

Design Statement

For: - Glyn Nicholson

At: - 19 Occupation Road, Lindley, Huddersfield, HD3 3BD

Description: - First Floor Extension & Garage Conversion

Existing Situation

The property is a detached two storey dwelling of bespoke design within a relatively generous plot. The house includes two attached garages and driveway parking area to the front. The house external features reflect a mock Tudor style with white render and black timber effect panels at first floor level to the front and side elevations. Sneck & Jump coursed stone to the ground floor front house elevation.

The roof is pitched with a significant gable feature to the front elevation and smaller gable to a front dormer. The roof design creates a number of ridges, valleys and duel pitch to the front elevation between the gables.

Application Considerations

The Planning application is for one of the garages to be converted to a study/office space. A stair is proposed from the study providing access to an additional first floor bedroom extension above the remaining garage. The office space is required for home working with the additional bedroom accommodation for extended family.

Proposed Design

First Floor Extension

The existing garage to be extended over is positioned to the side elevation and is flush to the existing house front elevation. Ordinarily under planning policy guidance the first-floor side extension would need to be stepped back to mitigate any terracing effect to the front elevation. The proposal is to keep the extension in line/flush with the existing main house firstly to enable the first floor mock Tudor timberwork to marry in with the existing fenestration and to enable the existing lower pitched roof of the duel pitched roof to continue on the front elevation over the extension to maintain the existing roof line.

The main roof to the extension is proposed to be flat. If a similar steep pitch to the extension was proposed this would look very awkward when considering the valley arrangement and existing duel pitch.

From an elevational perspective the flat roof from the front/Occupation Road would be hidden by the mock single front pitch which lines through with the existing roof arrangement.

The existing front elevation of the house has a number of returns to extenuate the main entrance and feature main gable to the living accommodation- both these features mitigate any terracing effect to the front elevation.

Windows to the front will be positioned within the mock Tudor timber work and proportioned as a triple glazed opening to match the adjacent windows.

Garage Conversion

The garage conversion will include for the existing opening to be replaced by matching coursed stonework and a triple glazed opening to marry both the existing windows and proposal for the first-floor bedroom.

The study will be accessed off the main stair ground floor hallway and to include for an open stair affording access to the first-floor bedroom.

Existing Remaining Garage

Both windows to the side and rear elevations are proposed to be taken out and replaced with blockwork and render to match the existing elevation. A door is to be added to the rear elevation partly in place of the window- to enable separate foot access.

Materials

Where possible it is proposed to source proposed materials to match the existing dwelling's external envelope including roofing tiles, coursed stonework, render and windows.

First Floor Extension

White render over a traditional blockwork cavity wall. Mock Tudor timber structure to be overlaid on render in style to match existing house design. Gable and rear elevation to be white render only. Triple white UPVC windows to front elevation to match both existing house openings and proposed garage door infill.

Garage Conversion

Garage opening to receive traditional masonry cavity wall with coursed stonework to match existing house. Triple white UPVC window to front elevation to match existing house openings.

Parking

A parking space will be lost considering the proposed garage conversion. Sufficient existing parking spaces are provided to the front garden with four on the existing tarmac drive directly in-front of the remaining garage and a further two adjacent on a gravel hard standing. In total including the existing garage seven spaces are accommodated.

Please note site plan with the drawing package.

Ref :- 102/02/2024