

DESIGN & ACCESS STATEMENT

In respect of

61 CARR SIDE CRESCENT,
BATLEY,
WF17 7JW

Ref: 25-002-DA-01

Date:

MARCH 2025

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1. INTRODUCTION

This report has been produced in support of a Householder Planning application for external alterations from brick to proposed render finish at 61 Carr Side Crescent, Batley, WF17 7JW. The following statement is to be read alongside the proposed drawings and explains the need for the proposal.

2. EXISTING

Carr Side Crescent appears to be a large cul-de-sac but can be accessed via two junctions from Hyrstlands Road. The dwelling sits within the heart of this street but is not primarily visible from the main road.

61 Carr Side Crescent is brick built, and the only detached property. It also has a driveway, gardens to the front and rear. The original home has increased via successful planning applications in the past, with double storey side extensions to the side and extension to the rear of the property. There is also a detached garage to the rear, with a rendered off white finish.

The neighbouring houses are of a similar style, but are semi-detached and built in brick. Like the proposed house, it is common for alterations and extensions to be carried out on their homes; highlight the successful planning rate in the area.



Fig1. Front of 61 Carr Side Crescent

3. PROPOSED

The proposal is to change the external appearance of the house, from brick to insulated render finish. The primary reason is to improve the current u value of the detached house by using an EWI (External Wall Insulated) system, where a layer of insulation with render finish will be used on all existing walls. The EPS insulation in this case will have a u value of 0.038 W/MK, thus providing excellent thermal conductivity and improving the home's overall insulative properties. A specialist has been sought and it has been agreed the overall depth of EWI will be 45mm, comprising 15mm render and 30mm EPS along with fixings. This will ensure the cills of windows are not affected and not create an overly deep reveal. In addition to this statement, the brochure of the EWI system is attached explaining the process and highlighting the benefits.

In addition, as a result of past extensions to the house, there is a slight difference of appearance in the bricks used compared to the original house, making some areas odd in comparison to the original brick (as shown in the images). Therefore, the external alterations will tie in the original house and the extensions, by creating a seamless and modern look typical of today's architectural trends. The home owner and designer accept the proposal will be vastly different to the rest of the neighbouring houses but also stress the positioning and location of the house which is beneficial and it being the only detached property on the street, whilst it is not predominantly visible from Hyrstlands Road. Render finish is not uncommon and is a popular choice of finish for improving the visual aspects of homes in the area.



Fig.2 & 3 Difference of brick colour from original house extension.

As shown in the images below the rear extension has been affected by water. The proposed render will help to create a barrier from adverse weather conditions and prevent cold bridging. Over time, brickwork on the house has suffered and caused cracks on the extension and the house itself. To avoid further mismatching of different bricks, the proposal eliminates this issue by having a clean and aesthetically pleasing finish.



Fig.4 Rear extensions at Carr Side Crescent.



Fig 5. Condition of brickwork due to efflorescence.

4. CONCLUSION

To summarise the proposed alterations at 61 Carr Side Crescent will be noticeable when directly looking at the house but will be 'hidden' from Hyrstlands Road. Furthermore, the insulative properties are the key factor in improving the sustainable and thermal improvements to the home. The proposed EWI system will have both an environmental and aesthetic benefit to the property.

We trust the above is acceptable as a supplementary requirement and that the proposal can be viewed in an open and positive manner.

