

PLANNING APPLICATION FOR
THE ERECTION OF A FRONT AND
SIDE EXTENSION

TO

7 HAUGHS GREEN
GOLCAR
HUDDERSFIELD
HD7 4NF

ON BEHALF OF
MR MEARS

DESIGN AND ACCESS STATEMENT

DATED: AUGUST 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

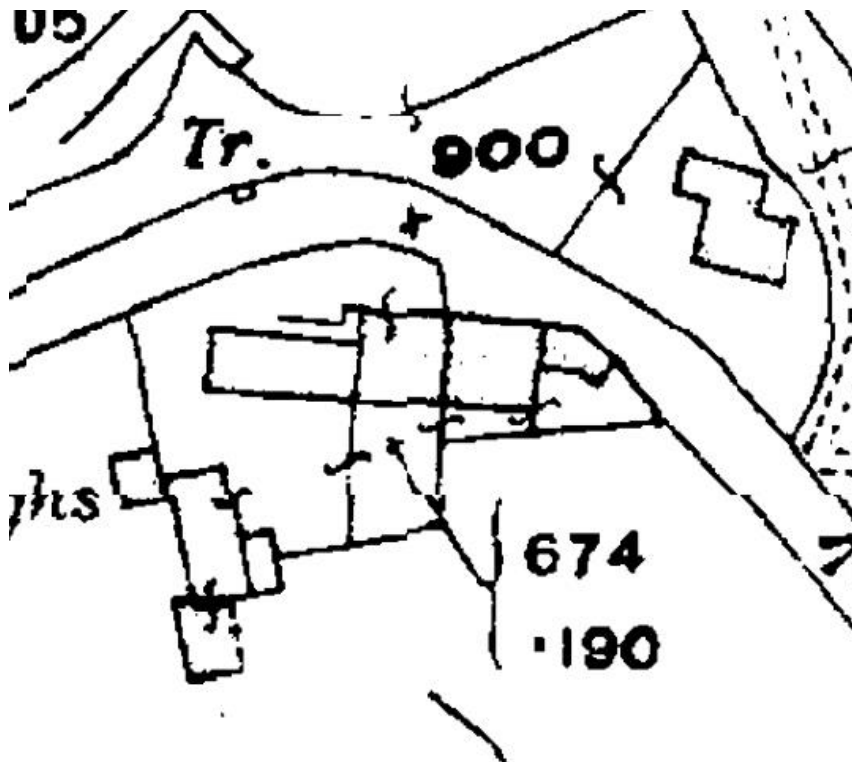
1.0 – THE SITE

1.01 - The site is situated along the South side of Pike Law Road in Golcar.



Photograph 1 – Eastern Elevation

1.02 – The dwelling has been previously extended to the side and rear. The map below shows these extensions dating back to 1922.



1.03 – The extensions as pictured below are built from stone and have been finished with a series of flat roofs, which have slowly starting to degrade.



Photograph 2 – North Elevation

2.0 – SITE AND LOCAL PLANNING HISTORY

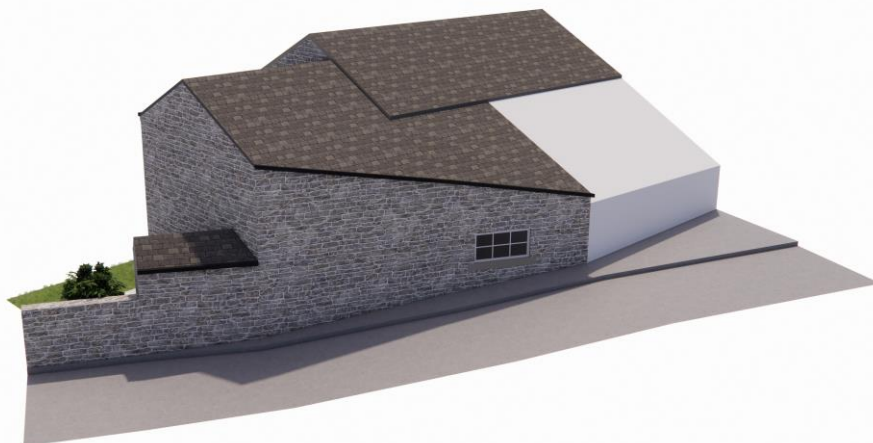
2.01 - There does not appear to be any recent planning permissions relating to the current property.

3.0 – PROPOSALS

3.01 - At ground floor level it is proposed to create a layout more suitable for the clients requirements by extending the Kitchen and including more south facing glazing to gain more light. A porch has been added to the front elevation measuring 1.5m x 2.5m. An additional guest bedroom has been formed at first floor level.

3.02 - The design of the extensions have been carefully considered to meet the requirements of the applicants and respect the neighbouring properties and surrounding context.

3.03 - To assist with the interpretation of the proposals, we will explain the reasoning in terms of footprint, scale, massing and materials. This can all be considered by observing the plans and 3D views below.



FOOTPRINT

The existing footprint of the dwelling amounts to 61 sqm in terms of area. The included proposals bring the dwellings footprint to 72 sqm. This is an 18% increase.

SCALE AND MASSING

The existing dwelling volume equates to 295m³, whilst the proposals add a further 72m³, resulting in a 19% total volume increase.

The proposed side extension still maintains being set back from the main dwelling front elevation. The roof has also been slightly lowered allowing the new form to be sub-servient to the original dwelling.

It is proposed that the flat roofs are converted into pitched roofs using the same stone tiles that exist on the main dwelling roof. This aims to create one continuous form along the elevation facing Pike Law Road. This continued roof plane allows the existing flat roof and wall junctions to be removed and a new waterproof layer to be created. This also results in a more uniformed mass, which is more in keeping with the surrounding cottages. The dwelling becomes more secure with these proposals and prevents any ability for people to gain access onto the roof.

MATERIALS

The proposed materials include reclaimed stone, stone slates and oak framed feature windows. The client wishes to continue the traditional appearance of the dwelling with the use of stone, but wishes to also include a contemporary oak feature to add more light into the Kitchen and Bedroom areas. The oak frame appearance has been incorporated into the design of the Porch to create a more 'temporary' appearance. These additions compliment the appearance of the dwelling, whilst making internal spaces much lighter.

4.00 - NEIGHBOUR CONSULTATIONS

4.01 - The applicants have notified the adjoining neighbour, who have no objections in principle.

5.0 - CONCLUSION

5.01 – The applicant wishes to renovate the old cottage by maintaining elements of the original characteristics, whilst also adding contemporary features.

5.02 – The massing of the proposals are in keeping and are all sub-servient to the original dwelling.

5.03 – The flat roofs of the existing dwelling are uncharacteristic to the cottage dwelling and are slowly deteriorating. The proposals aim to create a more attractive and uniformed appearance.

5.04 - We therefore trust that Kirklees MC can support this proposal.