

## Design and access statement

**PROPOSAL: Two-Storey extensions, erection of dormers & habitable rooms in the loft at:**

7, Edgerton Green  
Edgerton  
Huddersfield  
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CLIENT: B. Ali



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## **Introduction**

This Design and Access Statement has been prepared by PAD Architecture in support of the planning application for proposed two-storey extensions, along with the addition of dormer windows to both the front and rear of the existing residential property located at Edgerton Green, Huddersfield.

The proposal seeks to create additional living space, including habitable rooms in the loft, while ensuring that the design is sensitive to the existing structure and the surrounding environment.

The extensions and dormers will enhance the home's functionality and aesthetic appeal. The design has been carefully considered aligning with local planning policies and national guidelines, addressing contemporary issues such as sustainability and climate resilience.

## **Site Description**

The existing property is situated in a well-established neighborhood characterized by a mix of bungalows and houses, some rendered, and others constructed from brick.

This diversity contributes to the unique character of Edgerton Green, which features a variety of architectural styles.

The site benefits from good access to local amenities, public transport, and green spaces, fostering a vibrant community atmosphere.

The property itself features a modest garden to the rear and side, providing an opportunity for landscaping enhancements as part of the extension.

The existing building is constructed from brick with a concrete tiled roof.

Architectural details, including windows and decorative features, contribute to the character of the area.

The site is not located within a conservation area, offering flexibility in the design approach. However, the proposal strives to respect the architectural integrity of the neighborhood while enhancing the living conditions for the occupants.

## **Design Principles**

### **Scale and Massing**

The proposed two-storey extensions are designed to be proportionate to the existing building, maintaining a balance between the scale of the extensions and the original structure.

The extensions will not exceed the height of the existing building to ensure that they do not dominate the street scene.

The massing of the extensions has been carefully considered to minimize any potential impacts on neighboring properties.

The side extensions will not extend beyond the building line of adjacent homes, and the rear extension will provide additional living space without compromising the openness of the surroundings.

The addition of a rear dormer window will maximize the use of space in the loft, creating habitable rooms that will serve as bedrooms.

Smaller dormers at the front will complement the design, enhancing the home's aesthetic appeal while providing additional natural light and ventilation to the newly created loft spaces.

### **Materials and Aesthetics**

The choice of materials for the proposed extensions and dormers is crucial in ensuring that the new elements are visually cohesive with the existing property.

To enhance the character of the home and align with the surrounding architecture, the extensions and dormers will be rendered in a complementary color that harmonizes with both the existing structure and the neighborhood.

The roofing materials for the dormers will match the existing slate roof, maintaining the overall aesthetic integrity of the property.

New windows and doors will be designed to reflect the style of the existing property, incorporating modern energy-efficient glazing while ensuring a cohesive appearance.

By prioritizing high-quality materials and craftsmanship, the proposal aims to enhance the overall character and appearance of the property, contributing positively to the streetscape of Edgerton Green.

### **Landscaping**

Landscaping is an integral part of the design, contributing to the overall aesthetic and ecological value of the site.

The existing garden will be enhanced with additional planting that complements the local flora and provides visual interest throughout the seasons.

The proposal includes the preservation of existing trees and shrubs where possible, with new landscaping introduced to create a buffer between the property and neighboring homes.

This will not only enhance privacy for the residents but also contribute to the local biodiversity.

In addition to traditional planting, the design incorporates sustainable landscaping practices, including the use of native plant species to promote local wildlife and reduce the need for irrigation.

### **Access and Parking**

Access to the property will remain unchanged, maintaining the existing entrance and pathways.

The current off-street parking provision will be retained, ensuring that sufficient parking is available to accommodate the needs of the household.

### **Planning Policy Context**

Kirklees Local Plan

This proposal has been designed in accordance with relevant policies from the Kirklees Local Plan, which serves as the local planning framework for the area.

Key policies influencing this design include:

Policy PLP1: Achieving Sustainable Development: The extension contributes to sustainable development by enhancing the living space for the residents while maintaining the character of the local area. Design aligns with the principles of sustainable construction.

Policy PLP2: Place Shaping: The design respects the character and appearance of the local area, ensuring that it contributes positively to the existing streetscape.

The extensions and dormers have been designed to be in harmony with the scale and architectural features of surrounding properties.

Policy PLP21: Highways and Accessibility: The proposal maintains safe access and adequate parking, ensuring minimal disruption to local traffic conditions.

The design considers the safety of all users, including pedestrians and cyclists.

Policy PLP24: Design: The extension is designed with due regard for local distinctiveness, ensuring that it is in keeping with the scale, form, and materials of the existing property and surrounding buildings.

This policy emphasizes the importance of high-quality design in enhancing the local environment.

## **National Planning Policy Framework (NPPF)**

The proposal also complies with the National Planning Policy Framework (NPPF), particularly the following chapters:

Chapter 12: Achieving Well-Designed Places: The design seeks to create a visually attractive and functional extension that enhances the overall quality of the area. The proposal prioritizes good design principles that respond to the local context.

Chapter 14: Meeting the Challenge of Climate Change, Flooding, and Coastal Change<sup>\*\*</sup>: The design incorporates sustainable building practices and materials, aiming to reduce the carbon footprint of the property. Considerations such as energy efficiency, water management, and biodiversity are integral to the proposal.

Chapter 5: Delivering a Sufficient Supply of Homes: By increasing the living space of the property, the proposal supports the overall housing supply in the area, addressing the needs of growing families and contributing to the vitality of the community.

## **Sustainability Considerations**

Considering the current climate emergency and the need for sustainable development, this proposal incorporates various sustainability considerations:

**Energy Efficiency:** The design will integrate energy-efficient building practices, including high levels of insulation, energy-efficient windows, and the potential for solar panels on the roof. These measures aim to reduce the overall energy consumption of the property.

**Biodiversity:** The incorporation of native plants and wildlife-friendly features, such as bird and bat box, aims to enhance local biodiversity.

The design seeks to create a harmonious relationship between the built environment and the natural landscape.

**Materials:** The use of sustainably sourced materials and local suppliers will be prioritized to reduce the carbon footprint associated with construction.

## **Conclusion**

The proposed two-storey extension and dormer windows at Edgerton Green, Huddersfield, are designed to enhance the functionality and aesthetic appeal of the existing property while adhering to both local and national planning policies.

The design is sensitive to the surrounding environment and aims to contribute positively to the community, addressing contemporary issues such as sustainability, and housing needs.

By incorporating habitable rooms in the loft with the proposed dormer windows, high-quality materials, thoughtful landscaping, and sustainable practices, the proposal not only meets the needs of the current residents but also reflects a commitment to responsible development.

We respectfully request that the application be granted approval to allow for the development to proceed, facilitating an improvement in living conditions and contributing to the vibrancy of the Edgerton Green community.