

Design and Access Statement

PROPOSED DEVELOPMENT The Cottage, Gledhow, Leeds, LS8 1NQ



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1.0 Introduction

This document has been prepared by Bowman Riley Architects to support a planning submission to Leeds City Council in respect of the alteration of an existing dwelling and erection of 1 no. **four bedroom** dwelling and laying out of an associated drive and garden areas at The Cottage, Gledhow Lane, Leeds, LS8 1NQ.

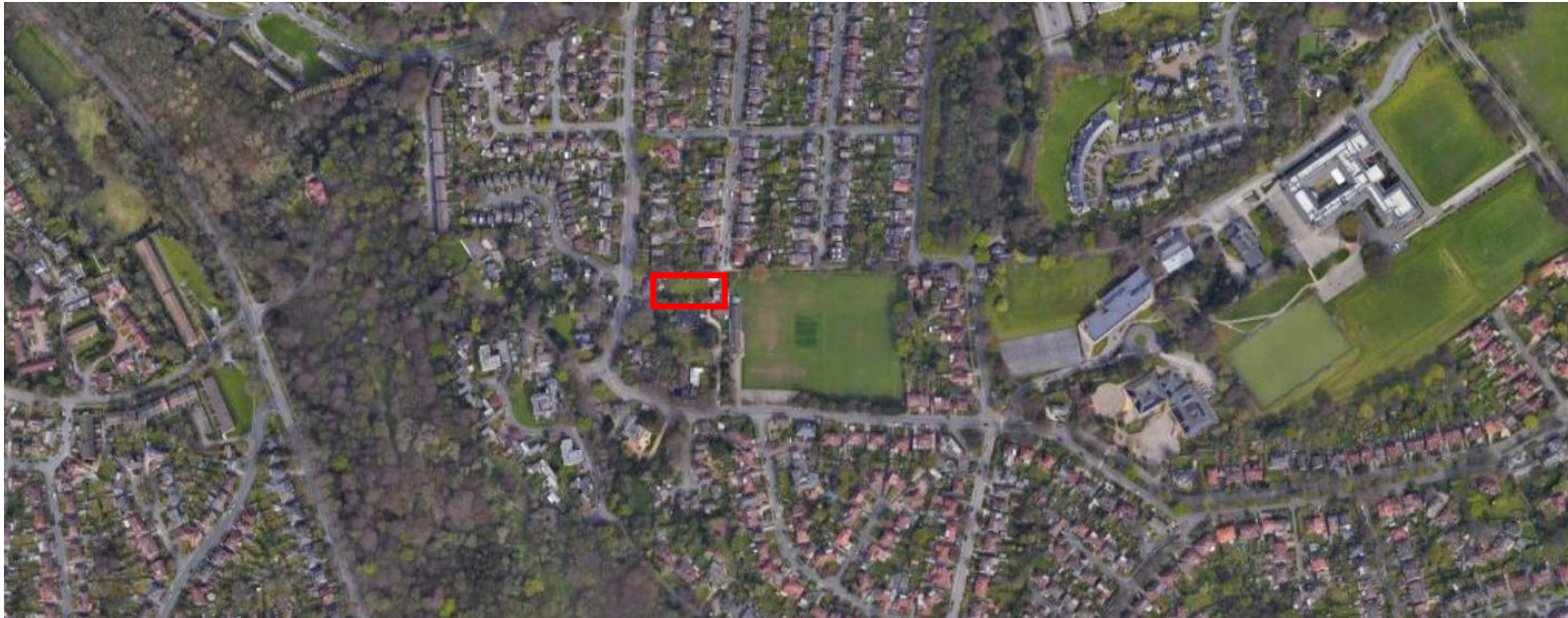
This design supporting document is to be read in conjunction with the accompanying drawings.

2.0 Physical Assessment

Gledhow, Leeds

Gledhow is approximately 2.5 miles north north-east from Leeds City Centre. Chapel Allerton is to the west, Roundhay is to the north and Oakwood is to the east. York is approximately 22 miles north-east; Bradford is 10.5 miles west and Manchester is 37 miles south-west.

Gledhow is a residential suburb of Leeds with a mixture of country homes, chiefly mid-20th century large semi-detached houses with front and rear gardens and a few high-rise flats. The area is surrounded by a handful of shops spread across the area, a post office and a local surgery Chandos Medical Centre.



Img 01 – Gledhow, Leeds. Source: Google maps

The Site

The existing 2-bedroom cottage has an integrated garage to the south and summerhouse to the northwest. It is accessible via a private road from Gledhow Lane (south) and Gledhow Wood Grove (north) by foot.

The cottage comprises a relatively flat large garden area to the west with a modest semi-paved garden to the north-east. The site boundary to the north is demarcated with a stone wall circa 3.2m in height. To the east, south and west the site boundaries are demarcated with overgrown shrubs, fences, and trees.

Immediate Context

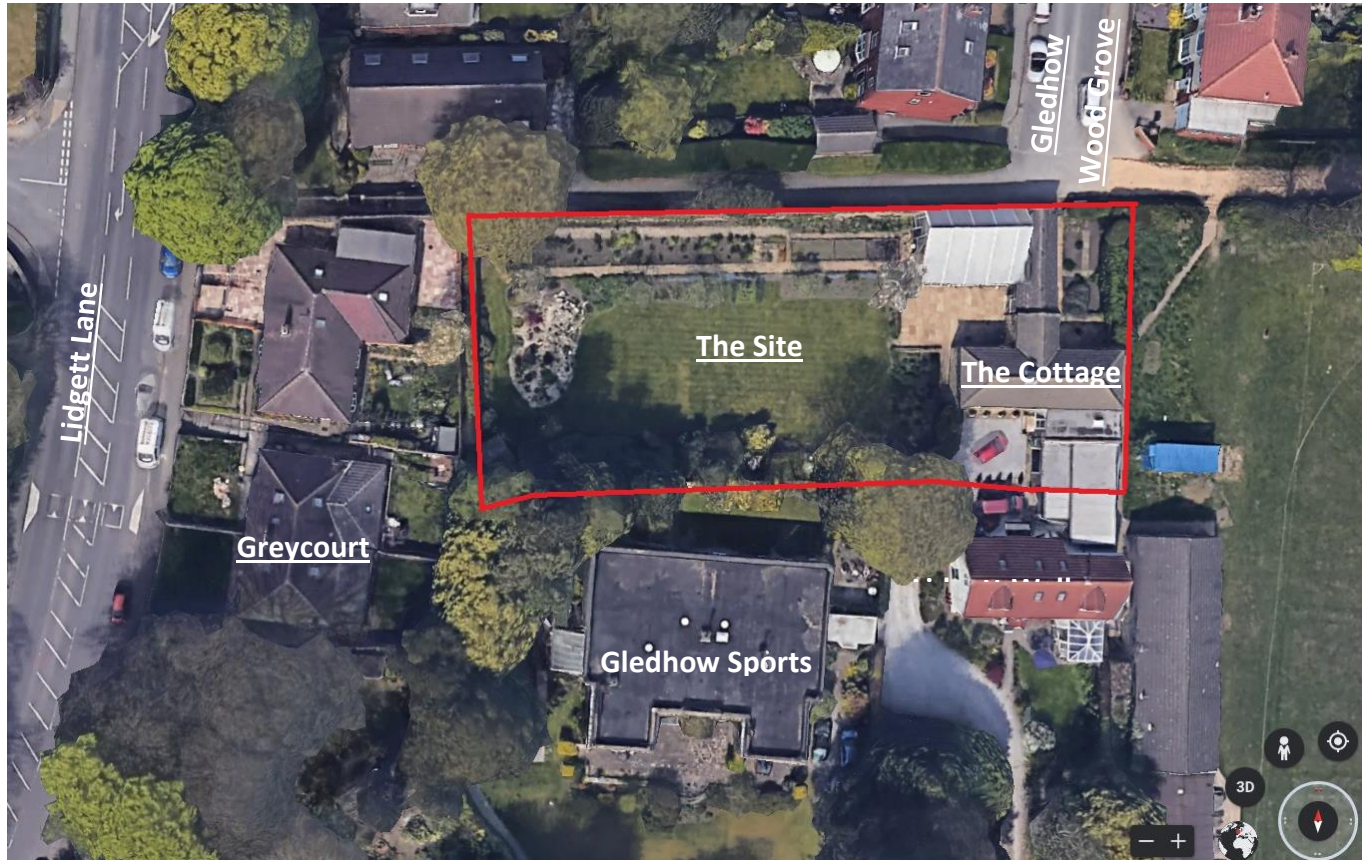
The site is surrounded with a mixture of residential dwellings varying from;

- Large two-storey semi-detached gabled and hipped roof houses to north
- Single storey pavilion (Gledhow Sports and Social Club) to the southeast
- Single-storey semi-detached gabled roof bungalow to south
- Large single-storey detached flat roof house (Greycourt) to south
- Large single-storey hipped roof bungalows to west/northwest

Img 02 – The Site - Bird's eye view looking south-west.

Source: Google Earth





Img 03 – The Site at Gledhow, Leeds. Source: Google maps

2.0 Previous Proposals

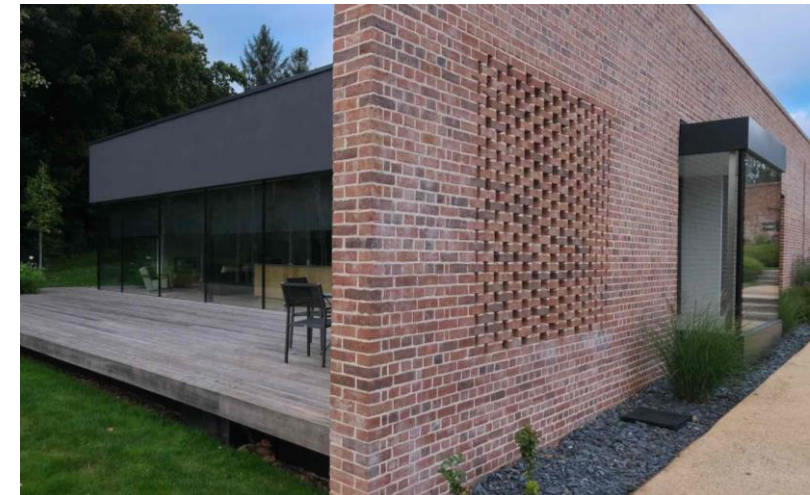
During the process of the initial concept design, a number of options were considered to fulfil the applicant's requirements whilst staying in-keeping with the context of the local area. One of the preferred options as indicated below shows the proposed massing of the building in context. The overall proposed building height was however a concern.



Img 07, 08, 09, 10 – The above illustrative visuals demonstrate the initial design proposal. The house was kept in traditional design style.

3.0 Precedents

Img 8-11 – A selection of projects which show how the new-build form can coexist with the existing structures – wall-abutting houses have simple minimalist forms and use a dark palette and Corten to allow for easier distinction between





Img 12-13 – Hushh House by Elliott Architects is a great example of the local precedent of a contemporary house design in the context of the existing wall. Recessed first floor extension in a darker colour palette is complementing the design without deferring from the main historic wall feature. The house is located in Yorkshire.

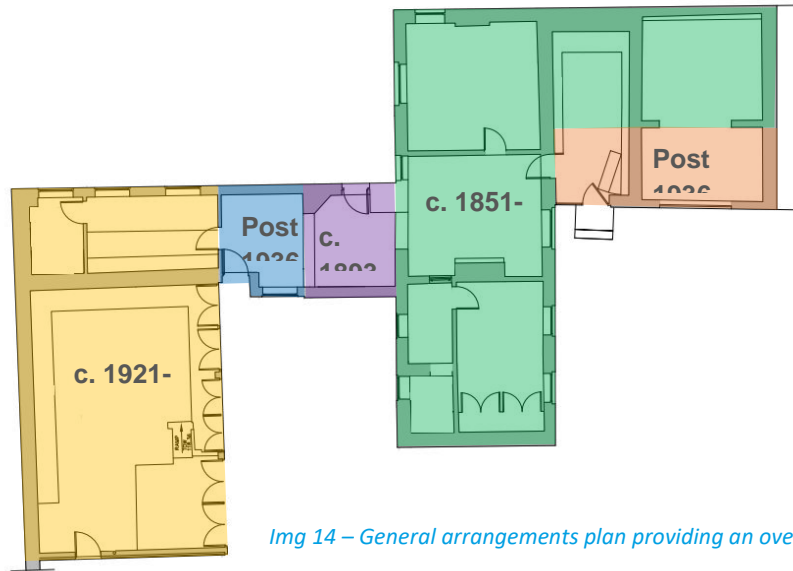
4.0 Design

The overall proposed development within the application site seeks permission to erect a four-bedroom dwelling located to the west of the site and to fully upgrade The Cottage with a set of sympathetic and ameliorative alterations that will enhance its historic character and offer an improved configuration compared to the existing, which has been weakened over time through successive building works. As a result, the proposals will significantly enhance and make a positive contribution to the Conservation area.

The below supporting information / images aim to provide an overview of the proposals for the above-mentioned site via recent photographs and illustrative visuals of the proposed scheme as viewed from within and outside of the boundary.

The Cottage alterations and upgrade

The Cottage accommodation has developed in phases and this phased development is reflected in its external appearance. The below layout plan provides a general overview of the age and phasing of different parts of the building, based on cartographical evidence and an elementary building survey.



Img 14 – General arrangements plan providing an overview



Img 15 – View from site entrance looking (north-east) to The Cottage main entrance and existing garage (built post 1936), providing an overview of the poorly matched materials to this part of the building extension.



Img 16 – View between The Cottage and Summerhouse patio looking east, providing an overview of parts of the building built in phases at different periods with poorly matched materials.

The Cottage works will comprise the following;

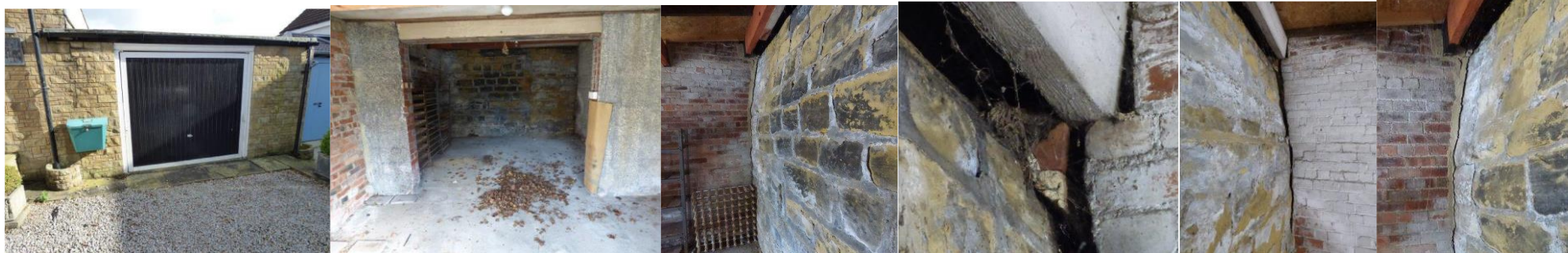
- Reconfiguration to existing **entrance hall and garage removal**, to include a new study room / library and an ensuite bedroom with skylights. Key improvements to this area include;
 - i. The removal of the existing irregular stone to front wall (*currently not in-keeping with the existing original stone used at The Cottage and boundary wall*), and to be rebuilt using reclaimed stone from the site to match original cottage wall and surroundings.

- II. The removal of the existing multiangled roof to entrance hall and garage, and to be replaced with a new hipped roof adjoining into the main building roof with integrated skylights. All to match existing, which will enhance the overall appearance of The Cottage main entrance (*currently diminished*) and add heritage value.
- III. The existing finish floor level to garage to be raised same level as the main entrance hall.

It is worth noting, following a recent overall structural appraisal by Knight Grindrod, several issues were highlighted, which included this part of The Cottage. The following text and below images are extracted from the structural appraisal report, page 13 and 14.

“Repairs are now needed – it is likely that the upper section of the stone wall will need to be rebuilt and tied back to the brick walls and improved support to roof timbers will need to be given.”

It is believed that such repairs and maintenance will be reoccurring frequently. Therefore, further evidence suggests removing and rebuilding elements to this part of The Cottage.



Garage front view.

Garage interior view

Gap at abutment with rear wall

Lack of support to timber joist – front bearing end

Gap at abutment with front wall

Bowing to right wall

Img 17-22– The above images provide an overview of the garage and main entrance of The Cottage, and in particular its current poor structural conditions, which clearly requires urgent attention.

- Removal of the existing dilapidated **Summerhouse, part of the extended kitchen, bedroom and bathroom**. Key improvements to this area include;
 - I. Removal of the dilapidated and unsustainable summerhouse located at the end (north) of The Cottage. It is much altered with the addition of modern brickwork, upvc windows and doors and corrugated plastic sheet walls and roof. It no longer reads as an historic structure when viewed externally, despite having been built in the early 20th century.
 - II. Removal of the poorly connected long-narrowed bedroom and bathroom located adjacent to the summerhouse (north) of The Cottage. This part of the building is also highlighted as an area of concern for rising damp in the Knight Grindrod structural appraisal (page 20), which adds to the case for its removal.
 - III. The current cottage layout plan not only lacks circulation flow, but also, having been built in different phases using different materials, presents sporadic and conflicting architectural styles, detracting from the positive contribution to the conservation area. Proposed alterations will both greatly improve the overall circulation and result in a building of enhanced and consistent architectural appearance, augmenting its heritage contribution to the area.
 - IV. Existing materials will be retained and re-used within the development where possible.



Img 23 – Taken from the bottom of Gledhow Wood Grove looking south-west.



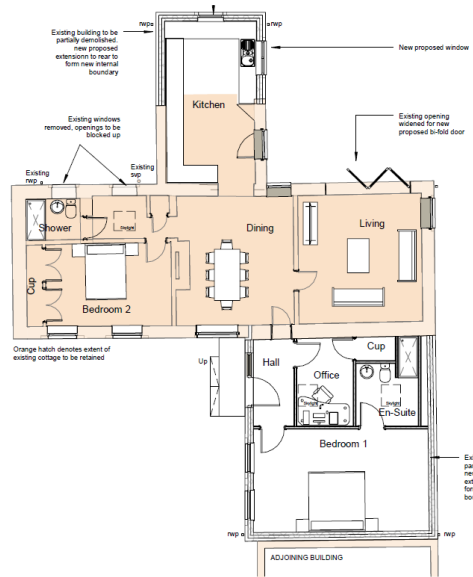
Img 24 – Exterior of summerhouse.

The above image no.20 shows the tired, visually unattractive (non-original) PVC roof of the existing summerhouse at the property which is dominant in the view of the bottom of Gledhow Wood Grove. Image no.21 shows the exterior of the summerhouse viewed from within the property. All original visible elements have been replaced over time with poorly-matched modern materials meaning it no longer reads as a historical building.

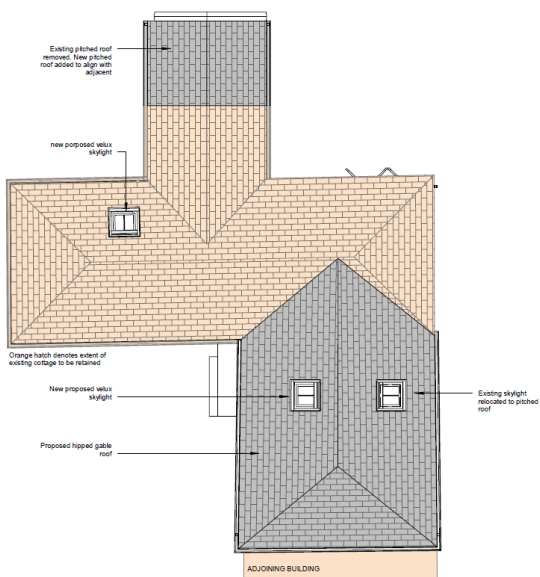
The proposals are to remove the prominent, unappealing, and dilapidated summerhouse, and integrating the existing boundary wall as part of the single storey northern elevation with the two-storey dwelling beyond, set back approximately 4m from the boundary wall, and circa 7m west of the existing summerhouse. As a result, this will greatly improve the views from the bottom of Gledhow Wood Grove.

- Reconfiguration to the existing **lounge and kitchen** area. Key improvements to this area include;
 - I. New bi-folding door opening to connect lounge to outside garden
 - II. Enhanced (*currently overgrown*) garden area to the north-east of The Cottage, and plant 2no new trees
 - III. Enhanced kitchen internal layout as well as external improved appearance. As a result, this will not only offer improved amenity to The Cottage but will greatly improve the aspect from Gledhow Wood Grove, Lidgett Walk and the Social Club playing fields, thus adding heritage value.
- All windows and doors will be upgraded and replaced to match existing, all to comply to current Building Regs.

Full internal improvement throughout The Cottage.



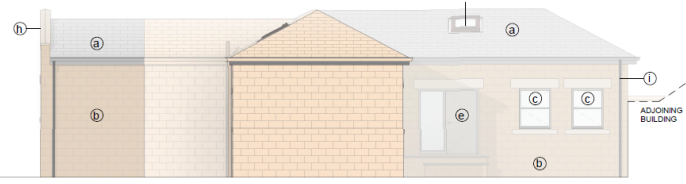
As Proposed Ground Floor
1 : 100



As Proposed Roof Plan
1 : 100



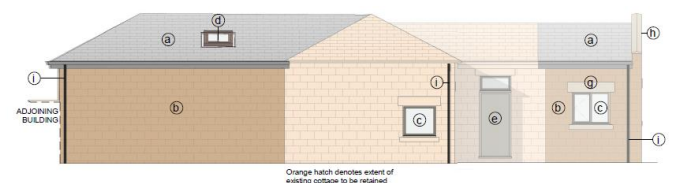
As Proposed South Elevation
1 : 100



As Proposed West Elevation
1 : 100



As Proposed North Elevation
1 : 100



As Proposed East Elevation
1 : 100

Img 25-30- Proposed Plans and Elevations

The proposed new dwelling and overall site improvements

The proposed new dwelling to the west of The Cottage, is designed to be two storey in height and constructed in high-quality materials that would create a unique contemporary design whilst being respectful to the historic character of the surrounding area. This intended design is achieved by carefully considering the following;

- Siting
 - I. The proposal provides a typical courtyard site entrance allowing for vehicle manoeuvring and a formal front main entrance to both the new dwelling and The Cottage.
 - II. Both dwellings will be served by the existing shared driveway connecting to Gledhow Lane.
 - III. Both dwellings will have individually dedicated areas to store bins as indicated in the proposed site plan.
 - IV. Electrical charging points and cycle parking will be provided in line with the local policy.
 - V. The new dwelling was designed in a way to have a very limited visibility from the Lidgett Walk and will form a high-quality private house. New pedestrian access from the Lidgett Walk is also proposed for daily use, as well as refuse collection via Gledhow Wood Grove.
 - VI. The Cottage will benefit from an overall site access improvement with a private driveway to the front and an enclosed considerable rear private garden with additional pedestrian access from Lidgett Walk.
 - VII. The Cottage will also benefit from an improved parking area, with space for vehicles to turn around where they cannot currently. Neighbouring dwelling 'The Bungalow' will also benefit from the extra space the scheme proposes for manoeuvring vehicles.
 - VIII. The alterations to The Cottage and new dwelling layout were carefully designed to segregate both dwellings yet maintain and enhance the heritage value within the area.

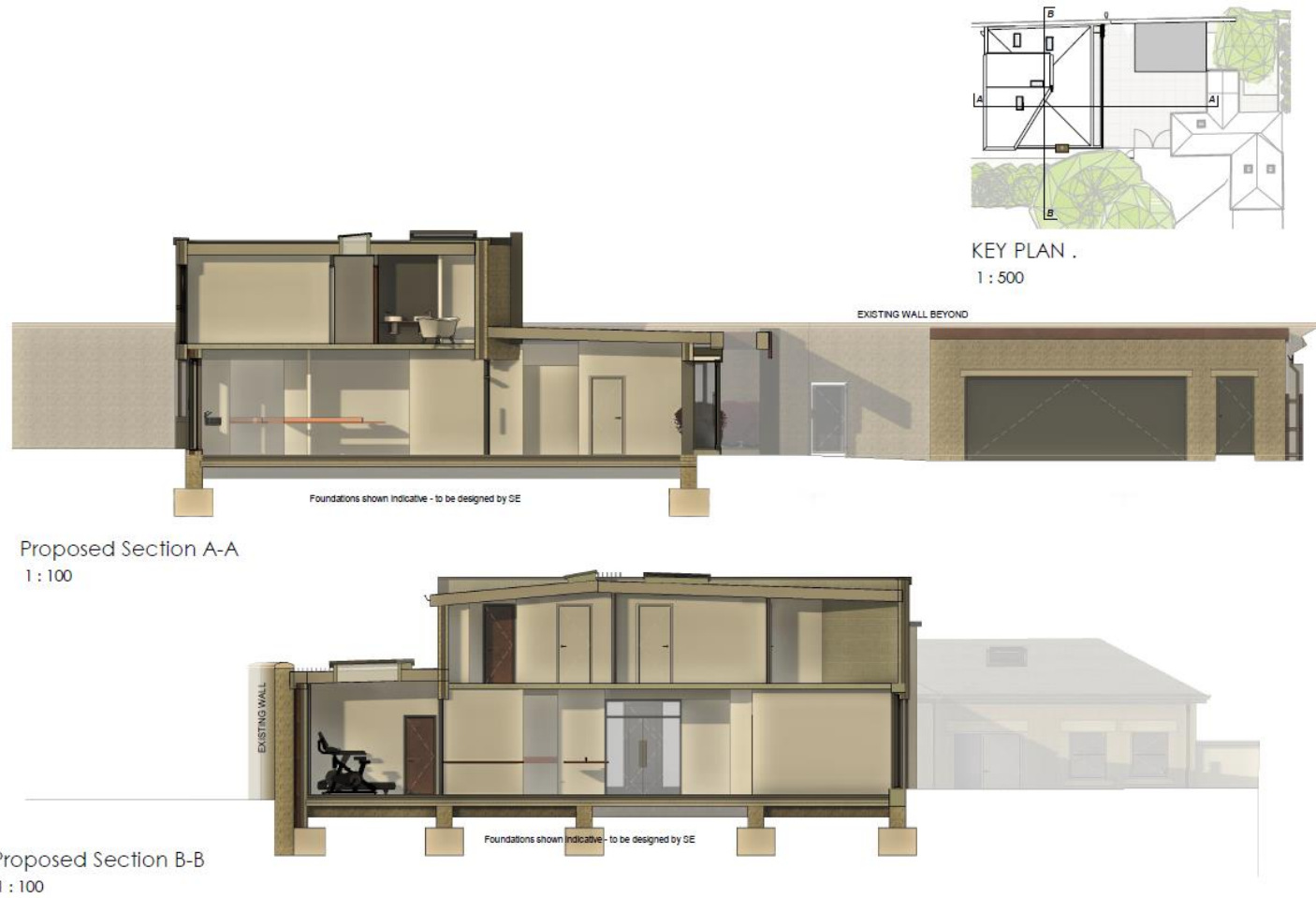


Img 31 - Proposed Site Plan

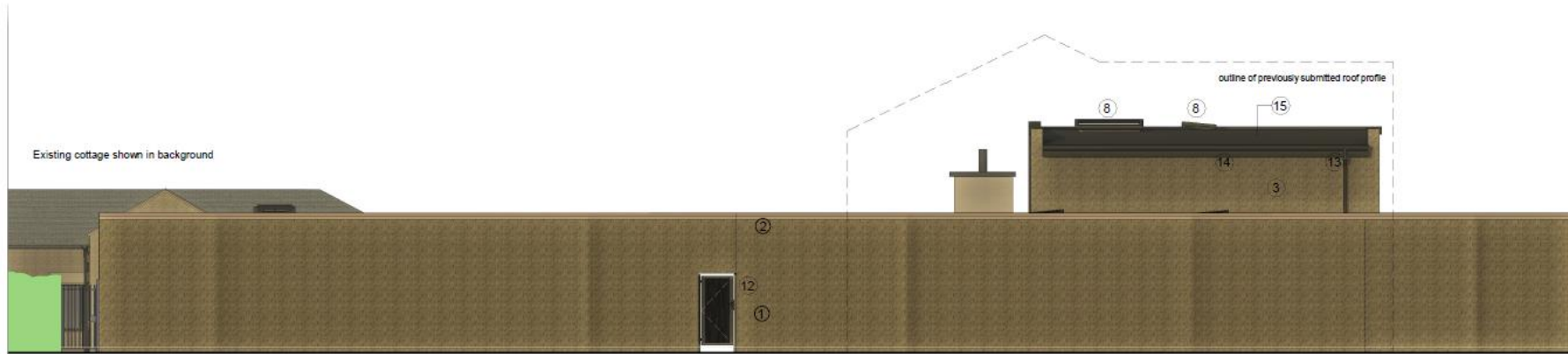
- Scale, Form and Materials
 - I. The proposed new dwelling maintains a good distance way from its adjacent neighbours and does not overshadow any properties.
 - II. The new dwelling is designed to be in-keeping with the surrounding buildings in terms of its scale and form. It will have minimal impact on the landscape of the area at street level from all directions. This is achieved by retaining the height of the boundary stone wall to the north, with the bulk of the design based around a single storey building element with a flat roof which is set lower than the adjacent boundary wall.
 - III. The second storey is positioned away from the stone wall with low-level roof and cut corner to minimise visibility from the Gledhow Wood Grove. To further reduce the visual impact, elevations facing the road will be of a similar appearance to the existing wall.
 - IV. The new dwelling form is of contemporary style. It will be constructed using high-quality local natural materials as well as re-using the existing reclaimed materials (where possible) to reflect the immediate and wider surroundings, which will include the following;
 - a. Re-use of the existing stone in the garage to reflect the immediate existing cottage
 - b. Application of a mix of punched and clean stone with feature Corten cladding on the ground floor and charred timber cladding on the first floor complemented by metal flashings to create a unique contemporary design. Chosen finishes are respectful to the site context, as was showcased in successful existing design examples shown in the precedents section.
 - c. Feature metal vertical fins create an interesting detail to the building, which also supports shade control to large glazings. Also, the addition of Corten banding along the front elevation with carefully placed planters adds a welcoming feel to the entrance zone.
 - d. All windows and doors are to be aluminium slimline design with dark-coloured frames.
 - e. Punched windows detail on front and rear elevations to break up the massing with a feature projected glazed entrance space.
 - f. Flat roof with large skylights and potential for solar panels location.
 - g. A feature chimney located to the far end of the house to add a homey feel to the building.
 - h. Use of a mixture of charred timber and punched stone cladding on the first floor which promotes use of natural materials
 - i. Use of reclaimed York stone flags to the side and rear of the new house

5.0 Proposed Sections and Elevations in Context

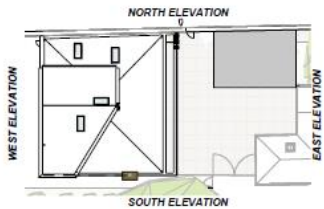
Proposed typical sections with outline of existing buildings in foreground and background



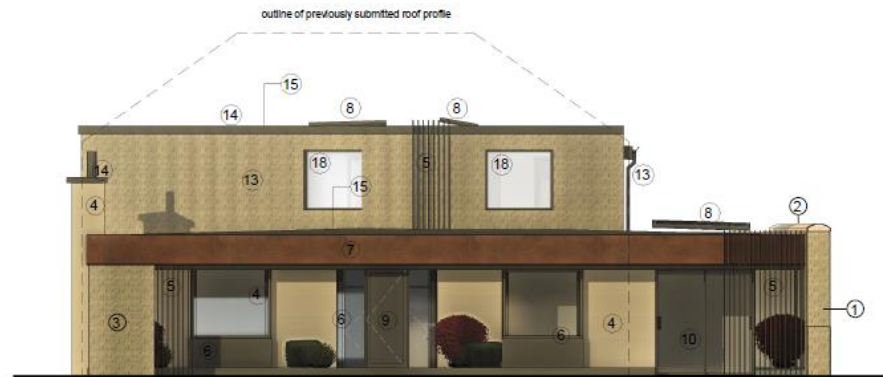
Proposed indicative elevations in context with outline of the existing buildings in foreground and background



Proposed North Elevation
1 : 100



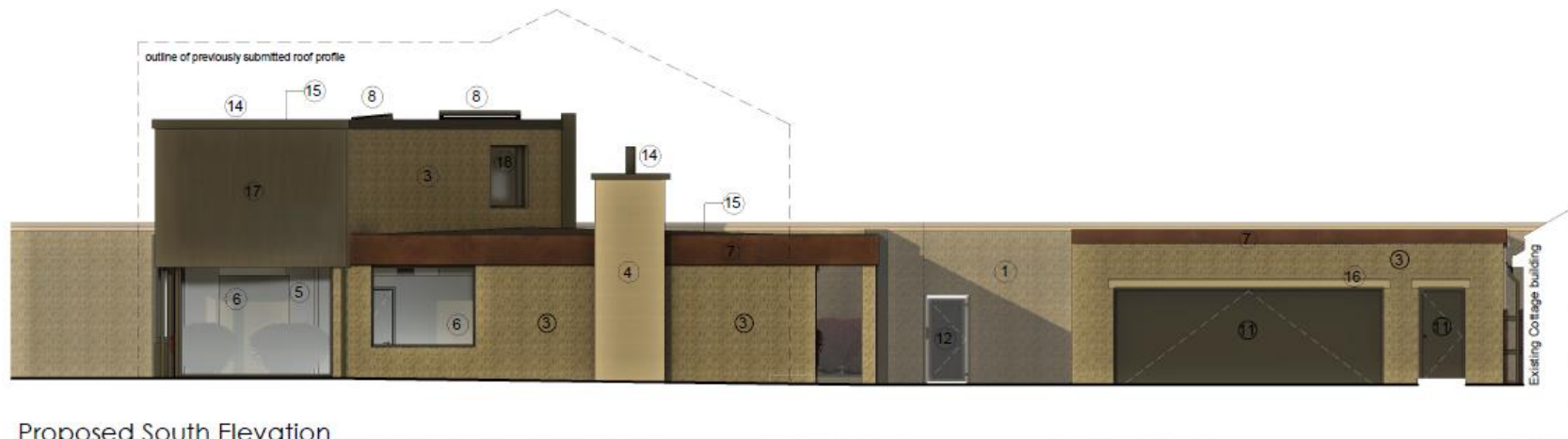
KEY PLAN
1 : 500



Proposed East Elevation
1 : 100

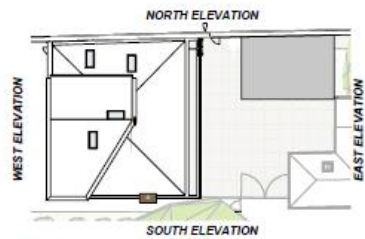
Material Key

- ① Existing stone boundary wall
- ② Existing wall coping
- ③ Coursed stone with punched faces to match existing
- ④ Clean beige stone i.e. travertine - shade to match the existing fence
- ⑤ Vertical metal fins
- ⑥ Aluminium framed windows
- ⑦ Feature corten cladding; natural bronze shade
- ⑧ Skylights
- ⑨ Aluminium framed external door
- ⑩ Slimline aluminium sliding door
- ⑪ Up and Over aluminium framed garage doors
- ⑫ Metal gate with timber panelling
- ⑬ Aluminium rainwater goods
- ⑭ Metal roof flashing
- ⑮ Membrane roof finish
- ⑯ Sandstone lintels
- ⑰ Charred timber cladding
- ⑱ Opaque glass windows
- ⑲ Aluminium window safety bars
- ⑳ Composite panel doors, colour TBC



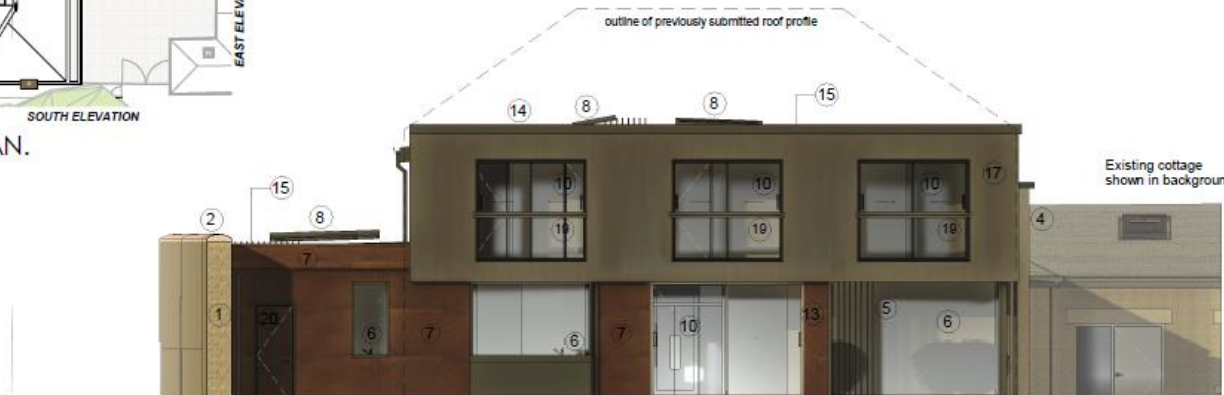
Proposed South Elevation

1 : 100



KEY PLAN.

1 : 500



Proposed West Elevation

1 : 100

Material Key

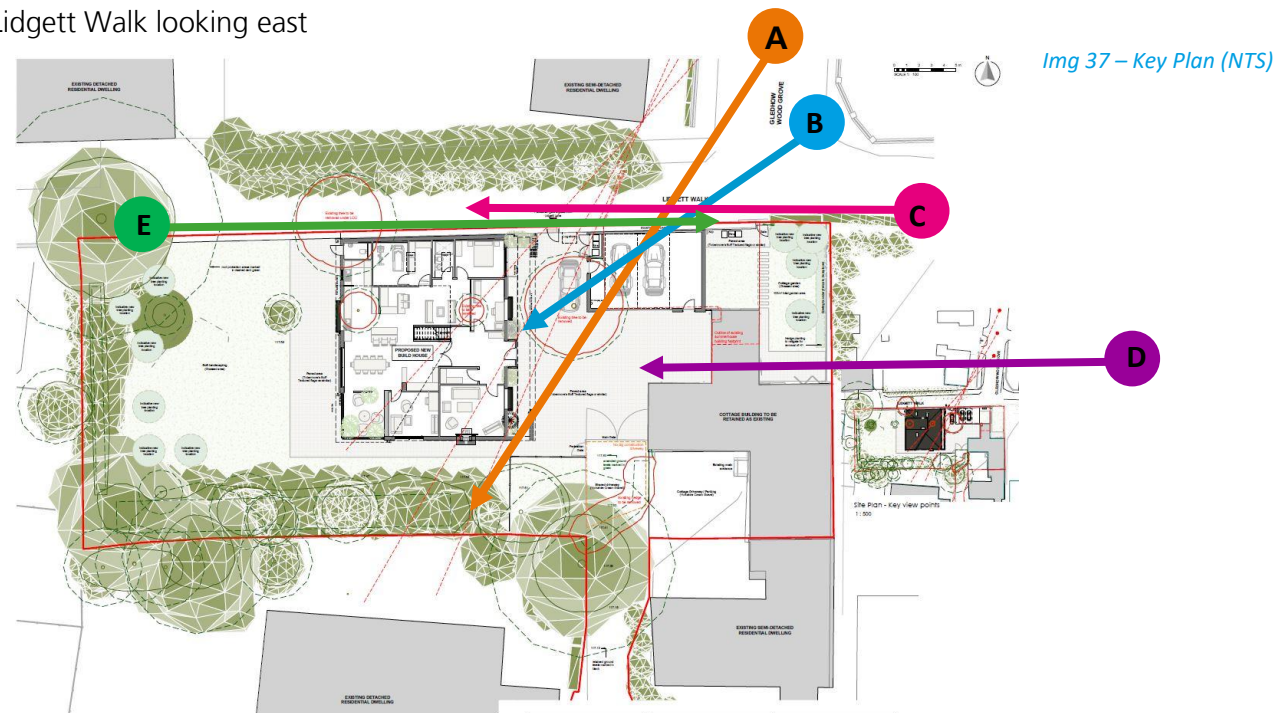
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- ⑯ Sandstone lintels
- ⑰ Charred timber cladding
- ⑱ Opaque glass windows
- ⑲ Aluminium window safety bars
- ⑳ Composite panel doors, colour TEC

6.0 Existing photographs and Proposed Illustrative Views *(to be read in conjunction with the below key plan)*

A number of recently taken photographs are shown below against the proposed illustrative visuals demonstrating the minimal visibility impact of the new dwelling from Gledhow Wood Grove, Lidgett Walk and from the Gledhow Sports and Social Club playing fields.

The below key plan (image 37) provides the locations of the photographs and illustrative visuals as follows;

- I. View A – taken from Gledhow Wood Grove at front of house number 6 looking south
- II. View B – taken from Gledhow Wood Grove at front of house number 2/4 looking south-west
- III. View C – taken from Lidgett Walk looking west
- IV. View D – taken from playing fields to Sports and Social Club looking west
- V. View E – taken from Lidgett Walk looking east





View A - The above view is taken from Gledhow Wood Grove to front of house number 6 looking south. The proposed view demonstrates that the new dwelling will not be seen from this position. A section of new stone wall to form the northern border of The Cottage's boundary and 2no. new trees within The Cottage's garden can also be seen. These, together with the removal of the summerhouse create a much-improved view looking down the street.



View B taken from Gledhow Wood Grove at front of house number 4 looking south-west. The proposed view looking towards the new dwelling from this location. The new dwelling has a limited visibility from this area. It is the only area where it can be seen at all.



View C taken from Lidgett Walk looking west. The proposed new dwelling will not be visible from this position and only a side wall of the proposed garage building can be seen from this location.



View D taken from open fields to Sports and Social Club looking west. As per the visual, the new dwelling creates minimal impact from this position where only a garage building can be slightly seen which is in keeping with its surroundings in terms of scale and materials.



View E taken from Lidgett Walk looking east. The proposed new dwelling will not be visible from this position. It is also noted that the existing tree is proposed to be removed.



Bird's eye illustrative view looking towards the Lidgett Walk



Illustrative view from rear garden looking north-east

7.0 Landscape

Soft and hard landscaping is a key to the overall design layout to create attractive and functional garden spaces to the side and rear as well as driveway to the front, which somehow creates a formal courtyard entrance to the property.

Appropriate boundary treatments will ensure the dwelling sits comfortably, not only within the site, but is also well integrated into the wider context to enhance the existing street scene. Majority of the existing trees are to be retained where possible (in line with Tree Care Consultancy report). A number of ornamental trees and specimen shrubs are to be proposed to reinforce the proposed layout and provide desirable landscape features within the garden.

8.0 Access

Andrew Mosley Associates have provided a Highways Supporting Statement which has been submitted with this planning application. The conclusion of this Highway Supporting Statement is as follows:

"It is considered that the information contained in this Statement should provide sufficient detail for the highways officer to be able to make a positive recommendation on the development proposal of one residential dwelling."

The proposed development is situated in an existing residential area and in a sustainable location with a range of key facilities and services available within a 2km walking catchment area. Those destinations situated further afield can be accessed by the bus services that run along Gledhow Lane as well as the local cycle network.

In conclusion, the proposals would not result in any detrimental highways impact on capacity or road safety and therefore, there are no traffic or transportation reasons preventing the granting of planning permission for the development proposals."

9.0 Arboricultural Impact Assessment

Tree Care Consultancy have provided an Arboricultural Impact Assessment, which has been submitted with this planning application. The conclusion of the report is as follows:

“The design intention is to safeguard wherever reasonably practicable the health and longer term viability of retained tree cover and the value it affords to the property and local landscape/Conservation Area.

As demonstrated, accepting the loss of several low quality and defective trees, the proposal can safely retain the vast majority of existing tree cover whilst providing sufficient space for future tree growth and new planting alike.

Retained tree cover can be adequately safeguarded by tree protection measures and these can be addressed by a pre-commencement planning condition requiring the prior submission and approval of an Arboricultural Method Statement.

The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communication is vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

It is hoped that this report and recommendations provide all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.”

10.0 Sustainability and Energy

It is intended that the detailed design and specification of the new dwelling will surpass the current design standards set out under the building regulations all electrical equipment specified will be of A+ standard, and all lighting to be rated energy efficient. It is intended that a number of reclaimed materials will be reused within the construction of the of new dwelling.

All windows and doors will be thermally efficient double-glazed aluminium framed.

It is intended to install solar panels on the roof.

11.0 Conclusion

This proposed design document has been prepared in support of a planning submission to Leeds City Council in respect of the alteration of an existing dwelling and erection of 1 no. four bedroom dwelling at The Cottage, Gledhow Lane, Leeds, LS8 1NQ.

In summary, the key points of the proposals are as follows;

- The Cottage original form retained as part of the scheme with notable visual improvements to the exterior, amenity, and boundaries to add heritage value. The Cottage will also benefit from full internal renovation and a much better configuration.
- The proposals will address a range of technical issues to the benefit of The Cottage and the overall site. This will include structural and damp issues raised in the structural appraisal.
- Improved aspect of the overall site from Gledhow Wood Grove and the playing fields adding value to the immediate area.
- The proposals do not overshadow or overlook any neighbours.
- The new dwelling form incorporates a thoughtful, high-quality design which merges local and natural materials with contemporary features
- The proposals will respond well to the surroundings and will complement the immediate context.
- The siting and form of the new house is designed to have minimal visibility from all angles as demonstrated in this document, therefore of minimal impact to the conservation area.
- Scheme includes improvements to bin storage areas and better parking/vehicle manoeuvrability at the top of Greycourt private drive.
- The development incorporates sustainable features including natural materials sourced locally, solar panels, re-use of existing materials, electric vehicle charging points, cycle parking etc.

In conclusion, the overall development promotes more effective use of land and will significantly enhance and make a positive contribution to the Conservation area.

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