

Design & Access Statement

16 Hopton Hall Lane, Upper Hopton, Mirfield WF14 8EN

The Site

The property is an end terrace house which has a stone front with pebble dash render to the side and rear. There is drive to the front and side garden with parking leading to a garage and outbuilding at the rear.

The existing layout of the property is a kitchen/lounge at ground level and one double / one single bedroom and bathroom first floor.

My clients currently live and own no. 18 and have purchased no.16. They would like to renovate the property to create a larger kitchen space, downstairs wc and create two additional bedrooms at first floor.

In order to create this space they would like to build a two storey rear extension projecting 3m across the back of the property at first floor and 4.5m at ground floor. My clients will move into this property to accommodate there growing family as no.18 is too small.

Due to the orientation and distance of the surrounding properties this projection should not cause any issues regarding overlooking. The window of no. 18 is a bathroom room window which is a none habitable room.

The extension is to go across the back of no.16 leaving a 1.5m gap from the rear bathroom window of no.18. The garden to no.16 goes across the back of no.18 to the boundary with the garden of no.20.

Due to the orientation and distance of the surrounding properties this projection should not cause any issues regarding overlooking.

The extension would be stone to match the front elevation with a slate effect roof to match the existing.

The existing garage will be demolished.

There is ample parking for two cars to the front of the property and one car space down the side of the property.

A bin store can be put to the side of the property.

Below are some photos of the site.



Front elevation of no.18 & 16



Showing the garden / drive and garage to no.16, the garage is going to be demolished.

The front elevation will remain the same.



Rear of no.16 and 18 the extension will be 1.5m away from the windows at no.18



View looking down the rear of no.16,18 & 20