

DESIGN & ACCESS STATEMENT

EXTENSIONS AND ALTERATIONS

2 FOUR ACRES, MIRFIELD



INTRODUCTION

This Design and Access Statement has been prepared to accompany the planning application for the proposed extensions and alterations for the existing bungalow at 2 Four Acres, Mirfield.



The proposals include the removal of the existing roof structure and the erection of a new roof structure with dormers to form additional bedrooms. The proposal also includes a small single-storey extension to the rear of the garage to form a utility room, a covered patio area, and a raised gable feature to the frontage, creating an impressive entrance to the dwelling. This document outlines the design principles and access considerations, as well as how the proposals align with the Kirklees Local Plan Policy.



Above – Artist impression of the proposals

2 – SITE CONTEXT AND LOCATION

The property is a stone bungalow situated on a large plot with limited neighbouring properties nearby.



The site benefits from a spacious curtilage, providing ample amenity space and parking provision.

The existing dwelling features a distinctive gallery area with patent glazing, which has informed the design approach.

The surrounding area is predominantly residential, characterised by detached properties set within generous plots, contributing to a semi-rural character.

3 – DESIGN PROPOSAL



Roof Alterations and Dormers

The existing roof structure will be removed and replaced with a new design that retains the bungalow's overall appearance while accommodating additional rooms within the roof space.

Dormer windows will be introduced to provide natural light and access to balconies. The dormer cheeks will be carefully designed to protect privacy and maintain the amenity of neighbouring properties.

Small pitched dormers will be positioned over the garage to limit the scale and visual impact of the building on the principal elevation.



Rear Extension

A modest single-storey extension to the rear of the garage will form a utility room, ensuring functional improvements to the property.

This rear extension represents a modest increase in floor area in proportion to the original bungalow, ensuring that the development remains sympathetic to the scale of the existing dwelling and plot size.

Covered Patio Area

A covered patio area will be introduced, enhancing the outdoor living space and providing a transitional area between the interior and the garden.

Frontage and Entrance

A raised gable feature will be added to the frontage, offering a striking and modern entrance to the dwelling while respecting the existing architectural character.



Materiality and Glazing

The design incorporates glazing elements inspired by the existing patent-glazed roof over the gallery, ensuring continuity and coherence.

Materials will be carefully selected to complement the existing stonework and enhance the overall aesthetic of the dwelling, including the use of matching stone and incorporating smooth Ashlar stone to compliment the design.

Overall, the extensions, including the roof alterations, dormers, rear utility addition, and patio cover, represent an increase in the overall footprint and massing of the dwelling. However, these additions are proportionate to the original bungalow and maintain a balance between functional improvements and retaining the bungalow's character within the large plot.

4 - ACCESS

4.1 Vehicular and Pedestrian Access

The proposals retain the existing access and parking arrangements. The property will continue to benefit from a double garage, and ample off-street parking will remain available within the existing curtilage. The proposed development will not generate any additional demand for parking or compromise accessibility.

4.2 Inclusive Access

The proposal considers the needs of all potential users, including those with disabilities. The building will include wide corridors and doors, whilst according with the latest Building Regulations.

5 – PLANNING POLICY

The proposals have been developed with regard to the Kirklees Local Plan Policy, ensuring compliance with the following key considerations:

- Design Quality (Policy LP24): The design respects and enhances the character of the existing dwelling and the surrounding area. The scale, materials, and form have been carefully considered to ensure a high-quality and visually appealing outcome, taking account of the original bungalow scale.
- Residential Amenity (Policy LP24): The dormer cheeks and orientation of the balconies ensure that the privacy of neighbouring properties is protected. The large plot size provides sufficient separation distances to maintain amenity.
- Sustainable Development (Policy LP1): The proposals make efficient use of the site, enhancing the functionality and aesthetic of the existing dwelling while minimising environmental impact.
- Highways and Access (Policy LP21): The existing access arrangements are retained, and the proposals do not impact the safety or efficiency of the local highway network.

6 – CONCLUSION

The proposed development at 2 Four Acres offers an opportunity to improve upon an existing stone bungalow through the introduction of modern design elements, enhanced functionality, and high-quality materials.

The proposals have been carefully designed to respect the character of the area, protect residential amenity, and comply with the relevant policies of the Kirklees Local Plan. This application is supported by the accompanying proposed drawings and visual images, which provide further detail on the design and layout of the development.

