DESIGN & ARCHITECTURE WORKSHOP

Design & Access Statement

In support of an application for the:

First Floor Side Extension and Reconfiguration of the Porch to Provide a Front Entrance.

at: **1 Lower Hey Green, Waters Road, Marsden,HD7 6NJ**

for: Mr & Mrs Shepherson

Design and Access Statement

1. Location

1 Lower Hey Green is a stone-built end terrace house located on the south side of Waters Road to the West of Marsden village. The River Colne, runs along the south boundary of the property.

2. Planning History

There is no recorded planning history for this property.

3. Usage

1 Lower Hey Green is a single-family dwelling and shall remain so following extension. The House has a large garden and substantial living space so the addition of an additional bedroom will provide an improved balance of bedroom to floor space for the house.

4. Design, Materials & Details

The current single storey kitchen and porch is an addition to the original property which has a mono pitch roof and sits forwards of the front elevation. The proposals will remove the single pitch roof and extend over the kitchen section of the current ground floor extension; this addition will sit back from the main front elevation. The existing porch roof will be reoriented to rise away from the front elevation. The entrance door shall be removed from the south elevation and relocated on the front elevation. Currently arriving at the property there is no obvious entrance door.

The proposed first floor extension shall have stone to the front elevation, and the side and rear elevation shall be clad in composite cladding in and off black colour so that they are visually recessed. Window sizes and proportions mirror those of the existing house and the eaves level runs through with the extension roof hipped back to the main roof.

As part of maintaining the property and protecting it for the future, cement pointing shall be replaced with lime and the modern timber windows replaced with Accoya arch topped sash windows sympathetic with the age of the house. The current window made from a multipaned glazed door shall be replaced with an Accoya door with a solid base panel to tie in with the window sill level.
Windows and doors in the existing main house will be painted in heritage colours. Windows & doors in the extension side elevation shall be black aluminium.

5. Parking/Highways/Access

Access to the property and parking is unaffected by these proposals.