



# Design Statement

Proposed Remodel & Extension at No. 80  
Peep Green Road, Hartshead, WF15 8AH

April 2026

LEPG-MWA-XX-XX-RP-A-0001\_S2\_P01



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ARCHITECTURAL

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# I.0 Introduction



The Evans family have recently purchased No. 80 Peep Green Road. The 'L' shaped house is located in Hartshead, a small rural village in Kirklees. Hartshead is located close to neighbouring towns and villages including Roberttown, Mirfield, Huddersfield and Brighouse. It is within easy reach of the M62 motorway.

The house currently has three double bedrooms and bathrooms.

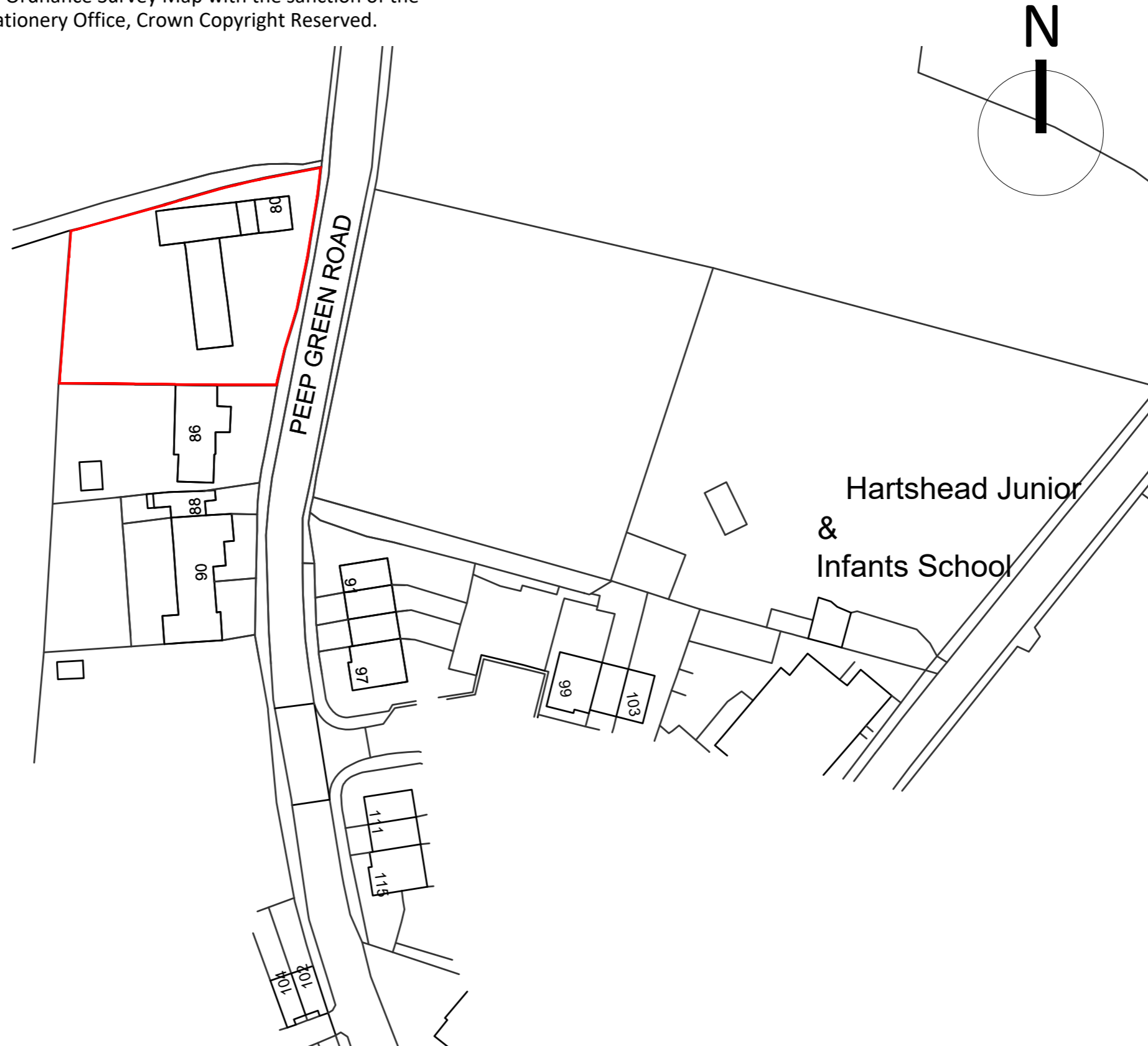
The Evans family goals / aspirations are:

- (a) Improve the current layout to suit the four family members
- (b) Add a fourth double bedroom to use as a guest bedroom / playroom for the children
- (c) Relocate the main entrance / entrance lobby
- (d) Demolish the conservatory that is too hot in the summer and too cold in the winter and replace with a two-storey rear extension to create a master bedroom suite and external balcony/terrace
- (e) Improve the external appearance of the house with oak frame features and a full glazed arched window / curtain walling

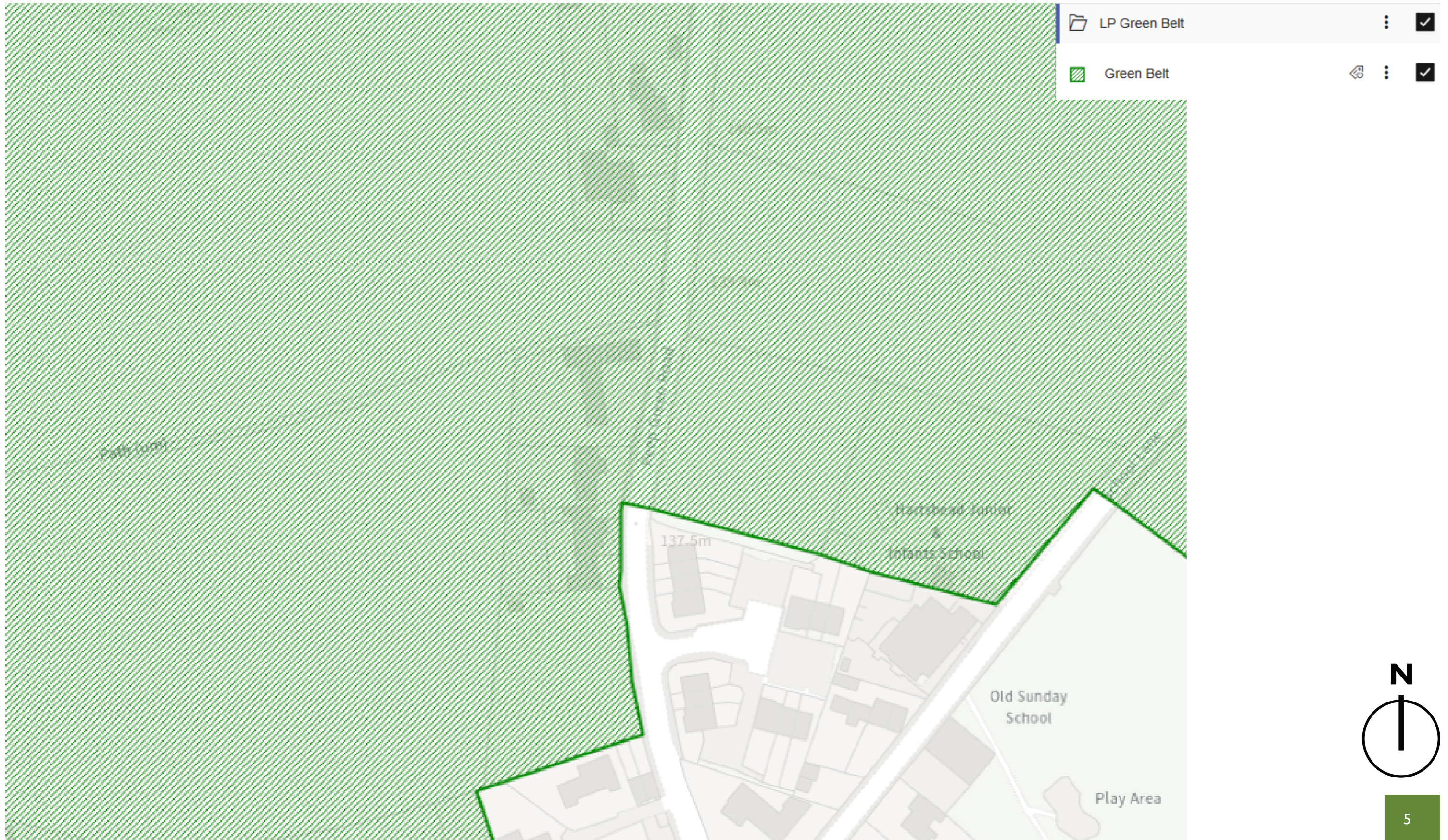
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Location Plan  
(Not to scale)

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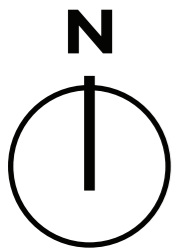
**Green Belt Map**  
(Not to scale)



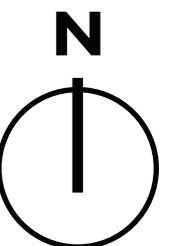
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## Public Rights of Way (PROW) Map (Not to scale)

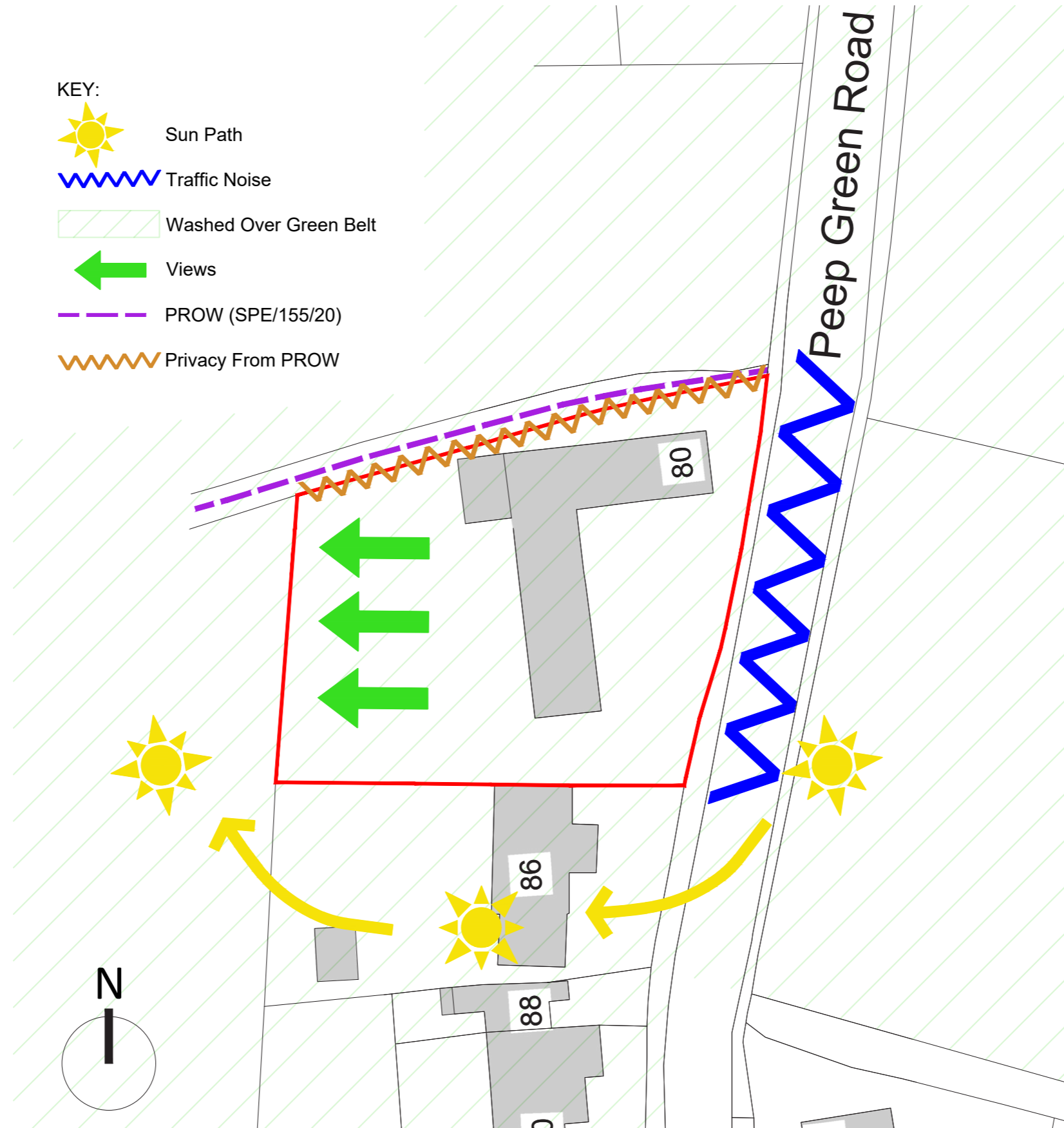
- PROW
- BRIDLEWAY
- BYWAY
- FOOTPATH
- RESTRICTED BYWAY



2015 Google Earth Image (Close up of House, Drive & Gardens)  
(Not to scale)



Opportunities & Constraints Plan  
(Not to scale)



Photographs



Figure 1 – Photo of existing front door and two storey section of the house



Figure 2 – Single storey section to house the new entrance with oak frame canopy



Figure 3 – Rear of the house



Figure 4 – Existing raised patio to the rear garden



Figure 5 – Existing conservatory to be replaced with two storey extension



Figure 6 – Existing door canopy to be removed and door entrance to be replaced with feature arched window



Figure 7 – Existing garages to be retained

## 2.0 Proposals

### Design & Layout



On the ground floor the proposals include a new entrance hall accessed off the existing front courtyard / driveway. The entrance will have an oak frame canopy and stone steps. The new entrance lobby links with a 'broken plan/ family and kitchen/dining room on one side and the home office, W.C and utility/store opposite.

The current front entrance door and canopy will be replaced with a double level glazed arched feature curtain walling / window to the new lounge.

The boot room is to be converted to a fourth / guest bedroom with en-suite.

The rear two level extension houses a new sunroom that replaces the thermally inefficient conservatory.

On the first floor the two-level extension allows the conversion of bedroom one to a master bedroom suite with an ensuite (previously the family bathroom), a walk-in robe and external balcony / terrace with glass balustrade panels.



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## Scale, Volume & Floor Area

The two-level rear extension improves the living space whilst being subservient to the host dwelling. The extension ridge height is lower than the house ridge height.

The footprint of the extension at ground floor level is smaller than the existing conservatory to be demolished.

### Area:

The existing house internal net floor area is 255.2m<sup>2</sup>

The proposed extension internal net floor area is 30m<sup>2</sup>

Both the above figures do not include the existing double garage floor area.

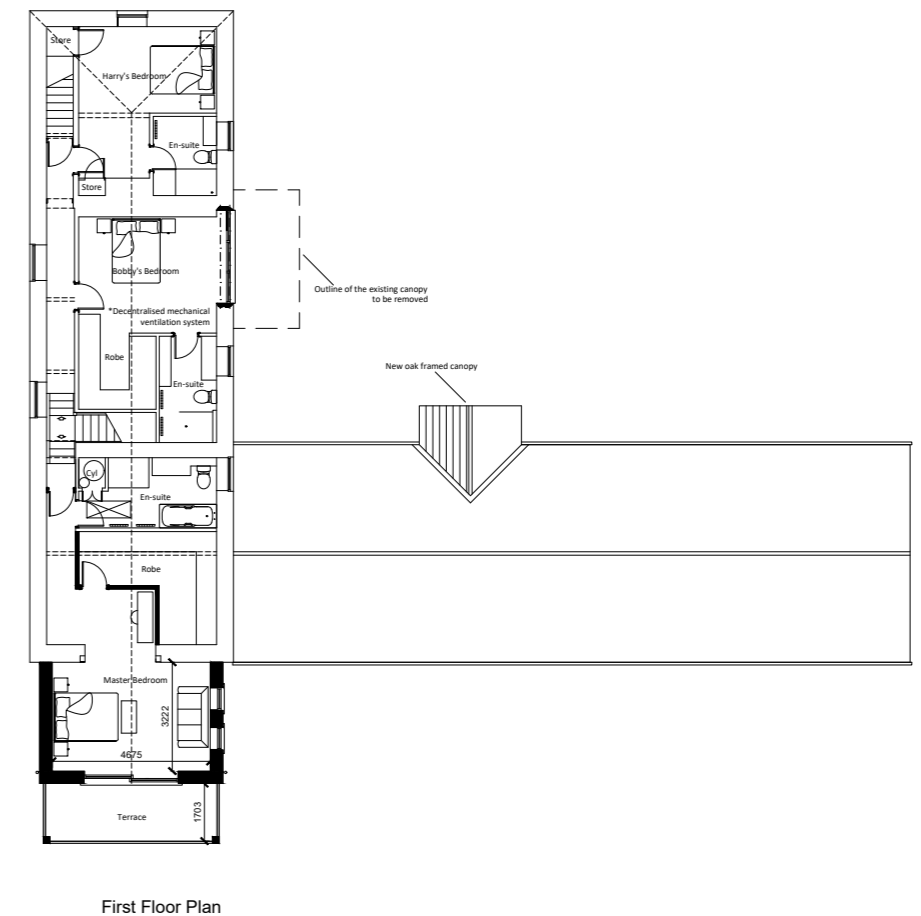
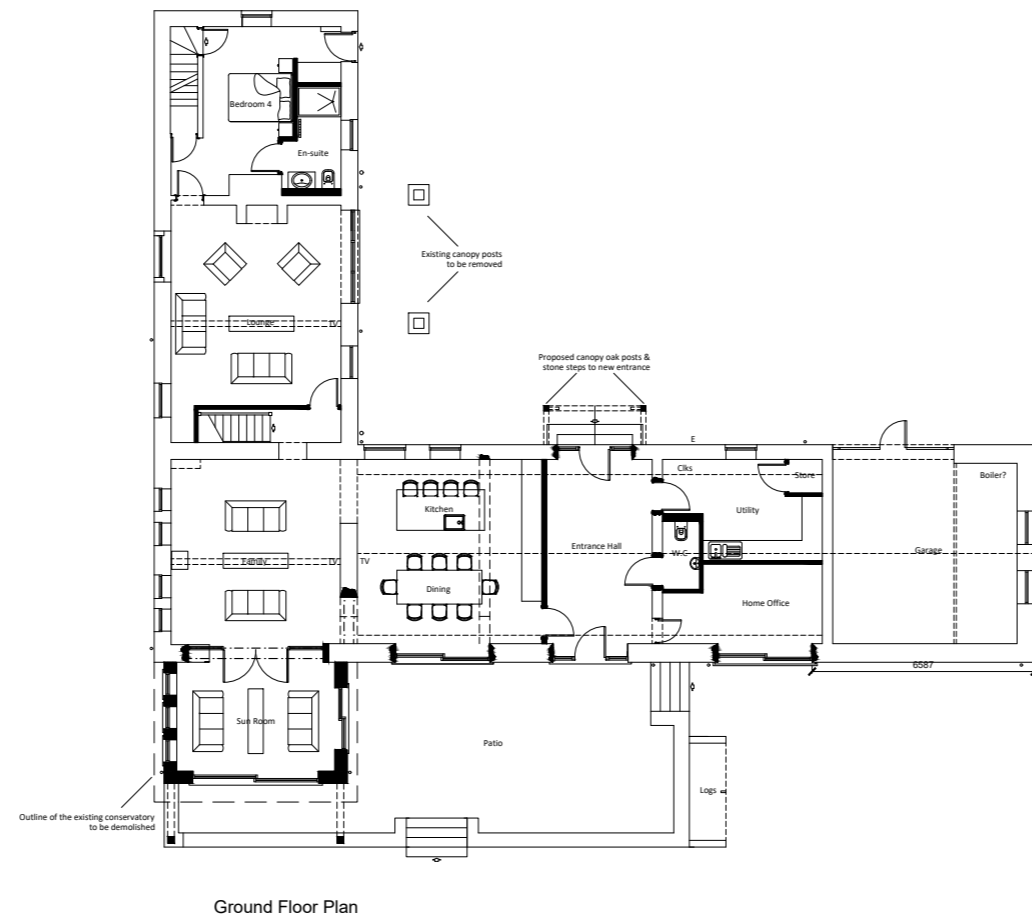
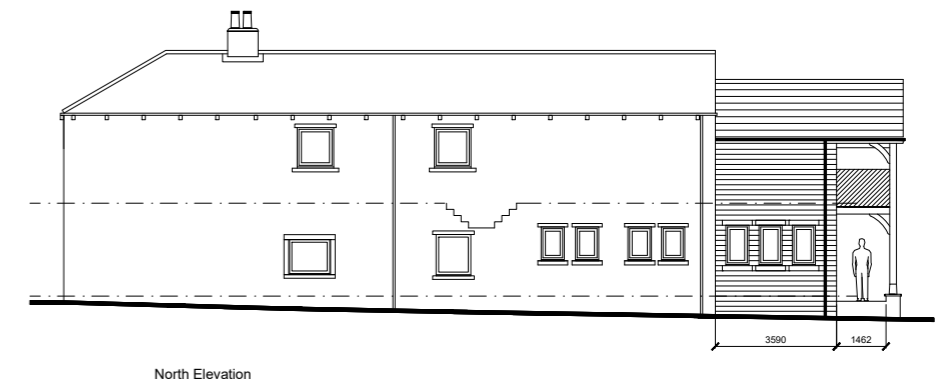
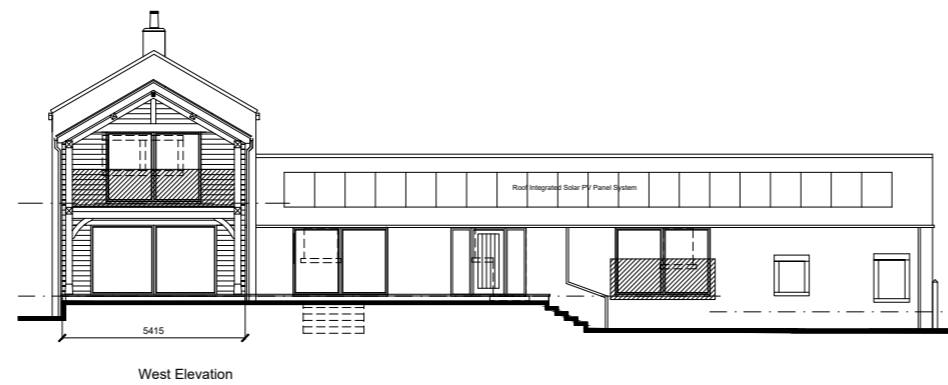
The increase in net floor area is 11.8%.

### Volume:

The existing house volume is approximately 1,223m<sup>3</sup>

The proposed extension volume is approximately 124.5m<sup>3</sup>

The increase in volume is 10.1% (not including the existing entrance canopy or conservatory to be removed volume).



Materials



Natural stone walling to match existing



Natural grey stone roof to match existing



Oak frame features including the canopy / posts and rear extensions feature truss, terrace and posts



Aluminium black framed entrance doors with side lights (timber doors)

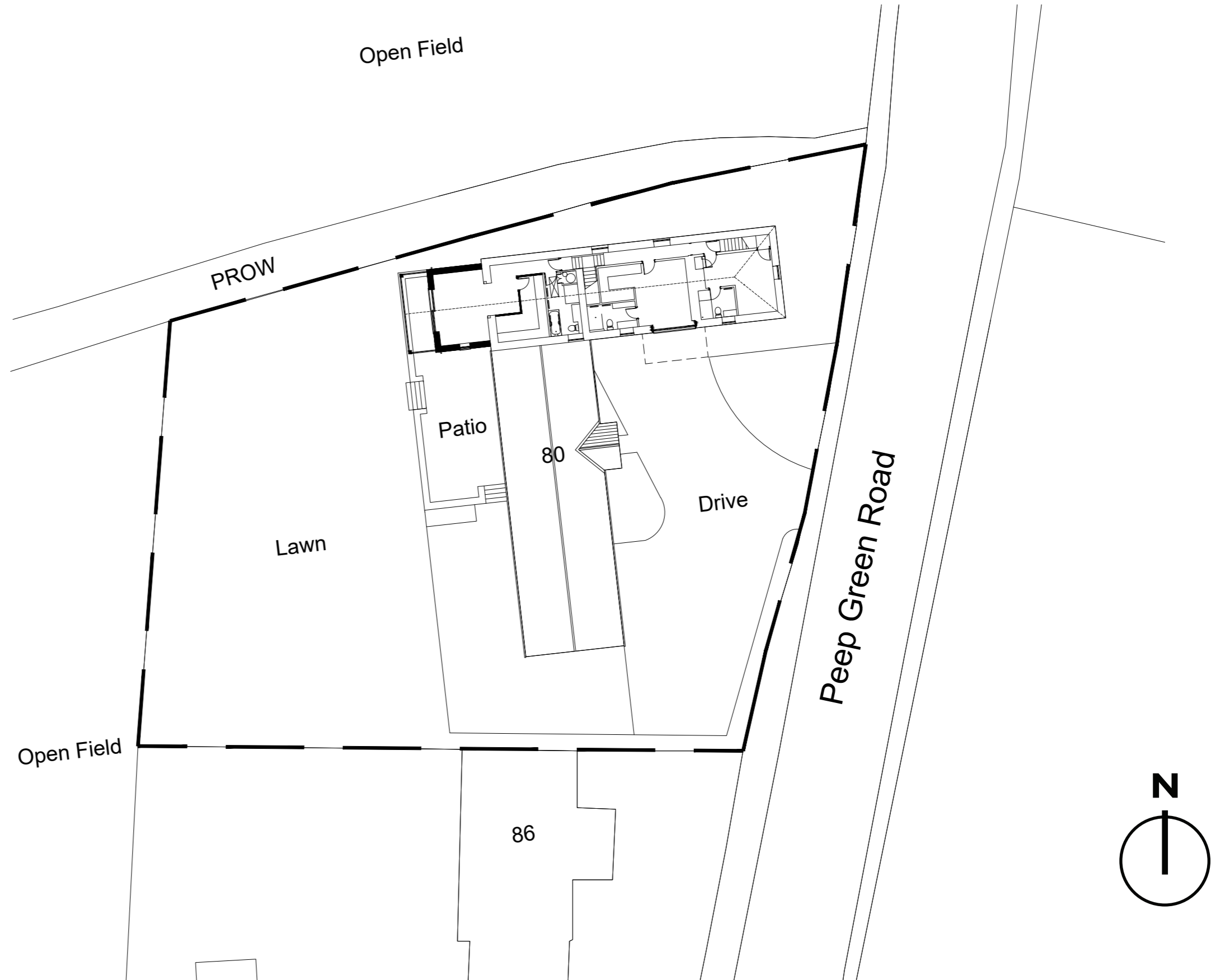


Aluminium black framed bi-folding doors or sliding door system

Access & Parking

The proposals retain the access and gate system from Peep Green Road.

The existing courtyard / driveway can accommodate 4 to 5 vehicles.



## Sustainability

Sustainability is a key driver for this development. Consideration was given to the placement of new glazing to maximise natural light.

The new extension replaces the poor thermally efficient conservatory that is too hot in the summer and too cold in the winter and the extension will rely on a fabric first approach combined with renewable energy.

Fabric first approach translates as passive solar design (harnessing the sun's energy), highly insulated walls and roof, high performance windows / doors and good overall air tightness, so no drafts can get in and warm air dissipates slowly.

The building fabric improvements will combine with the following energy improvements:

- PV solar panels
- Battery storage
- Underfloor heating throughout the house and extension
- Decentralised mechanical ventilation to Bobby's bedroom due to no purge ventilation



## 3.0 Conclusion

The extension and remodelling of the existing house proposals achieve the Evan's family goals / aspirations:

- Improve the current layout to suit the four family members
- Add a fourth double bedroom to use as a guest bedroom / playroom for the children
- Relocate the main entrance / entrance lobby
- Demolish the conservatory that is too hot in the summer and too cold in the winter and replace with a two-storey rear extension to create a master bedroom suite and external balcony/ terrace
- Improve the external appearance of the house with oak frame features and a full glazed arched window / curtain walling

The design is sympathetic to the setting, improves the living conditions, enhances the external appearance of the dwelling and has minimal impact on the openness of the Green Belt and neighbouring dwellings.



