

Jade3 Architecture Ltd

Job reference: 2026 enquiry 36

Address: 58 Oxford Road
Dewsbury
WF13 4EH

Date: 24-8-2026

Extra notes: **Design and Access report**

Omit existing front dormer and add part first floor front extension over existing chalet bungalow

Design statement

This design statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the redevelopment of 58 Oxford Road involving the replacement of the existing dated chalet bungalow with a high-quality contemporary family dwelling together with associated landscaping, parking with new mezzanine floor incidental leisure accommodation.

The proposed new mezzanine floor accommodation is intended solely for incidental domestic leisure purposes associated with the enjoyment of the main dwelling house.

The accommodation will include:

- Games room
- Cinema room
- Gymnasium
- Seating/lounge area
- Shower room and WC facilities
- Access onto a rear flat roof terrace / sky garden

The proposal has evolved carefully in response to the site characteristics, surrounding built form, neighbouring amenity considerations and varying land levels within the locality. Particular regard has been given to achieving a balanced relationship with adjoining properties through the articulation of the built form, stepped massing and retention of lower single-storey elements adjacent to sensitive neighbours boundaries.

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The application site occupies a substantial detached residential plot within a varied streetscene characterised by a mixture of bungalows, chalet bungalows and larger two-storey detached dwellings of differing architectural styles and scales. The proposed dwelling seeks to positively contribute to this evolving character through a well-proportioned design incorporating a mansard roof form, high-quality external materials and carefully considered massing.

The design approach deliberately reduces the perception of bulk by setting back the principal two-storey element from the immediate neighbouring bungalow whilst retaining a lower single-storey form adjacent to the shared boundary. This creates a more sympathetic transition in scale and assists in safeguarding neighbouring residential amenity whilst allowing the site to be developed in a manner proportionate to its generous size and prominent setting.

In addition to enhancing the visual quality of the site, the proposal will provide a modern long-term family home incorporating flexible covered and enclosed leisure accommodation capable of year-round use irrespective of the unpredictable English weather. The redevelopment will also generate short-term employment opportunities during the construction phase and contribute positively towards local investment and regeneration within the area.

2. Site and Surroundings

The application property comprises a substantial dated detached chalet bungalow located within an established residential area of Dewsbury. The property sits on a generous plot circa 1062 sqm and has an approximate gross existing internal floorspace of circa ground floor 297sqm plus 31sqm dormer (total 328sqm). The new mezzanine floor area proposed is circa 171sqm.

The surrounding area is characterised by varied residential properties including bungalows, chalet bungalows and two-storey dwellings with differing roof forms, ridge heights and architectural styles.

A notable characteristic of the site is the differing topography between the application property and the adjoining neighbouring bungalow. The neighbouring land level is understood to sit approximately 1.5 metres lower than the application site. This change in levels increases the visual perception of height when viewed from the neighbouring property and wider street scene.

This topographical relationship has been a key design consideration throughout the evolution of the mezzanine proposal.

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3. Existing Property

The existing dwelling is a large chalet bungalow incorporating roof accommodation and a front dormer element. Whilst the existing property already has a substantial roof form, the current arrangement lacks architectural cohesion and does not optimise the potential accommodation of the dwelling for our client large family members.

The fresh mezzanine proposal therefore seeks to rationalise and modernise the roof composition whilst improving the overall appearance and functionality of the building.

4. Design Concept and Evolution

4.1 Design Objectives

The key design objectives of the proposal are:

- To create a high-quality architectural incidental leisure enhancement to the dwelling;
- To reduce the visual prominence of the proposed extension despite the level differences;
- To respect immediate neighbouring residential amenity;
- To avoid an overbearing relationship with the immediate adjacent bungalow;
- To provide high-quality incidental leisure accommodation for family;
- To introduce a roof form that appears subservient and well integrated;
- To improve the visual appearance of the existing front elevation.

4.2 Roof Design and Massing Strategy

A principal concern during the design process was the potential perception of excessive massing due to the raised site levels relative to the adjoining immediate bungalow.

To address this, the proposal incorporates a modified mansard-style roof arrangement with a central flat roof section set behind pitched roof elements.

This approach provides several important design benefits:

- The pitched roof edges maintain the visual appearance of a traditional roof form when viewed from street level;
- The concealed central flat roof significantly reduces the apparent bulk and overall perceived height of the extension;
- The design breaks down the massing into smaller architectural components;
- The roof profile appears lower and more recessive from neighbouring viewpoints;
- The proposal avoids the appearance of a dominant 1.5 storey addition.

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The new mansard roof composition therefore enables the development to achieve the required incidental leisure accommodation whilst respecting the scale and character of the surrounding adjacent immediate residential environment. The other neighbour is set slightly far away and also visually screen with mature perimeter trees. The eaves line has also been carefully controlled and limited despite the increase in roof accommodation.

The existing chalet bungalow property measured from external ground level to the ridge height is circa 5800 and similarly the new mezzanine measured from the external ground level to the ridge height is circa 6800. Therefore, overall it is circa 1.0m high.

4.3 Street Scene Impact

From the public highway, the development will continue to read predominantly as a chalet bungalow with a pitched roof form with cabrio velux rooflights or similar to the front that capable of opening out as a balcony to enjoy the panoramic views afar. Towards the rear, the existing flat roof has been proposed to be part of a terraced balcony with frosted glass balustrade screen to respect the privacy of the immediate neighbour.

The recessed flat roof element will be largely concealed behind the pitched mansard roof slopes and therefore the overall proposal will not appear visually intrusive within the street scene.

The removal of the existing front dormer and replacement with a more coherent and architecturally integrated roof design will improve the overall visual appearance of the dwelling. The proposal has therefore been designed to remain sympathetic to the character of the area whilst introducing a contemporary interpretation of a traditional roof form.

5. Residential Amenity

5.1 Neighbouring Properties

The application has been carefully designed with full consideration given to immediate neighbouring amenity. Due to the lower land levels of the adjoining immediate bungalow, the new mezzanine proposal has specifically sought to minimise perceptions of dominance and overlooking.

The following mitigation measures have been incorporated:

- Use of a reduced visual roof profile;
- The height to the eaves is circa 1800 high of the mansard sloping roof
- Incorporation of mansard-style sloping roof elements;

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- Recessed new mezzanine away from immediate bungalow;
- Privacy screening to roof terrace areas;
- Careful positioning of glazing openings and cabrio rooflights.
- The front single storey that is currently projecting forward has been deliberately retained as a single storey respecting the adjacent immediate neighbour

The new mezzanine proposal has been designed such that it will not result in unacceptable overshadowing, overlooking or overbearing impacts onto the immediate neighbour.

5.2 Roof Terrace and Privacy

The proposed rear roof terrace / sky garden forms part of the incidental leisure accommodation associated with the dwelling. It also adds additional amenity space for the family to enjoy.

Privacy screens incorporating obscure glazed panels are proposed along the sensitive side boundary in order to prevent overlooking towards the adjacent immediate neighbouring bungalow.

The remaining neighbouring properties to the rear and opposite side are located at significantly greater separation distances and therefore the proposal will not result in harmful overlooking impacts. The roof terrace has therefore been carefully designed to balance residential enjoyment with neighbouring privacy considerations.

6. Use of Accommodation

The proposed new mezzanine floor accommodation is intended solely for incidental leisure domestic use ancillary to the enjoyment of the existing dwelling house. The proposal is therefore entirely domestic in nature and consistent with the continued use of the property as a single family dwelling house.

7. Materials

The final material palette will be high-quality and sympathetic to the existing dwelling.

The intention is to utilise materials that complement the existing property and surrounding residential character, potentially including:

- Matching or complementary roof tiles;
- stone finishes to match existing façade but introduction of white render to visually break up the massing and provides a visual focus to the existing main entrance;
- upvc windows matching existing elements;

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- High-quality glazing systems;
- Obscure glazed privacy screens where needed.

The use of recessive and high-quality materials will further assist in visually reducing the perceived scale of the extension.

8. Planning Policy Assessment

8.1 National Planning Policy Framework (NPPF)

The proposal accords with the objectives of the National Planning Policy Framework (NPPF), particularly Section 12: Achieving Well-Designed Places. The NPPF places significant emphasis on achieving high-quality and contextually responsive design.

Paragraph 135 of the NPPF states that planning decisions should ensure developments:

- Function well and add to the overall quality of the area;
- Are visually attractive as a result of good architecture and layout;
- Are sympathetic to local character whilst not preventing innovation;
- Create places with a high standard of amenity for existing and future users.

The proposal responds positively to these objectives through:

- A carefully considered roof design;
- Reduced visual massing;
- Respect for neighbouring amenity;
- Improved architectural appearance;
- High-quality leisure accommodation integrated within the dwelling.

The proposal therefore represents a high-quality and sensitive form of residential development.

8.2 Kirklees Local Plan – Policy LP24 (Design)

The proposal accords with Policy LP24 of the Kirklees Local Plan which requires development proposals to:

- Respect and enhance the character of the area;
- Provide a high standard of amenity;
- Ensure extensions are subservient and in keeping with the host building;
- Minimise impacts on neighbouring occupiers.

The scheme has been specifically designed to comply with these principles by:

- Introducing a visually recessive roof form;
- Carefully managing perceived massing;
- Incorporating privacy screening;

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- Respecting neighbouring residential amenity;
- Maintaining the appearance of a chalet bungalow within the street scene.

The proposal therefore satisfies the objectives of Policy LP24.

8.3 Kirklees House Extensions and Alterations SPD

The Kirklees House Extensions and Alterations SPD provides guidance on achieving well-designed residential extensions.

The SPD emphasises that extensions should:

- Respect local character and the street scene;
- Avoid excessive dominance;
- Remain visually subordinate;
- Protect neighbouring amenity.

The SPD also encourages designs that reduce visual bulk through appropriate roof forms and careful articulation. The proposal directly responds to this guidance through the use of a modified mansard roof arrangement and recessed roof design intended specifically to reduce the visual perception of scale. The proposal therefore accords with the design principles contained within the SPD.

Secured by design

The proposal included the provision of the following

- a CCTV surveillance system,
- access controls,
- construction materials of bin/cycle stores and,
- lighting of the site.

Electric Vehicle Charging Points

The driveway at the front already has 1no electric vehicle charging point (EVCP) on the front façade and meets with sustainable transport modes.

9. Access

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006) headings.

The proposal relates solely to alterations and new mezzanine extension to an existing private chalet dwelling bungalow. Existing vehicular and pedestrian access arrangements will remain unchanged. The front garden is substantial in size and the existing driveway forecourt will be widened in order to improve on-site vehicle

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manoeuvring and turning facilities. This will allow vehicles to enter and exit the site in a forward driving gear, improving both convenience and highway safety. The development will continue to function as a single dwelling house with safe and convenient access.

The access to the new mezzanine extension is via the existing stair that was previously used to access the dormer. Therefore this stair access remain unchanged.

10. Conclusion

The proposed redevelopment represents a high-quality and carefully considered replacement of existing dormer with a new mezzanine floor that responds positively to the site constraints, immediate neighbouring relationships and wider character of the surrounding area. Through the design development approach, the proposal successfully breaks down the overall massing of the development by retaining and retaining the lower single-storey element adjacent towards the immediate neighbouring bungalow whilst stepping back the new mezzanine accommodation. This creates a more appropriate and balanced visual transition between properties and significantly reduces the perception of overbearing impact when viewed from neighbouring land and the wider street scene.

Whilst the proposal appeared inevitably larger than the existing chalet bungalow, the development must be viewed within the context of the substantial plot size, varied surrounding built form, differing land levels and the presence of nearby larger two-storey dwellings which already establish a more substantial scale within Oxford Road and Reservoir Street. The proposed mansard roof design further assists in softening the appearance of the new mezzanine floor accommodation and avoids the visual dominance commonly associated with conventional full-height two-storey development.

The scheme will regenerate an underutilised and dated chalet bungalow dwelling with a high-quality contemporary family home that enhances the visual appearance of the site whilst delivering a modern incidental leisure facilities associated with the existing living accommodation suitable for long-term family occupation. The enclosed and covered incidental leisure accommodation provides an important all-year-round amenity space capable of use throughout all seasons despite the unpredictability of the English weather, thereby enhancing the quality of family living and wellbeing.

Overall, the proposal is considered to represent a sensitive, proportionate and sustainable form of residential redevelopment that appropriately balances design quality, neighbour amenity and site potential. The proposed development represents a carefully considered and high-quality enhancement to the existing dwelling.

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The scheme has evolved specifically in response to:

- The site's changing land levels;
- The relationship with neighbouring bungalows;
- Potential perceptions of overbearing massing;
- The need to preserve residential amenity;
- The desire to improve the architectural quality of the dwelling.
- the use of a modified mansard roof with recessed flat roof sections successfully reduces the apparent bulk of the development whilst maintaining a traditional pitched roof appearance from the street.

The extension is also genuinely required to meet the growing needs of the household. The applicants have a strong desire to remain within the area and are unable to reasonably secure a larger alternative property locally due to rising property cost. This proposal therefore represents a sustainable long-term investment into the existing family home. Given the generous size of the plot and substantial nature of the existing dwelling, the proposal is considered proportionate and appropriate to its setting. The development will enhance both the functionality and overall appearance of the property whilst remaining sympathetic to neighbouring amenity.

Overall, the proposal accords

- with the objectives of the NPPF,
- Policy LP24 of the Kirklees Local Plan
- the Kirklees House Extensions and
- Alterations SPD,

and therefore our client seek the planners support and a positive planning permission would be much appreciated as it will support

- regeneration,
- short term employment during the build process and
- most importantly a better HOME accommodation
- with incidental leisure facilities for the extended family to enjoy.

Prepared by

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