

Proposed Front Extension

for Mr S Brook

at No 23 Rock Fold, Golcar, Huddersfield HD7 4AD

Design and Access Statement

Introduction and Site Location

Following the completion of the house, Mr Brook has replaced the old shed outside with a slightly larger timber framed building clad in grey coloured boarding.

The site is accessed along Rock Fold which is quite narrow but ends in a large turning and parking area which was agreed with Kirklees and is now maintained as such. Mr Brook owns the whole of the actual turning head but not the access road.

The small front extension is against the stone wall and like the cottage is set into the hillside to a certain extent as are all the properties around Rock Fold and the surrounding streets and advantage is taken of the hillside, views, and topography of the site to full advantage.

Design

Context

Following the recent refusal (2023/92315) the replacement 'shed' replaces this in roughly the same position. It is 500mm narrower than the clad unit at present and provides a secondary 'summer kitchen' area.

The extension is relatively small protruding only 2.5 metres from the rear retaining wall and some 5.5 metres long and replacing the shed. (below shown before the house conversion)



Scale

The scale and appearance of the extension is fully indicated on the submission drawings and is sympathetic in that it is clad in matching stone with a pitched tiled roof and blends with the adjacent cottage and surrounding housing within Rock Fold.

Relative heights and other dimensions are as shown on the drawings.

Landscaping

There is no landscaping associated with this scheme.

Policy context and NPPF

The design considerations are in accordance with current policies.

All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*