



DESIGN STATEMENT

Proposed two-storey side extension to replace existing out-building

at:

20/22 Flush House Lane
Holmbridge
Holmfirth
HD9 2RU

for:

Beth Whiteoak

job nr:

26004

date:

06 July 2026

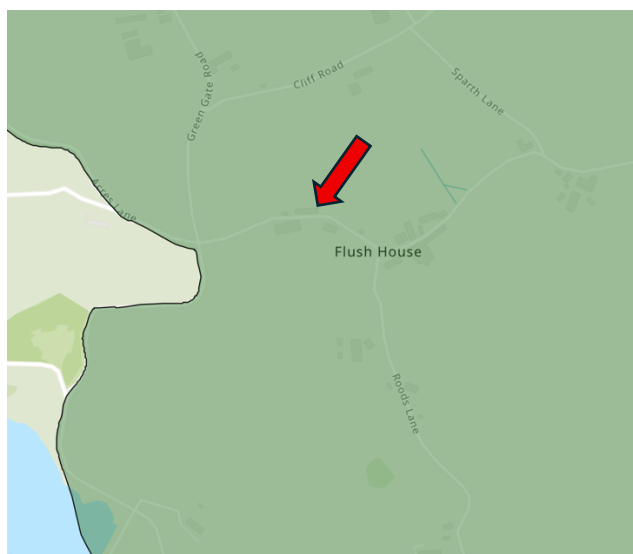
Introduction

This design statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Beth Whiteoak and provides sufficient information to accompany a householder planning application for a proposed two-storey side extension at 20/22 Flush House Lane, Holmbridge.



The site

The site lies to the northwest side of the small residential cluster of Flush House, and is on land allocated within the Kirklees Local Plan as green belt, see below;



The site location within the green belt

Flush House is split into two clusters of residential properties, the east side making up the majority of this with a mix of agricultural buildings and rows of terraced cottages, with a couple of larger detached properties in and amongst the built-up areas. The proposed site sits on the northwest side of Flush House, predominately consisting of a single row of terraced cottages, and a large, detached property which includes multiple agricultural buildings. The site sits elevated from Flush House Lane, allowing it to achieve views over the detached property in front.

Existing and proposed use

The row of cottages originally comprised four separate dwellings, which have since been combined to form two larger semi-detached properties. The property subject to this application has remained in the same ownership for many years and has therefore not been renovated to the same extent as the adjoining property.

The house was originally formed from two smaller properties and now contains four average-sized bedrooms: three at first-floor level and one at ground-floor level. The ground-floor bedroom previously provided accessible living accommodation for the former owner, including an associated wetroom. The remaining layout includes a small separate kitchen, a first-floor WC and an accessible shower, all of which are poorly suited to modern family living.

The proposal aims to address issues with the existing layout to make this property suitable for a growing family. Firstly, the existing ground floor bedroom and wetroom will form a larger kitchen dining area, sized appropriately to reflect the size of the property. As a result, the existing kitchen space will be given back to the lounge, to form a functional family space for entertaining. At first floor level, the internal walls will be reconfigured to form a family bathroom, with two equally sized bedrooms and separate home office.

The proposed extension will allow the incorporation of a main entrance hall to provide a space for storing of shoes and coats, with direct access to a separate utility and ground floor wc. The additional space will avoid further compromising the existing rooms, which would result in cramped accommodation unsuitable for modern day living. At first floor level, a new master bedroom is to be located within the proposed extension, offering views across the valley and benefiting from the sun path.

The additional floor area is required to provide functional accommodation for the client's family.

Design, Appearance and Layout

The elevated position of the property and site will naturally make the extension appear prominent, when viewed from the lower road level. However, the extension is largely concealed by the adjacent trees which help to screen this elevation when approaching from Flush House. When heading down Flush House Lane from the west, the existing street scene of the elevated terraced cottages is maintained, to retain the characteristics of the area. By setting back the new extension wall from the front of the property and sitting the new roof below that of the existing ridge height, the new extension becomes subservient to the host dwelling, maintaining a level of hierarchy.

The proposal has been carefully designed to reuse the existing stone, alongside high-quality materials such as composite cladding, to achieve a natural appearance while responding to the site's exposed location and future maintenance needs. The vertical boarding introduces a contemporary element that subtly reflects the area's agricultural character, allowing the extension to read as a separate addition while remaining coherent, sympathetic and in keeping with the local vernacular.

Scale

The front and rear walls of the proposed extension are set in from the main cottage walls to retain the form and massing of the original terrace. This design choice, alongside a lower ridge height will help to maintain the hierarchy, ensuring the extension appears subservient to the host dwelling.

Existing house volume – 423.35m³

Proposed volume (inc. extension) – 520.72m³

This is a modest increase of 23% of the existing house volume (97.37m³).

Summary

This proposal delivers a coherent, proportionate, and well-designed scheme that:

- Addresses functional needs for a growing family.
- Enhances the property's character while respecting its setting.
- Complies with **Kirklees Local Plan Policy LP24 (Design), LP22 (Parking)**, and the **House Extensions and Alterations SPD**, ensuring good design, amenity, accessibility and sustainability.

ADP Architecture and Design Ltd