



Client: Mr & Mrs Guthrie

Date: 30/07/24

Job: Extension and alterations to 10 Heaton Road

Job No: 1818

Design and Access Statement

Extension and alterations to 10 Heaton Road, Gledholt, Huddersfield, HD1 4HX



RIBA 

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1.0 Introduction

- 1.1 This design and access statement accompanies a full application to the extension and alterations to 10 Heaton Road, Huddersfield.

2.0 Site and Location

- 2.1 The site is located in a charming, historical area of Huddersfield. It is located due West of Huddersfield town centre within the Greenhead Ward. The site is located off of Heaton Road in a mostly residential area. Heaton road is a through road accessed from the east via Gledholt Road or Park Drive South, and accessed from the South West from Church Street. Grasmere Road is located approximately 70m due East from the site, and Lawrence Road is approximately 60m due west from the site. Greenhead Park is a short walk away to the East of the site and Gledholt woods to the South.
- 2.2 The site is 712m² in scale, relatively typical of this location.
- 2.3 Vehicular access onto the site from Heaton Road is by a connected driveway to the highway
- 2.4 The site is nestled between residential properties to the West, North, and East. 12 Heaton Road is situated to the West of the property and is of a similar scale and style to the applicant's property. 8 Heaton Road sits to the East and appears larger than the applicants' property. The rear of the property faces north and

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features a long narrow garden which backs onto a public footpath separating the site from the neighbouring (83no.) apartment block.

- 2.5 No part of the site is located in a conservation area nor an area of Outstanding Natural Beauty (England).

3.0 Planning History

01 91/05915

Erection of bungalow and detached garage and relocation of existing garage
Refused

This is the extent of the planning history for the application site.

4.0 Design Brief

- 4.1 The client brief was to increase the footprint of the ground floor flat through a larger rear extension to replace the existing rear extension. Internal alterations being a bi-product of the extension to create a more open plan character to the layout to meet the client's needs.

5.0 Internal Amendments

- 5.1 The amendments internally are sympathetic to the nature of the building. New openings in existing walls to create an open plan living/dining/kitchen area and closed off sleeping areas typical of modern designs.

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6.0 External Amendments

6.1 The total footprint of the building shall increase from 88.7m² to 114m², a total increase of 25.3m². The rear extension will increase from 10.4 m² to 35.7 m². The extent of the proposed extension is designed to match the neighbouring properties' rear extensions.

The rear extension design, material, and access is sympathetic to the existing building. The extension will be of a stone cavity wall construction to match the existing. This is an improvement on the existing rear extension which is of timber construction with a tired stained timber cladding.

Stone heads, cills and jambs will reflect the character of the building. A parapet with a stone coping forms the eaves of the structure at a level closely matching the heads of the openings to the Southern elevation.

The roof will include for a roof lantern

The northern elevation of the extension features a large bi-folding door onto a raised patio area for a seamless transition between the indoor and outdoor space with a level threshold for increased accessibility.

There are no proposed external amendments to the street facing façade.

A new window in the existing building is proposed to the northern elevation.

Any construction work is limited to areas of hard landscaping so any negative effects on bio-diversity will be a negligible.

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Trees and bushes will be planted to increase bio-diversity and efforts will be made to ensure wildlife in the area is cared for, such as hedgehog highways.

7.0 Access and Parking

7.1 The proposals do not affect the current parking allowance. There is no increase in demand for parking.

8.0 Environmental Impact

8.1 The proposals do not have any further impact on the natural environment.

The site is not located in a nutrient neutrality area.

9.0 Drainage

9.1 All drainage to connect back to existing network. No substantial change to the drainage strategy. There is no increase in usage due to these proposals.

10.0 Flood Impact

10.1 The site is located in flood zone 1

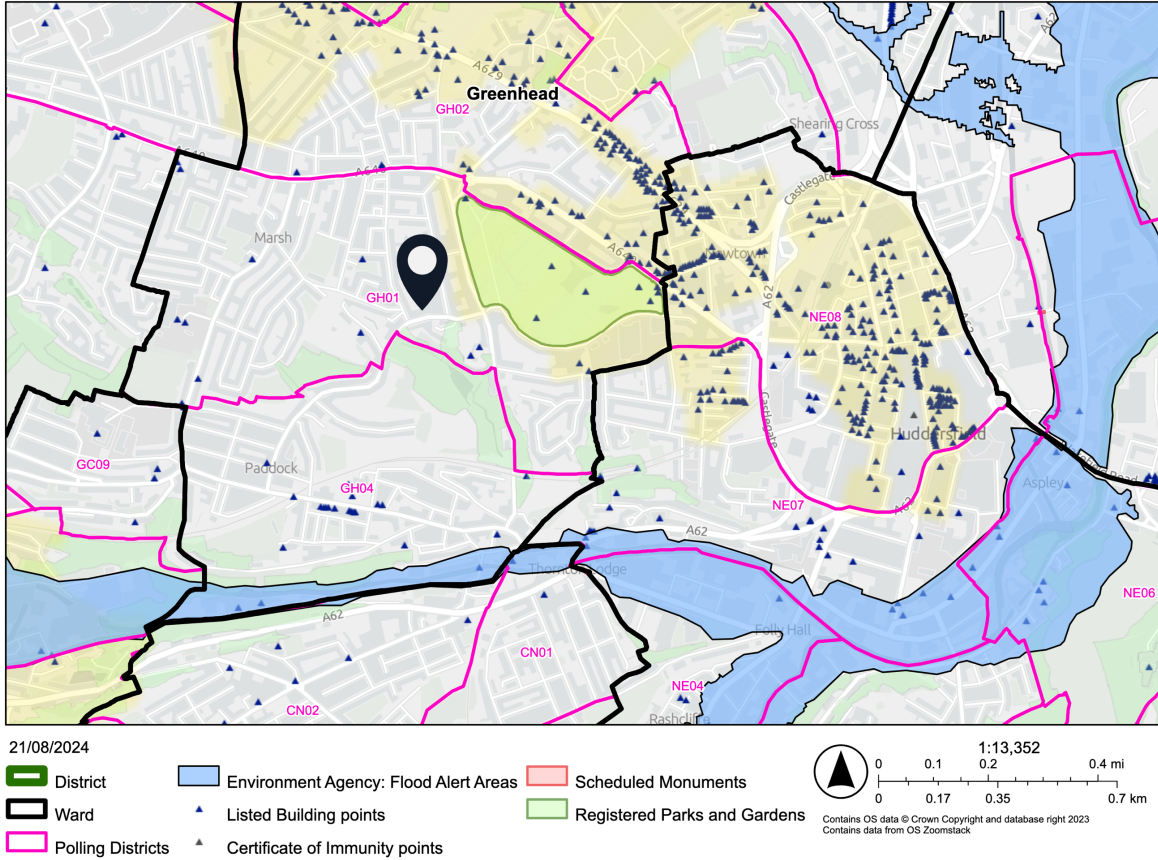
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11.0 Heritage Statement

11.1 The property is not a listed building, nor is it located in Article 2(3) land. As such, we feel it is not necessary to submit a separate statement.



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12.0 Schedule of Drawings

00_01	EXISTING PLANS AND ELEVATIONS GROUPED
01_01	PROPOSED PLANS AND ELEVATIONS GROUPED

13.0 Conclusion

The development seeks to amend and extend the property at 10 Heaton Road to meet the client's needs. The proposals are sympathetic of the local vernacular and do not lessen the biodiversity of the area. We therefore find these proposals should be considered acceptable.

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