

INTRODUCTION

Design and Access Statement for 82 Fenay Lane,
Almondbury, Huddersfield

This Design and Access Statement has been prepared to accompany the planning application for the proposed alterations and extension at 82 Fenay Lane, Almondbury, Huddersfield. It should be read alongside the submitted planning application drawings, forms, and certificates of ownership.

The statement outlines the evolution of the design concept, illustrating how the proposal seeks to deliver a high-quality design solution that integrates harmoniously with the surrounding context and the existing property.

Design Intentions:

Reconfiguring the Ground Floor:

The proposal aims to enhance the spatial flow from the south to the north of the house, offering a more open, flexible layout that better suits contemporary living. Importantly, the ground floor footprint will remain unchanged, as the extension will be confined to the first-floor level above the existing garage, ensuring minimal impact on the site's overall layout.

Maximizing Natural Light:

A key aspect of the design is to maximize natural light and the property's connection to the rear garden. The revised layout, particularly in the kitchen area, will emphasize open views and an improved sense of spaciousness through strategic window placement and thoughtful arrangement.

Strengthening the House-Garden Connection:

The design introduces stronger visual and physical links between the interior and the garden, fostering a seamless connection between indoor and outdoor spaces. This will be achieved through larger openings, enhanced views, and carefully considered transitions that improve the overall interaction between the house and its natural setting.

This proposal reflects a sensitive and thoughtful approach, ensuring that the alterations enhance both the functionality of the home and its relationship to the surrounding landscape while respecting the existing architectural character of the property. By limiting the extension to the first floor over the garage, the design maintains the existing footprint, allowing for a well-considered upgrade to the home's overall living environment without encroaching further onto the site.



Photographs of existing dwelling



PROCESS

The existing property is a two-storey detached house situated at 82 Fenay Lane, Almondbury, Huddersfield, featuring spacious gardens at both the front and rear. This 1960s home retains much of its original character while benefiting from generously sized outdoor spaces, providing an excellent opportunity to enhance the connection between indoor and outdoor living.

The ground floor layout currently consists of multiple individual rooms arranged off a central corridor, including a living room, dining room, kitchen, home office, and WC. While functional, the layout limits the flow of natural light and visual connections between the spaces and the gardens.

The proposal aims to:

Reconfigure the internal layout: While maintaining the existing ground floor footprint, the proposal seeks to improve spatial flow between the north and south sides of the house. The new design will focus on creating a more open and fluid arrangement, offering a modern layout better suited to contemporary living.

Maximize the use of natural light: By extending the property at first-floor level over the garage, the design will optimize natural light throughout the house and improve connections to the rear garden. The kitchen area, in particular, will be rethought to create a more dynamic, light-filled space.

Strengthen the relationship between the house and garden: The design will improve both visual and physical links with the surrounding gardens, enhancing sightlines and providing easier access. These changes will create a more seamless integration between indoor and outdoor spaces, fostering a stronger connection to the home's natural surroundings.

SCALE/APPEARANCE

The proposed extension is designed as a contemporary, thoughtfully considered addition to complement the character of the existing 1960s home at 82 Fenay Lane, Almondbury. Rather than imitating the original materials and detailing, the extension introduces functional components that respond to modern living needs. Positioned discreetly to the side of the house, the extension will not dominate the primary frontage, preserving the original street-facing appearance on Fenay Lane.

To ensure the extension remains subservient to the existing structure, the massing has been stepped down and set back from the garden, maintaining a balanced and respectful relationship with the original building. The materials chosen offer a subtle contrast to the existing house, using zinc cladding to harmonize with the overall color tone while providing a crisp, contemporary finish.

The design has been carefully proportioned to harmonize with the scale of the existing building while also engaging with the surrounding environment. As living needs have evolved since the house was built, this extension, along with the internal reconfiguration, seeks to modernize the property, providing a layout that supports contemporary living while strengthening the connection between the house and its surroundings.

MATERIALS

The material palette for the extension has been carefully selected to reflect the rural and natural surroundings, while providing a harmonious yet distinct contrast to the existing property. The first-floor extension will be clad in sustainably sourced timber, which complements the organic setting and reinforces our commitment to environmentally conscious design. This natural timber finish creates a soft contrast against the existing brickwork, offering a modern yet sensitive addition to the landscape.

The use of charred timber for the cladding not only enhances durability and resistance to weathering but also adds a rich, textured finish that blends naturally with the surroundings. This sustainable choice minimizes maintenance needs and extends the material’s lifespan, aligning with our eco-friendly design approach.

LANDSCAPING

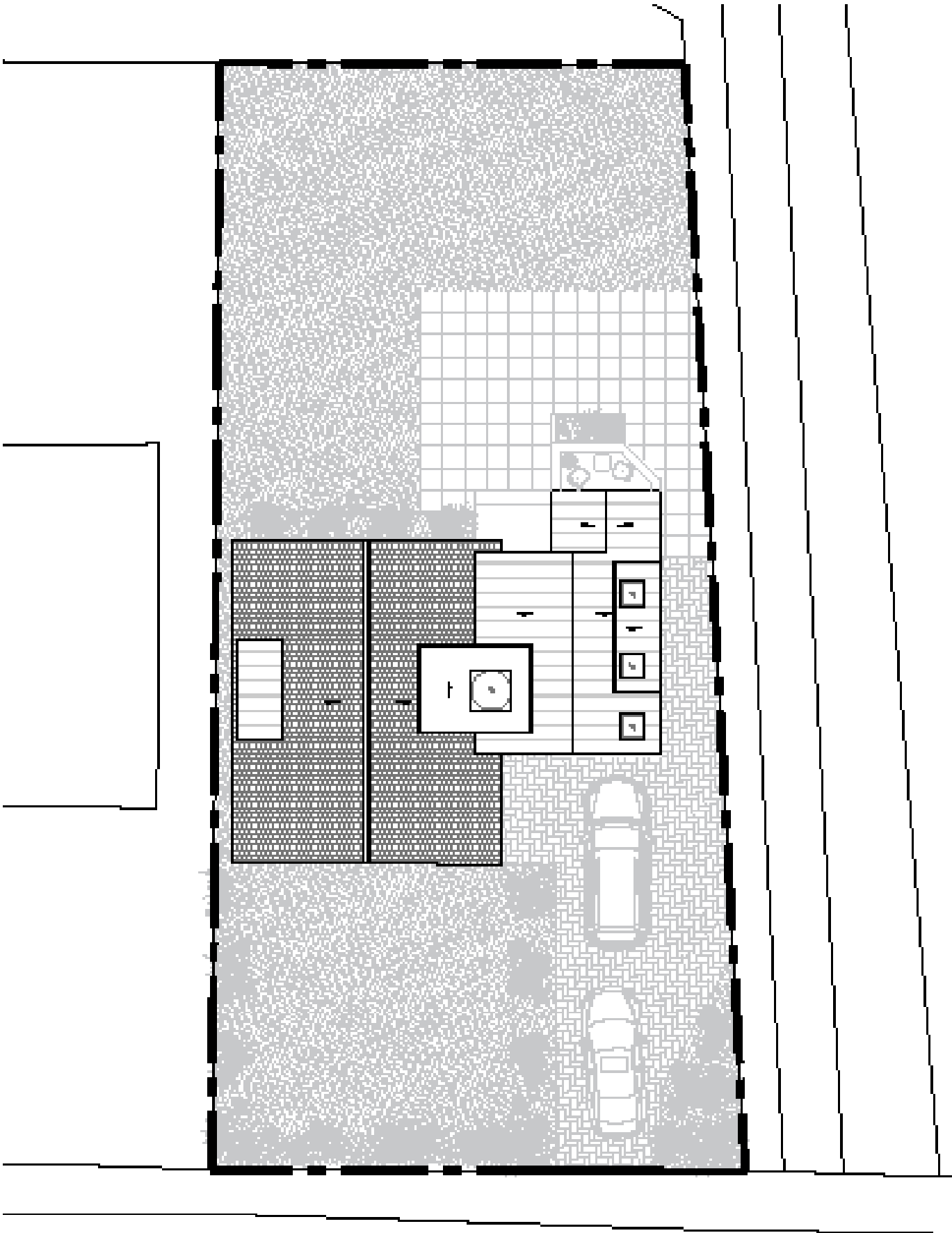
The existing boundary features, including planting and walling, will be retained and integrated into the design to preserve the site’s character. Some sections of lawn and hardstanding around the house will be removed to accommodate the proposed extension, carefully balancing the need for additional space with minimal disruption to the landscape.

New planting will be introduced around the extension’s threshold, creating a transition between the built form and the surrounding garden. These new landscaped areas will enhance the visual connection between the house and its natural surroundings, reinforcing a sense of continuity and environmental sensitivity.

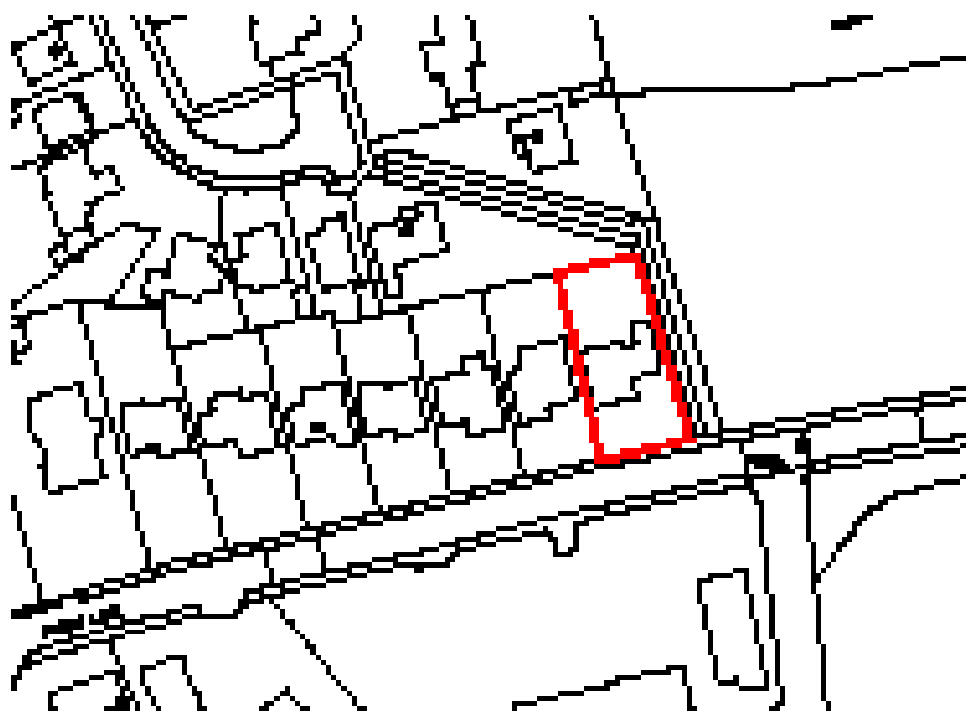


ACCESS/SECURITY

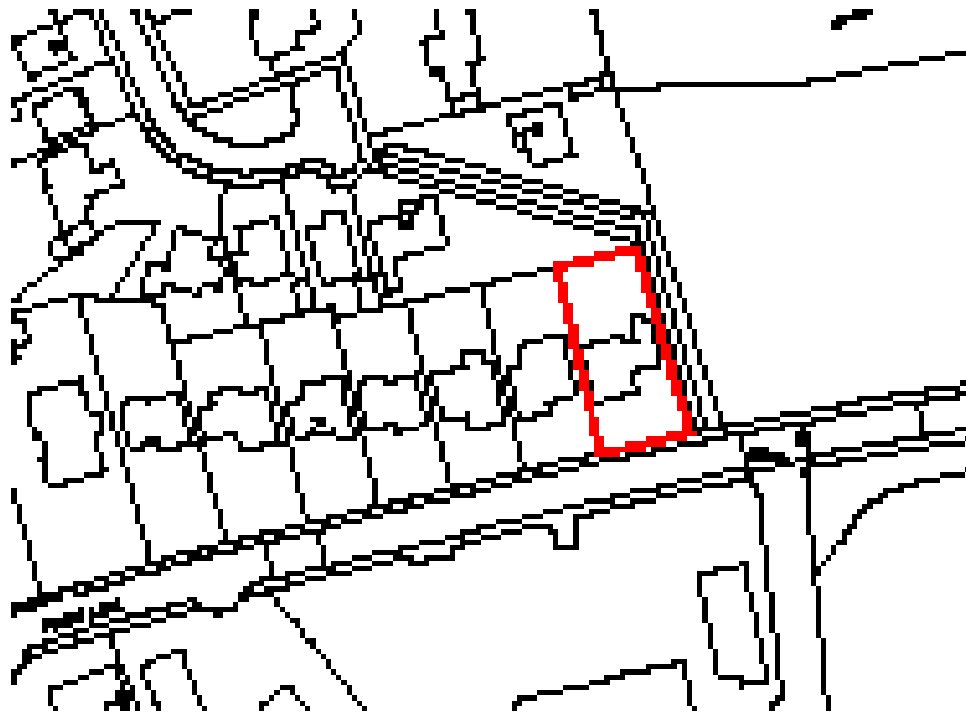
Access and security will remain unchanged.
The driveway is large enough to
accomodate equipment during the build.

[illegible]

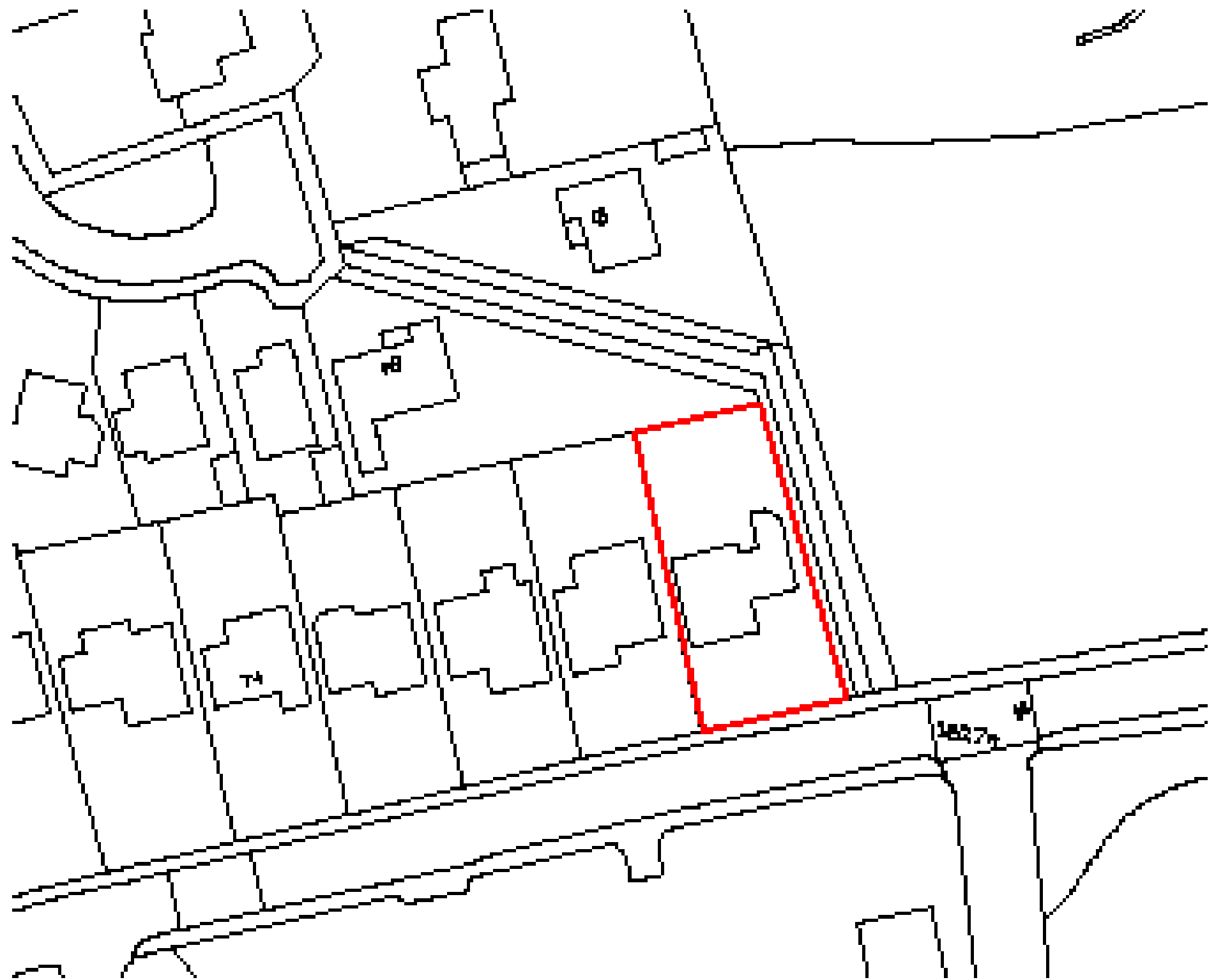
EXISTING
DRAWINGS



Proposed Location Plan
10040



Existing Location Plan
10040



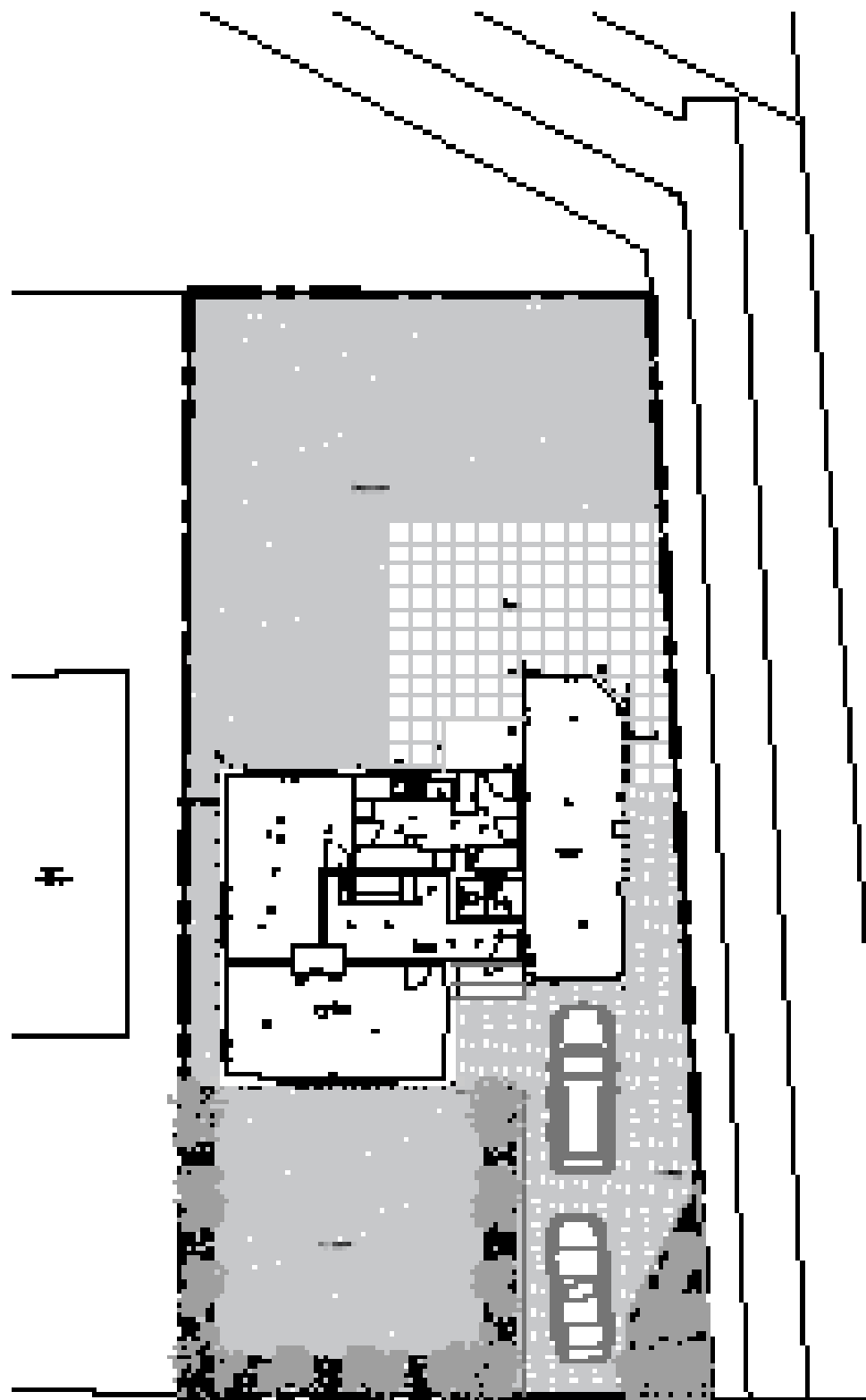
Proposed Location Plan
10040

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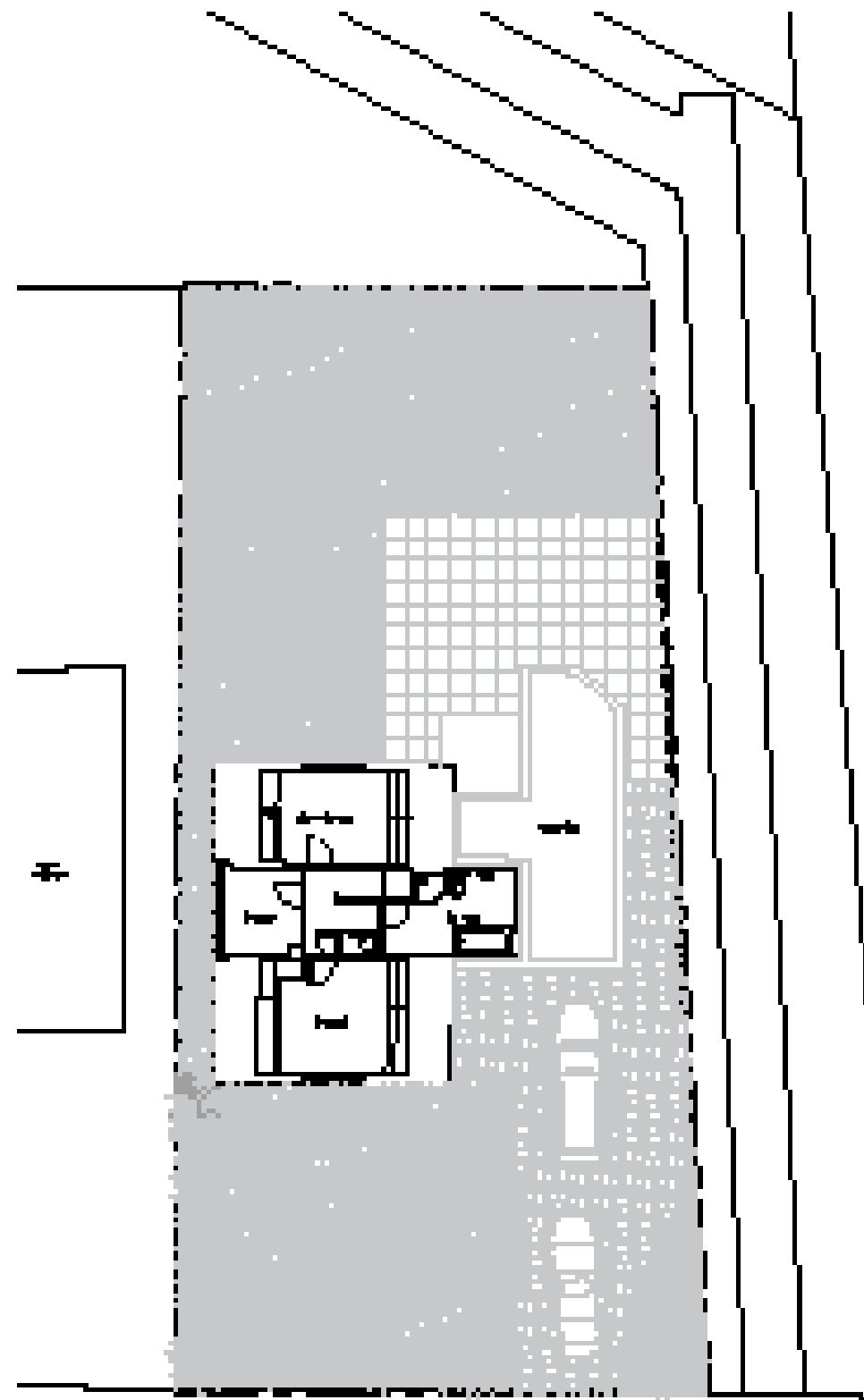
Prop
Site

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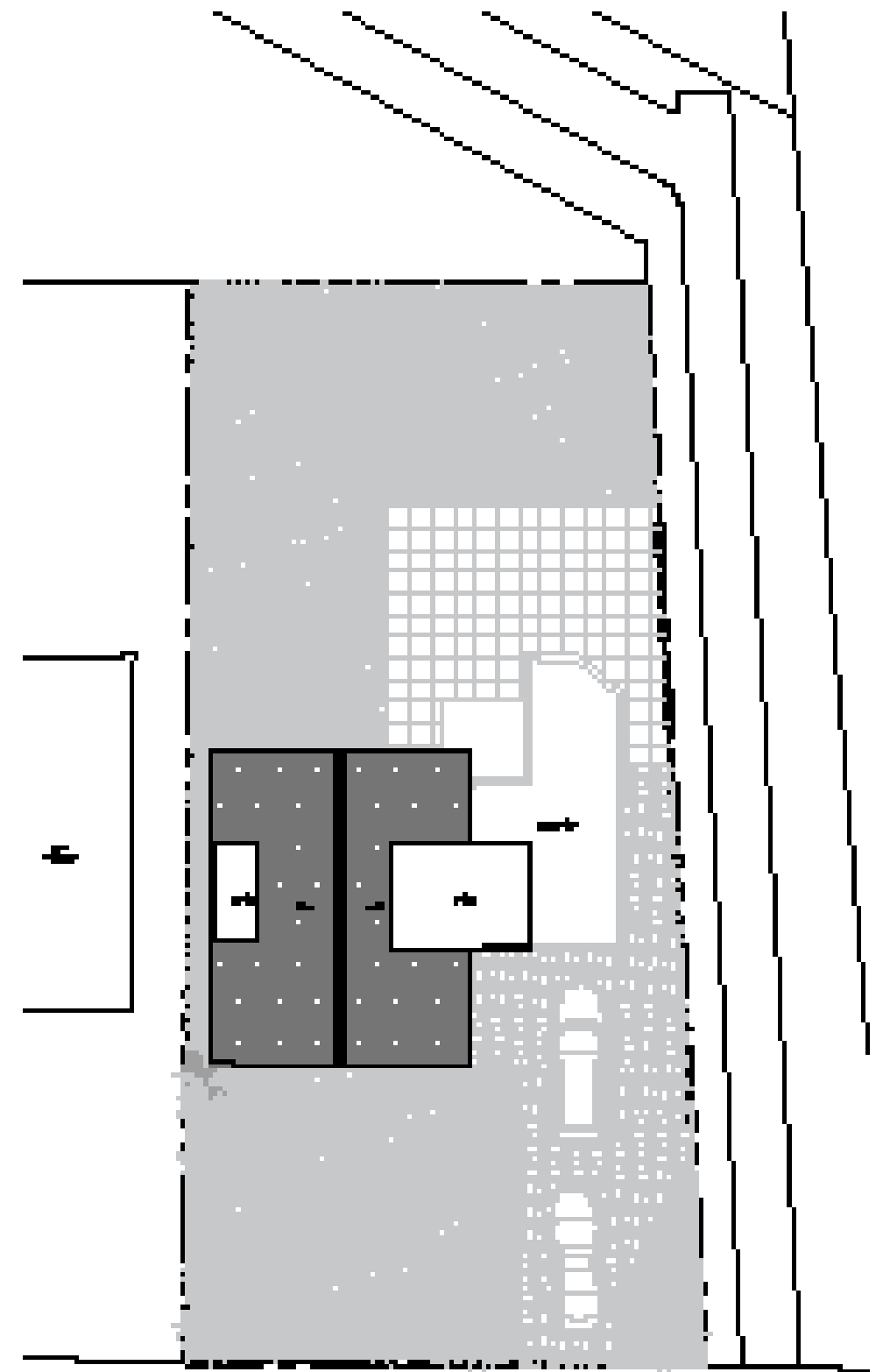
Project Information		Project Information	
Project Name	Project Number	Project Name	Project Number
Project Location	Project Date	Project Location	Project Date
Project Status	Project Contact	Project Status	Project Contact



Existing Ground Floor Plan
1004 sq ft



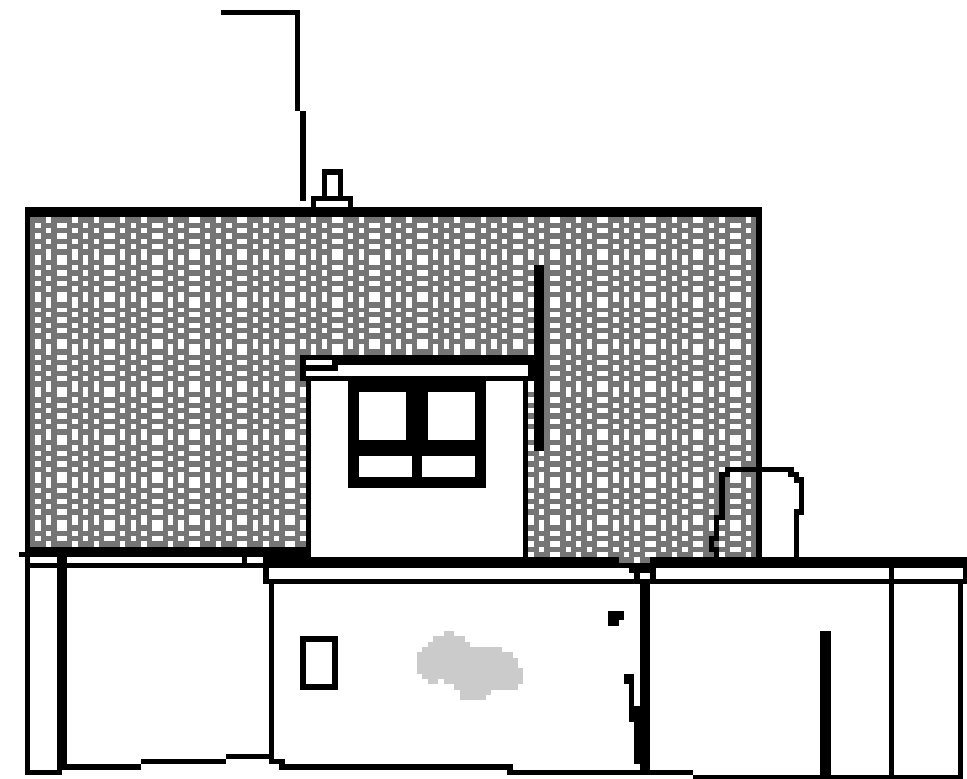
Existing First Floor Plan
1004 sq ft



Existing First Floor Plan
1004 sq ft



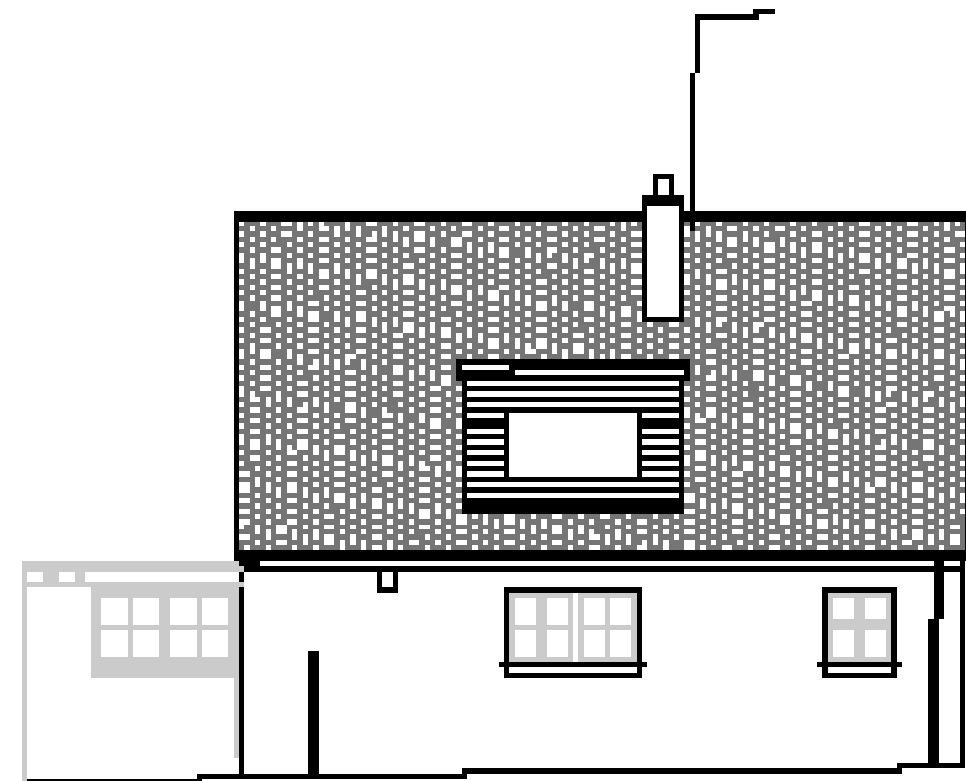
Front



Front

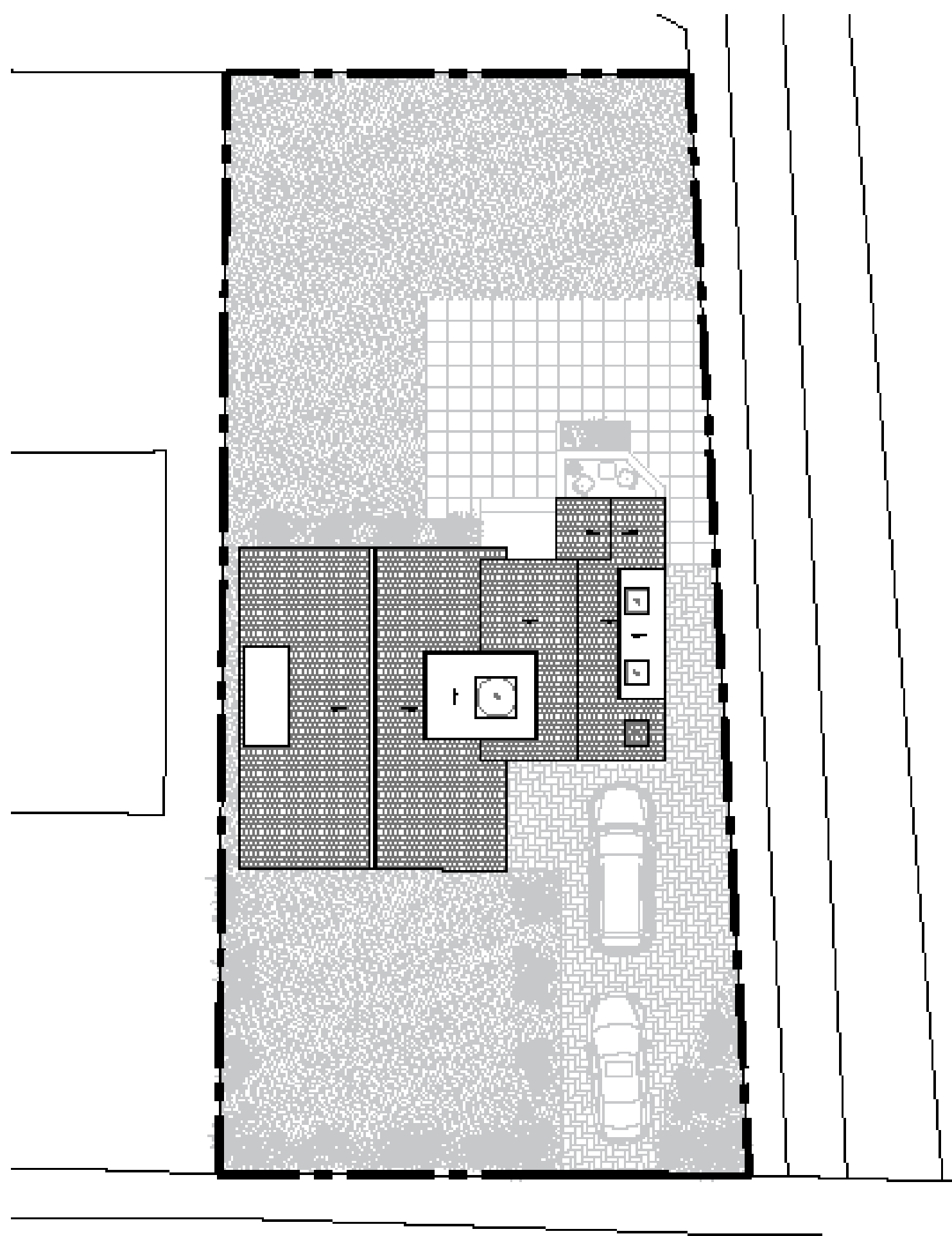


Front

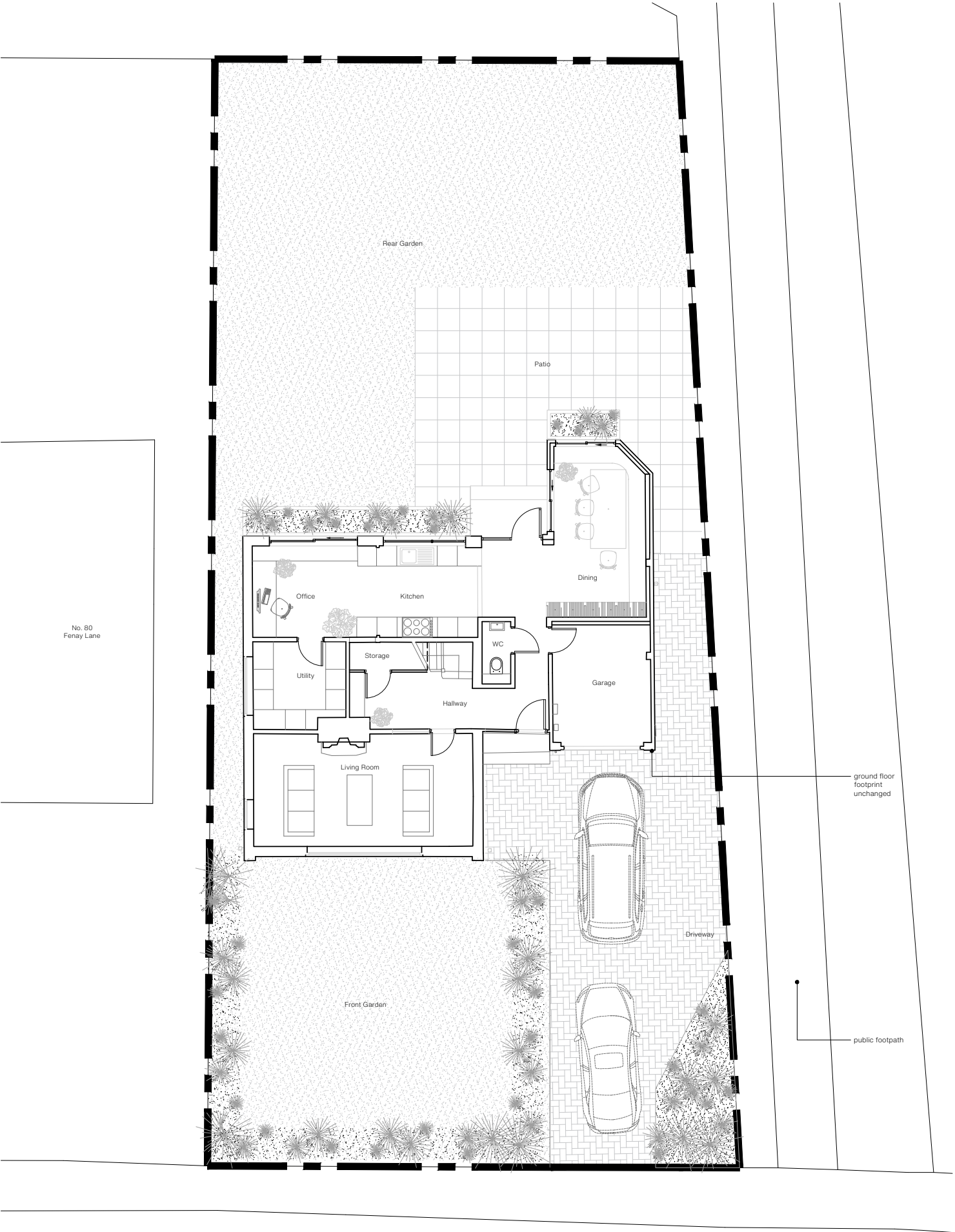


Front

PROPOSED
DRAWINGS



Dempsey + Gannon		10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"	1" = 10' 0"	1" = 10' 0"
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2. The client is responsible for ensuring that the information provided in this plan is accurate and up-to-date.

3. The client is responsible for ensuring that the information provided in this plan is accurate and up-to-date.

4. The client is responsible for ensuring that the information provided in this plan is accurate and up-to-date.

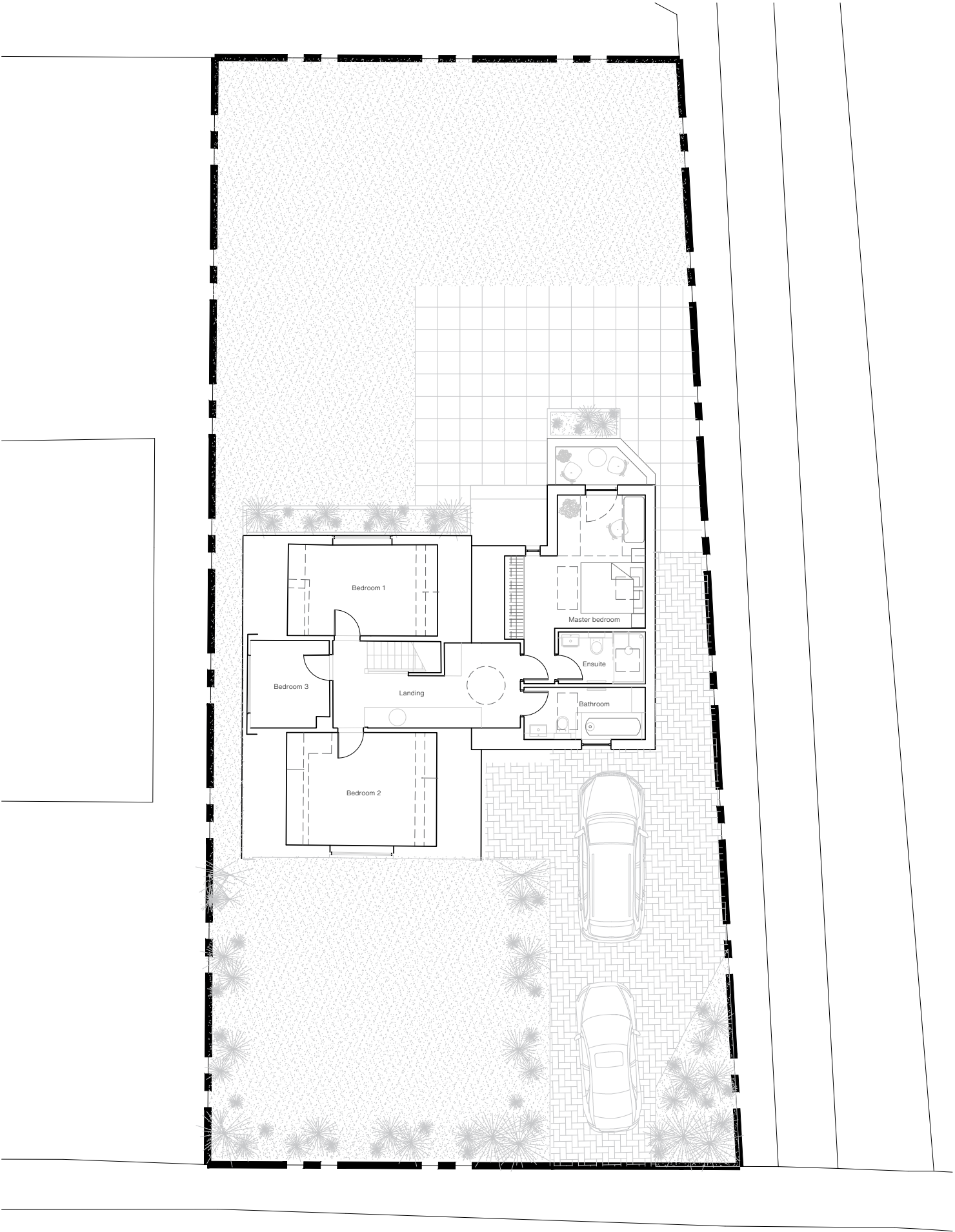
5. The client is responsible for ensuring that the information provided in this plan is accurate and up-to-date.

01m2m3m4m5m10m

scale 1:100

REV	DESCRIPTION	BY	CHK	DATE
C00	Planning Application	JD	PODG	24.11.11

project: Fenay Lane	site: Proposed Ground Floor Plan	rev: C00
client: Private Client	drawing number: 248-GA-100	date: 2024
scale: 1:100	sheet: A3	drawn by: JD
		checked by: PG



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	project: Fenay Lane client: Private Client scale: 1:100 sheet: A3 date: -	title: Proposed First Floor Plan drawing number: 246-GA-101 drawing status: Planning

Existing dormer to match charred timber extension

Tiles on the front elevation to be replaced by 100mm charred timber to tie in with extension

100mm charred timber cladding

Ridge height sits 300mm lower than the existing

Elevation 1

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REV	DESCRIPTION	BY	CHK	DATE
C00	Planning Application	JD	PODG	24.11.11

project: 82 Fenay lane	title: Proposed Elevation 1	rev: C00
client: Private Client	drawing number: 248-GA-200	date: 2024
scale: 1:50	drawing status: Planning	drawn by: JD
sheet: A3		checked by: PG
date: -		



Elevation 2

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4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards.
5. Changes to be made in accordance with relevant consultation and add construction changes and specifications.
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REV	DESCRIPTION	BY	CHK	DATE
C00	Planning Application	JD	PODG	24.11.11
project: Fenay Lane		title: Proposed Elevation 2		rev: C00
client: Private Client		drawing number: 246-GA-201		date: 2024
scale: 1:50	sheet: A3	date: -	drawing status: Planning	drawn by: JD
				checked by: PG

massing steps back
and down from the
existing property, first
floor is subservient to
the original property.

Extent of first floor
balcony to the master
bedroom

Existing footprint
unchanged.



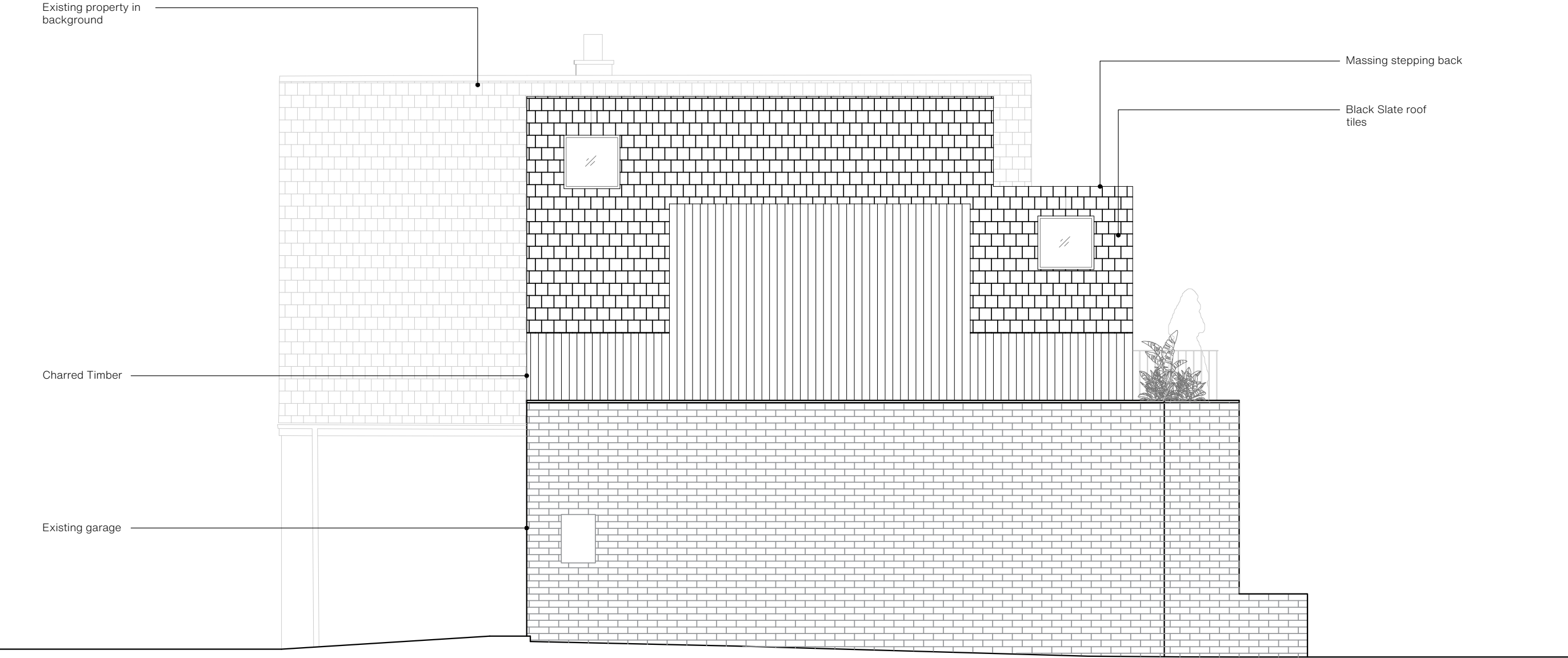
Elevation 3

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REV	DESCRIPTION	BY	CHK	DATE
C00	Planning Application	JD	PODG	24.11.11
project: Fenay Lane		title: Proposed Elevation 3		rev: C00
client: Private Client		drawing number: 246-GA-202		date: 2024
scale: 1:50		sheet: A3	date: -	drawn by: JD
		drawing status: Planning		checked by: PG



Elevation 4

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2. Drawing to be used for the status indicated only

3. All dimensions and settings must be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work

4. All work and materials to be in accordance with current statutory regulations, relevant codes of practice and British Standards

5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications

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01m2m5m

scale 1:50

REV	DESCRIPTION	BY	CHK	DATE
C00	Preliminary	JD	PODG	08.22
project: Fenay Lane		title: Proposed Elevation 4		rev: S01
client: Private Client		drawing number: 246-GA-203		date: 2024
scale: 1:50	sheet: A3	date: -		drawn by: JD
		drawing status: Planning		checked by: PG

