



Design and Access Statement

for

Proposed Extensions and Alterations to
no 5 Lumb Lane, Almondbury, Huddersfield
HD7 4EH

for

Mr and Mrs Andrew Howarth

June 2026

The Existing Site and Proposals

The houses along this part of Lumb Lane were built over 70 years ago and appear not to have been altered or extended in any substantial way since then, apart from minor small extensions and alterations. The house, no 5, in question has not been extended.

Nos 5 and 7 Lumb Lane are set into the south facing hill so that the appearance of the bungalows is a plain roof to no 5 and (originally) dormer style to no 7.

The houses at either side appear three storeys and have a higher ridge.



View of no 5 and new no 7 to right



View of no 5 front and part end no 3



Rear view of no 5 with new no 7 to left



Rear view of no 5 with no 3 to right

The bungalows and houses have a semi-circular terraced area at ground floor level with garden storage below to take advantage of the southerly aspect and these lead down to patio and gardens.

From the rear all properties appear to fill the site but this particular bungalow, (as shown) is in a poor state of repair and in need of refurbishment.

Existing photographs (2015) show views from Sharp Lane and illustrate relative sizes



View of no 5



View of no 5



View of nos 3,5 and 7

The views above show that it is difficult to see the lower and ground floor of the bungalows.

The alterations and extensions in the proposed design will reflect the present style at the front but present a more modern appearance at the rear and take particular advantage of the sloping southerly aspect.

Design

Introduction, Site Location and Description

The design is client led and based on previous published and popular modern designs.

The bungalow is to be extended sideways to provide a double garage (single at present) and the present hipped roof to become gables each end. This will increase the available area in the present roof (storage) to enable bedroom accommodation to be provided.

The bungalow is also to be widened slightly (1.8m) to allow for the bedroom accommodation required.

A further lower ground floor extension is proposed which is similar to the accommodation formed next door at no 7 although not formed by excavation into the sloping land.

A two storey extension at the West end of the bungalow provides a new Living Room and Playroom below and features full height glazing and a flat roof with lantern.

The front of the bungalow will respect the original appearance showing a double garage to the East and a small lean-to extension with 'cat slide' roof to the West. The double garage extends forwards slightly with a 'cat slide' roof.

The circular bay windows are removed and replaced with plain glazed windows with side opening casements. A new central oak framed open plan porch with opposing pitched roof provides a sheltered access to the original front door.

The roof will be removed completely during construction and replaced with a new open plan structure providing bedrooms and featuring small pitched roof dormers

New window and door frames are to be grey μ PVC, roof tiles to be original plus new to make up and cladding to dormers in matching μ PVC.



Front elevation as proposed



Rear elevation as proposed

The front then remains as a traditional design with a 'farmhouse look' provided by the original brickwork, pitched tiled roof including 'cat slide' extensions to the garage and western side.

The new oak framed porch completes the traditional appearance with a matching pitched roof reflected by the dormers above clad in grey μ PVC with grey windows and facias.

The rear is of a more modern appearance and is on two levels, (as the existing) with matching brickwork forming the extensions. Flat roofed dormers provide headroom for the bedrooms and similarly are clad in grey μ PVC with grey windows and facias.

The new extension at lower ground floor provides a new Summer Lounge, Summer Kitchen and small Bedroom.

Above is a terrace area leading to the new Living Room. Internally the double garage now extends towards the East boundary with a utility and toilet towards the South. The Living Room an extended Kitchen with Dining area to the left and access to the new Living Room.

The entrance is enlarged to provide for a new staircase and a small Bedroom/Office in this corner of the property.

The new first floor comprises 4 Bedrooms and En-suites/bathroom from the new landing and staircase.

In this project there is no excavation into the sloping site (as was the case for no 7) and new walls are constructed from new foundations away from the original rear structure to avoid any necessary underpinning of this present rear wall.

The new design takes full advantage of the south facing views and presents a modern house with a traditional frontage suitable for the new occupants who have a number of children.

The relative areas of the existing and proposed house are included below and these are measured to internal walls

Area Calculations for No 5 Lumb Lane

Existing House

	AREA (m ²)
Lwr Gr Fl terrace store	$3.14 \times 1.73^2 + .8 \times 3.46 = 12.17$
Boiler Room	$2.05 \times 2.77 = 5.68$
Ground Floor	$6.75 \times 11.42 = 77.10$
Add bay windows	$0.6 \times 2.1 \times 2 = 2.52$
Attic Store	$9.42 \times 4.71 = 44.37$

TOTAL 141.84

Proposed House

	AREA (m ²)
Lwr Gr Fl	$3.0 \times 11.3 + 0.9 \times 5.0 + 1.7 \times 2.0 = 41.8$
Ground Floor	$8.8 \times 13.8 + 5 \times 1.2 + 0.7 \times 3.2 + 4.0 \times 5.0 = 149.68$
First floor beds	$13.8 \times 6.3 + 0.6 \times 2.2 \times 4 + 0.6 \times 6.8 = 96.3$

TOTALS 287.78

$$\text{Area increase} = \frac{287.78 - 141.84}{141.84} \times 100 = 102.90 \%$$

This figure indicates the 'total' floor area for the whole house and every floor.

The existing 'foot print' area is 77.10 m² and the proposed 149.68 m²

$$\text{Footprint increase is } \frac{149.68 - 77.10}{77.10} \times 100 = 94\%$$

(For reference the footprint of the adjacent no 7 was increased to 147 m²)

Species Enhancement

One woodcrete sparrow box shall be situated on the LH gable end of the dwelling and at a height of 3metres above ground level and one Schwegler type 1FR bat box shall be situated on the RH gable end and at a height of 5metres from ground level.

The impact on visual and residential amenity is minimal particularly from the front as the main alterations are the dormers and gable additions.

At the rear the appearance is similar to that of no 7.

Parking provision is unaffected by the development which includes a double garage, parking and turning within the site.

Detail design, appearance and scale, together with landscaping and access is shown on the application drawings.

Compliance with Policy and the NPPF

D11 Extensions to building in the Green Belt
BE1 Design principles
BE2 Quality of Design
BE13 Extensions to Dwelling (Design principles)
BE14 Extensions to Dwellings (Scale)

These policies have all been addressed in the proposals submitted and detailed on the accompanying drawings.

Within the Local Draft Plan other policies that are also relevant are as follows;

PLP1 Achieving Sustainable Development
PLP2 Place Shaping
PLP21 Highway safety and Access
PLP24 Design
PLP35 Historic Environment
PLP57 The replacement, alteration or replacement of existing buildings (Green Belt)

These policies too have all been addressed in the proposals submitted and detailed on the accompanying drawings.

The NPPF

Paragraph 17 Core Planning principles
Chapter 7 Requiring Good Design
Chapter 9 Protecting Green Belt Land

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*