Rev A

1. Introduction

This Design and Access Statement has been prepared to support the planning application for a rear extension at 68 Swallow Lane Golcar, Huddersfield. The proposed development aims to enhance the living space while maintaining the character and appearance of the existing property and surrounding area.

2. Site Context

Location:

The property is located in Golcar, a village within the Metropolitan Borough of Kirklees, West Yorkshire, England.

- The area is predominantly residential with a mix of traditional and modern housing styles.

Existing Property:

- The existing building is a two-story terraced house constructed with local stone, characteristic of the region.
- The property includes a small rear garden accessible via the kitchen and a small back lane.

3. Design Proposal

Objective:

- To provide additional living space that meets the needs of the growing family while ensuring the extension is in harmony with the existing structure and local architectural style.

Description of Works:

- Construction of a double-story rear extension to provide a new kitchen/dining area, and enlarge family bathroom to allow for a bath as currently only have a shower and not ideal for young children.
- The extension will project 1.8 meters from the rear wall of the existing property.
- Roof design will be pitched to match that of the existing property.

Materials and Appearance:

- External walls will be constructed using materials that match the existing stonework to maintain visual continuity.
- Windows and doors will be glazed units with frames that match the style of the existing property.
- The pitched roof will be finished with slates to match existing.

Scale and Massing:

- The scale of the extension is modest and proportional to the existing house.
- The design ensures that the extension does not dominate the original structure or the surrounding properties. At early design stage, we discussed with our client with regards to the projection of the extension. Originally, they were looking at around a 2.5/3m projection, we felt that this was too large and would dominate the property rather than looking like an extension. After some discussions with our client, we reduced this to 1.8m which gave them the extra space they needed without being over powering.

Landscaping:

- Minimal changes to the existing garden layout.
- Landscaping will include the re-siting of garden plants and a new lawn laid once construction is complete

4. Access

Access to the Property:

- Access to the property remains unchanged with the main entrance at the front.
- The rear garden and extension will be accessible from the new sliding doors leading to the garden from the extension.

Parking:

- The proposal does not impact existing parking arrangements as the extension is to the rear of the property.

5. Impact on Neighbours

Overlooking and Privacy:

- The design ensures there is no overlooking into the neighbouring property, with windows positioned to maintain privacy.
- Careful consideration has been taken to minimise any negative impact on the neighbouring property. The projection of the extension was reduced by nearly 50% of what was originally asked for, creating just enough space as they require for their growing family and no more.

Noise:

- Construction noise will be managed in accordance with local regulations and construction best practices to minimise disturbance.

6. Sustainability

Energy Efficiency:

- The extension will be constructed to high standards of thermal efficiency, exceeding current building regulations where possible.

Materials:

- Use of locally sourced materials where possible to reduce the carbon footprint.
- Reuse of materials from the existing structure during demolition where feasible.

7. Heritage Statement

Site and Historical Context

The property is a stone terraced house on Swallow Lane in Golcar, a village known for its 18th and 19th-century sandstone buildings and historical significance tied to the woollen textile industry.

Conservation Area Significance

Golcar Conservation Area is noted for:

- Local sandstone buildings
- Traditional stone slate roofs
- Narrow streets and alleys
- History of textiles

Proposed Development

The rear extension will use sandstone to match existing and slate to match existing, maintaining the scale and design of the original building. It will be minimally visible from public spaces, preserving the area's character.

Impact Assessment

Visual Impact: Minimal visibility and use of matching materials ensure the extension blends in.

Architectural Compatibility: The design respects the original building's proportions and detailing.

Conclusion

The extension is designed to preserve and enhance the Golcar Conservation Area's character, using traditional materials and sympathetic design, in line with planning policies.

8. Conclusion

The proposed rear extension at 68 Swallow Lane Golcar, Huddersfield, is designed to enhance the functionality and comfort of the existing home while respecting the architectural integrity of the property and the character of the surrounding area. The design incorporates sustainable practices and has considered neighbouring properties and their privacy. We believe this proposal will positively contribute to the local community, providing a comfortable size home for a growing family and we would like to request favourable consideration of this planning application.

If you have any concerns, or any questions at all, please do not hesitate to get in touch.

Kind regards