internal space as you enter the dwelling, it also allows for some balance of the elevation to provide a prominent entrance to the dwelling which is currently missed from the roadside for postal deliveries as currently delivery persons do not read this as a separate building but try to deliver to the main apartment (mill) entrance around the corner.

Amount

The proposal shows a single-storey extension, subservient to the existing structure. The extension will be located at the lower ground floor (current dwelling arrangement is flipped with main access from the 1st floor level due to topography of the site). The extension will be located below the current parking arrangement and will maintain the current parking allocation/arrangement.

The lower ground floor level of the proposed extension sits just below that of the existing house to ensure adequate floor to ceiling heights are maintained and the external grade level for parking above is maintained. The extension will open up to the garden with patio doors to allow greater interaction with the surrounding garden and to align the current existing patio level on the patio doors from the existing dwelling.

Layout

No alterations to the existing dwelling have been proposed other than opening up the existing external wall to the proposed lower ground floor extension and the removal of the current front door to allow for the small entrance porch extension.

Within the lower ground extension is a spacious living area, providing a vital connection to the outdoor garden area through a set of patio doors on the North elevation. This living space serves as a connection to the existing kitchen and dining space. Behind the proposed living area is a small utility space and storage which is currently lacking in the dwelling. The proposed entrance porch allows for a small extension of the entrance space which is currently a compressed arrival space due to the previous plans implemented for the conversion to a dwelling.

Scale

The height of the lower ground extension sits well down from adjacent edifices and the extension maintains the current grade levels for parking on the dwelling site. Apart from the North elevation, all other elevations are below ground with no exposed elevations. The proposed entrance porch is scaled appropriately with the main East facing elevation to Underbank Old road.

Both proposed extensions ensure the elevations are well balanced, with the new patio door scaled appropriately to maintain a pleasing relationship between the size of the elevation and the amount of glazing and the entrance porch maintaining existing entrance door proportions.

Appearance

As the building is located within a conservation area the applicant is keen to ensure that any alteration to the external appearance complements the character of the area and the site. As such, the walling stone and window surround treatments will be in natural local stone to match the existing, and coursed in. The roofing material will match that found on the existing dwelling currently and the door/window arrangement will be timber and finished to match the existing windows.

Landscape and Access

Vehicular access to the site is exclusively off Underbank Old Road. This access will be retained. Pedestrian access is currently provided by this access route, this pedestrian access will be retained. Parking provision remains unchanged and demand has not increased by virtue of the proposals.

Pre-app

No pre-app has been sort on this application as we believe the proposed extension is subservient to the existing dwelling and as it is located on the lower level of the house it is not seen by the surrounding road of Underbank Old road or persons walking by the property.