

PROPOSED EXTENSION AND ALTERATIONS

14 GOODWOOD

ILKLEY

REF: 4017-3A

DESIGN STATEMENT

MARCH 2021

Introduction:

The following Design Statement is to be read in conjunction with the following drawings:

4017.001	Existing Floor Plans
4017.002	Existing Elevations
4017.003	Proposed Floor Plans
4017.004	Proposed Elevations
4017.005	Existing & Proposed Site Plan & Location Plan
4017 SK01-SK04	Sketch Views

Existing site and Context:

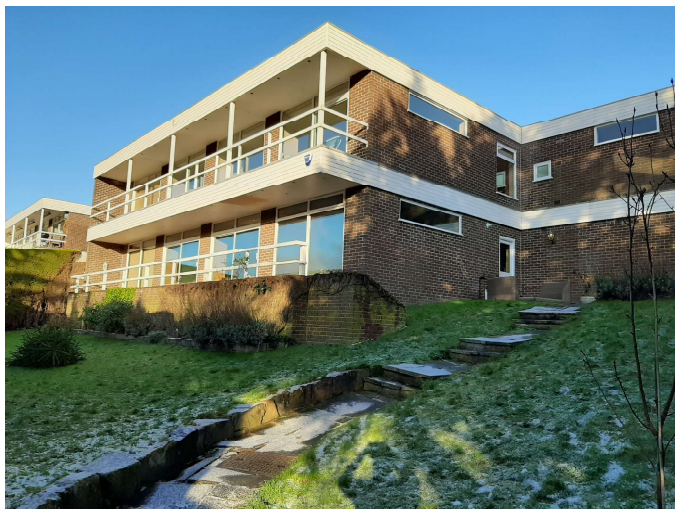
The existing site comprises No 14 Goodwood, situated to the North of Ilkley. The site is located in an established residential area, which includes a mixture of properties of varying scale and style.

The site itself is accessed to the North from Owler Park Road with off street driveway, and comprises a brick built flat roof construction.

The house is split level and accessed from upper floor level to the north, with the south elevation set over two floors and comprising glazed screens set into regular brickwork piers. The southern garden is at lower ground floor level and access to this from the upper floor living space is very compromised. A terrace from this level currently runs the length of the house.

To the East of the site is the man garage accessed off the driveway, to the south of this is a recessed yard space, at lower ground floor level.

Site Photos:



The proposals:

The proposal comprises the construction of a new infill extension to the rear of the garage block, set back from the face of the main house.

At lower ground floor level will be an additional bedroom with ensuite and Gym accessed from the current garage stairs, opening out onto an extended terrace area.

At upper ground floor level will be a new garden terrace, accessed from the main living space and an extension of the existing terrace. A new external stair is also proposed to facilitate better access from the main living space to the southern garden. The terrace will incorporate a small garden kitchen area, with wall construction extended up to restrict any overlooking opportunities.

The proposal will be contemporary in nature to reflect the main house architecture. Materials will be a mix of render, timber cladding, and new aluminium framed glazed screens.

As part of the proposal, existing fascia boards will be replaced with new, and the terrace balustrading will be replaced with new glass balustrading to match the new extension terraces.

A new entrance porch/ boot room extension is also proposed to the North, again this will be of a contemporary style and include timber cladding, and aluminium framed double glazed units to match new windows throughout.

The proposals will also benefit from a new PV unit installation at roof level, and installation of new ground source heating system.

Full details can be viewed on the application drawings.

Neighbour Impact Assessment:

It is considered that the relatively modest extension and alterations will remain subservient against the existing neighbouring properties to the East and West, when viewed from the south, with no overshadowing.

It is also considered that the new balcony terrace will not cause any undue overlooking opportunities as a result of the garden kitchen wall screening, in addition to the existing substantial planting along the eastern boundary which already prevents any undue overlooking from the existing terrace.

Flood Risk Assessment:

The property is located within Flood Zone 1 and at very low risk. Floor levels for the new extension are to match existing.

Access:

Access arrangements into and around the site will not be affected by these proposals. The works will be carried out in full compliance with Part M of the Building Regulations.

Conclusion:

It is considered that the relatively modest scale of extension, alongside the proposals set out in the application will vastly improve the living accommodation to the main house, whilst not adversely impacting adjacent neighbours or wider setting.