

DESIGN & ACCESS STATEMENT
EXTENSION AND ALTERATIONS

AT 257 BIRKBY ROAD, HUDDERSFIELD,
HD2 2DW



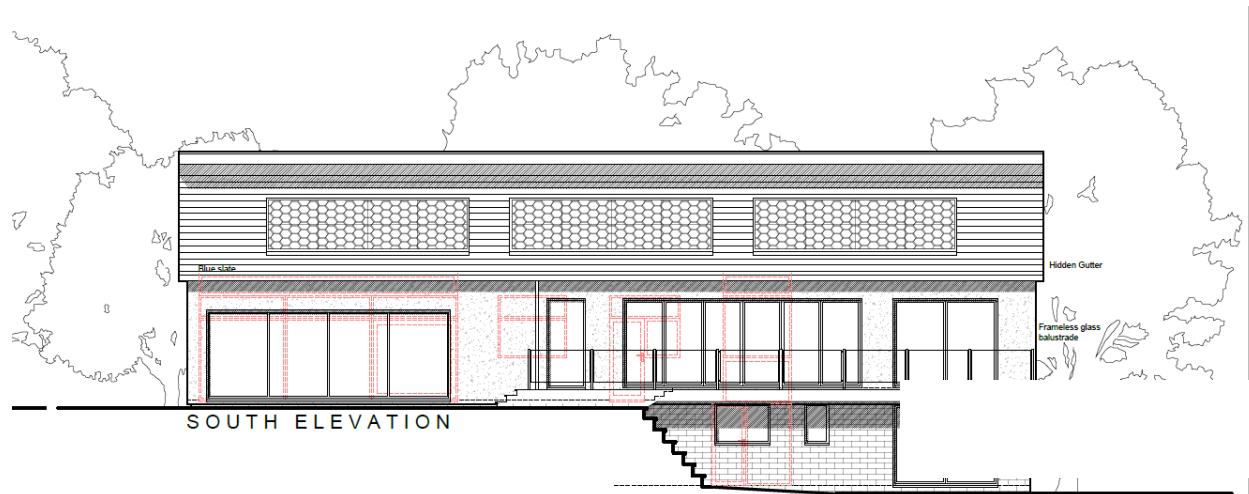
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2 - INTRODUCTION

This Design and Access Statement supports the planning application for extensions and alterations at 257 Birkby Road, Huddersfield. The proposal has been to be a modern, energy-efficient home that reflects contemporary architectural standards while complementing the established character of the surrounding area.

The works include a new two-car garage, a contemporary overhanging slate roof, a full-height glazed atrium, a cantilevered rear terrace, and an internal reconfiguration to create an open, family-oriented layout. The design complies with the principles of sustainable development and aligns with Kirklees Council's planning and design policies.



Above: Proposed Drawing of 257 Birkby Road

3 - PROPOSAL

The proposed work at 257 Birkby Road will give the existing house a complete update and modern look. A new two-car garage will be built, matching the design and materials of the main house, to provide safe parking and extra storage space.

The biggest change will be the new large, overhanging blue slate roof. This contemporary roof gives the home a bold modern appearance while also helping with rainwater control through a hidden culvert system that collects and directs water neatly away from the building.

At the front of the property, a new full-height glass atrium entrance will be added. This feature includes roof lights and large glass panels that fill the space with natural light, creating a bright and welcoming entrance hall that connects both floors visually.

To the rear, a cantilevered terrace will extend from the main living area, giving a spacious outdoor area that overlooks the garden. It will provide a great spot for relaxing or entertaining and helps connect the inside of the house with the outdoor space.

Inside, the ground floor will become a large open-plan kitchen, dining, and living area, designed to feel light, spacious, and modern. A comfortable lounge area with a small coffee and reading corner will make the space ideal for family life and socialising.

Upstairs, there will be one large main bedroom, while the lower ground floor will have three smaller bedrooms, each with its own en-suite bathroom. This layout makes the home practical and private, with plenty of space for family members or guests.

Externally, the house will be finished in natural stone on the lower ground floor and off-white render above, creating a clean and elegant appearance that still fits in well with the local area.

Overall, the proposed changes will modernise the property, make better use of the space, bring in more natural light, and create a comfortable, well-designed family home that looks attractive from every angle.



Above: West and South Proposed Elevations

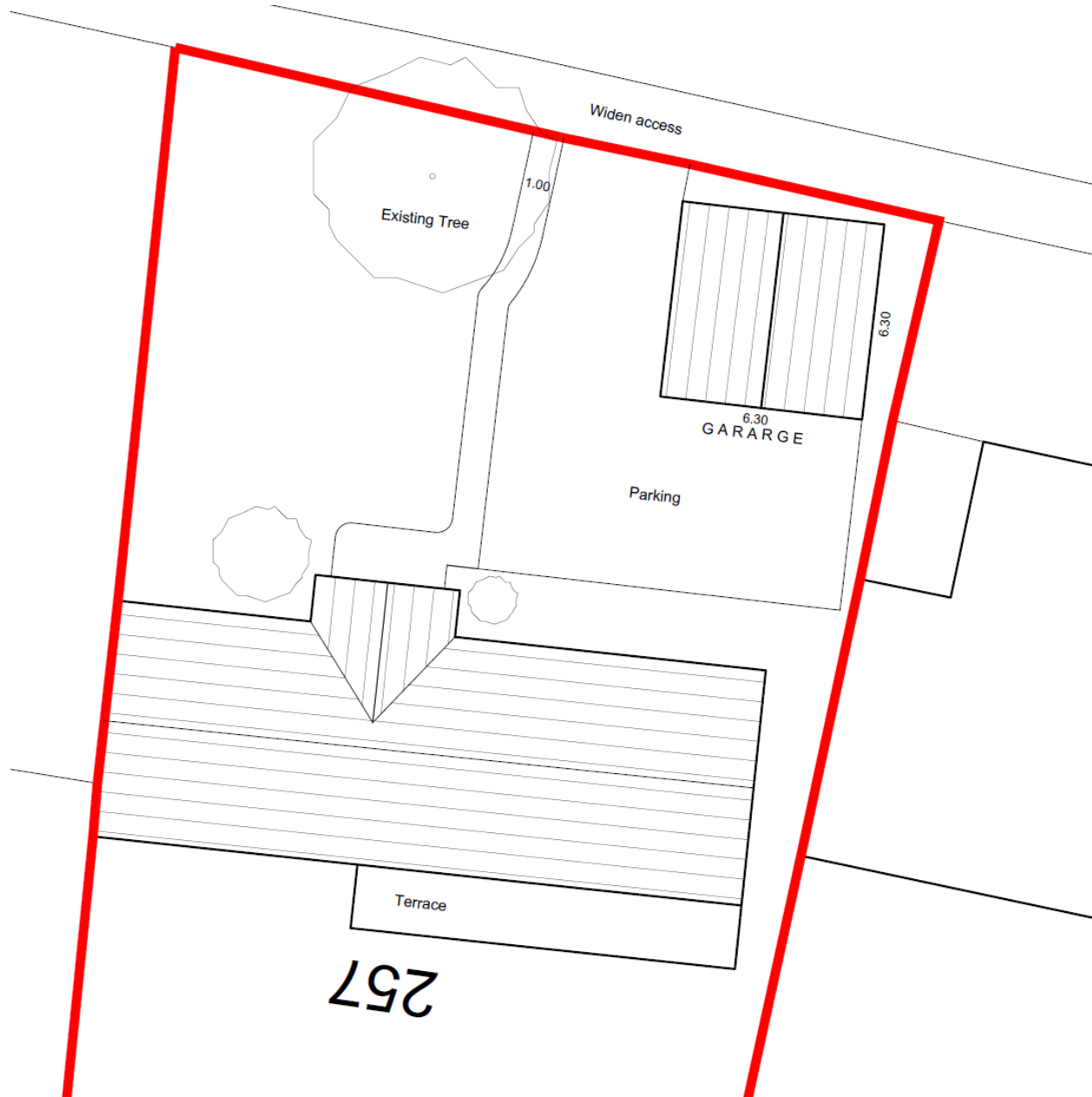
4 - SITE APPRAISAL

The property is located within a well-established residential area of Birkby, Huddersfield. The existing dwelling is set within generous landscaped grounds, featuring mature vegetation and a large rear garden, which will remain unaltered.



Above: View of 257 Birkby Road from the Road

The site benefits from existing vehicular access off Birkby Road, with sufficient on-site parking. The land falls gently toward the rear, allowing for a split-level design with both ground and lower-ground floors. There are no significant ecological or heritage constraints, and the proposals will integrate comfortably within the existing suburban context.



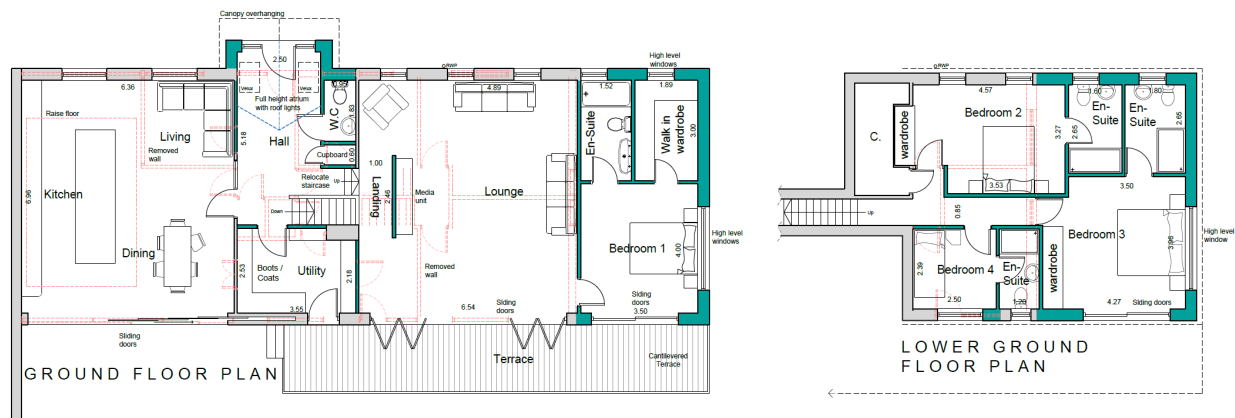
Above: block plan of the new Drive and Garage.

The materials and roof forms have been selected to enhance rather than dominate the streetscape.

5 – DESIGN RATIONALE

The proposal maintains the existing use of the site as a single-family dwelling. The design improves the functionality and sustainability of the home by reorganizing the internal layout and extending the living space in a manner that complements the original structure. The development introduces a modest increase in footprint through the side extension, addition of a two-car garage and a cantilevered rear terrace.

The internal reconfiguration provides one large principal bedroom and three en-suite lower-ground bedrooms, ensuring efficient use of space without overdevelopment of the plot. The proposed layout promotes open-plan living. Meanwhile the upper ground floor provides a seamless connection between the kitchen, dining, and living areas, opening out to the rear terrace. The full-height atrium creates a bright and spacious entrance, enhancing natural light throughout the home. The lower-ground bedrooms benefit from direct garden access and privacy, reflecting modern living standards. Circulation spaces are simple and intuitive, supporting inclusive and safe access.



Above: Proposed Floor Plan

The proposed extensions are proportionate to the existing structure. The overhanging slate roof visually anchors the design, providing a contemporary yet balanced aesthetic. The scale remains consistent with neighbouring properties, ensuring the development sits comfortably within its context.

6 – APPEARANCE & MATERIALS

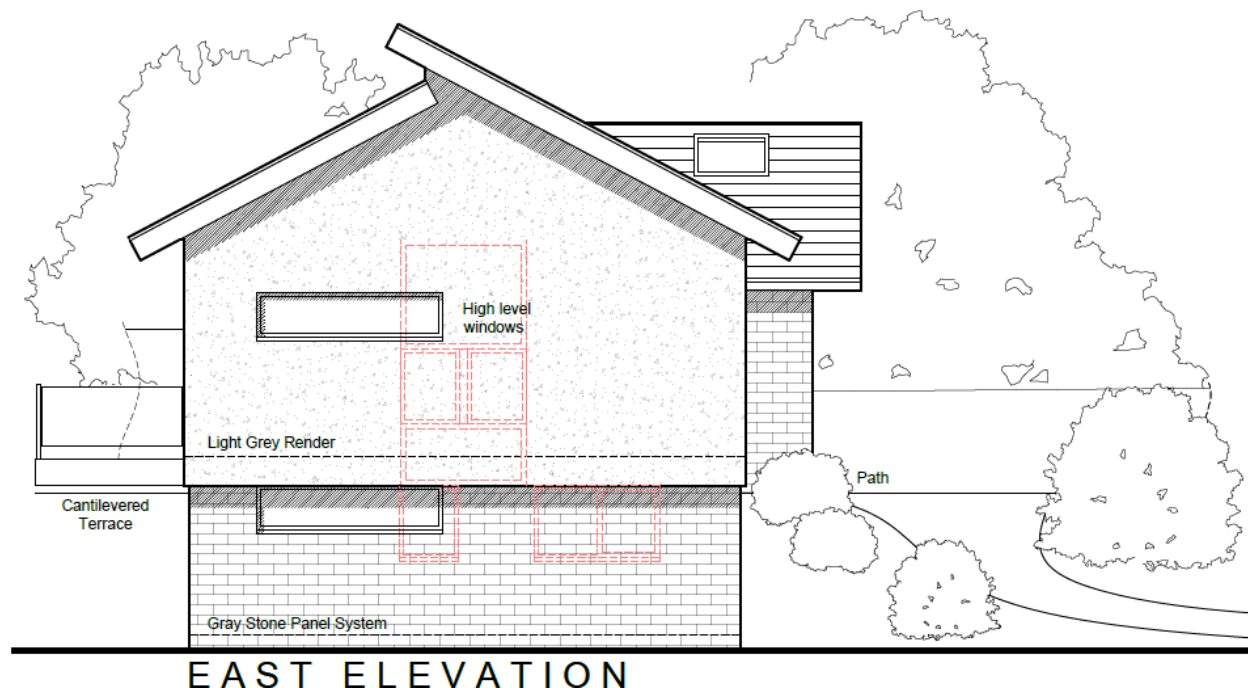
The design takes cues from the local architectural vernacular while introducing contemporary detailing. The roof features a blue slate design with a concealed culvert system to maintain clean lines and efficient rainwater collection.

The walls combine natural stone to the lower ground floor with off-white render above for a lighter, modern appearance. Full-height glass panels and roof lights maximise daylight and promote a visual connection to the garden. The cantilevered terrace and canopy reinforce the home's contemporary character without overpowering the composition. This blend of stone, render, and glazing results in a high-quality, cohesive design that complements the setting and enhances the property's longevity.

7 - ACCESS

Access to the dwelling remains via the existing driveway from Birkby Road. The new two-car garage provides ample parking, meeting current Kirklees Highways guidance. Level thresholds and wide circulation areas ensure accessibility for all users.

The approach to the building and internal spaces adheres to Part M of the Building Regulations, ensuring inclusivity and safety. Pedestrian movement around the property is straightforward, with steps and terraced levels designed sympathetically to the existing topography.



Above: Proposed East Elevation

8 – COMPLIANCE & POLICIES

The design accords with the Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF) principles for sustainable, well-designed homes. It respects the character of the area through careful use of materials and proportionate massing.

It provides safe vehicular and pedestrian access, adequate parking provision, and preserves existing garden features and natural habitats. The design also reflects the Kirklees House Extensions and Alterations SPD, demonstrating good design, scale sensitivity, and neighbour consideration.



Above: Existing rear of building

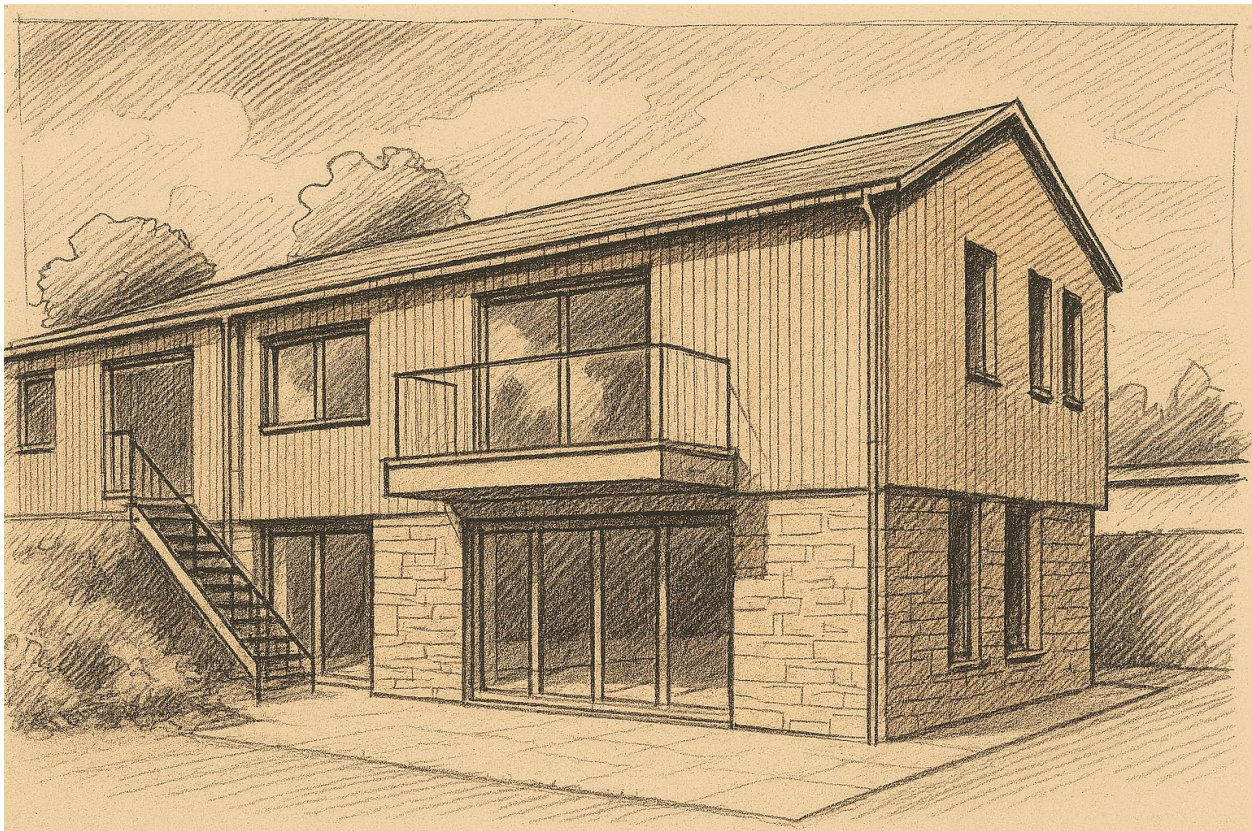
9 - SUSTAINABILITY

The new construction and renovations will adopt sustainable materials, enhanced insulation, and efficient glazing to reduce energy use. The concealed culvert rainwater system demonstrates a commitment to responsible surface water management, reducing pressure on existing drainage infrastructure.

10 - CONCLUSION

The proposed extensions and renovations at 257 Birkby Road represent a well-considered, high-quality design that enhances the home's functionality, appearance, and sustainability.

The scheme improves the aesthetic and environmental performance of the dwelling, provides better living accommodation for the occupants, maintains compatibility with the local character, and fully complies with Kirklees Council's design, access, and development policies. This proposal contributes positively to the architectural quality of Birkby Road and provides a strong example of contemporary domestic design within a traditional setting.



Above: Proposed Sketch