

79A Parkside Road -Design and Access Statement

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STUDIO
GLASHEEN.



REVISION

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Existing Site

79A Parkside road is a 3 storey 2 bedroom early 20th Century semi-detached dwelling in the suburb of Meanwood, Leeds.

The site sits opposite the meanwood conservation area, that is enclosed by a stone wall to the north, encapsulating the historic woodland.

The Meanwood Valley was a place of industry as long ago as 1577 and it continued to the 19th century. The Meanwood Beck provided water and power for corn, flax and paper mills, dye works and tanneries. There were numerous quarries, which led to the development of housing, shops and other amenities to serve the growing population.

The house sits in a row of four semi detached dwellings that appear to have been built at the same time. The building consists of solid red brick construction, with the building sitting below the line of Parkside Road. The exposed Red brickwork is ubiquitous to this region of West Yorkshire. The brickwork is laid in a flemish bond, which indicates a solid wall construction rather than a finger cavity which became the norm for a building of this age. Historical mapping shows evidence of the dwelling on maps after 1937. The patchwork brick and concrete to the rear garage is a smaller brickwork in scale (non imperial) which suggests a much later addition.

Aerial and site photographs show the immediate adjoining property has recently been extended to two storeys. Historical mapping shows the change in the area from rural farmland to largely residential dwellings throughout the late 20th century.



Live Aerial



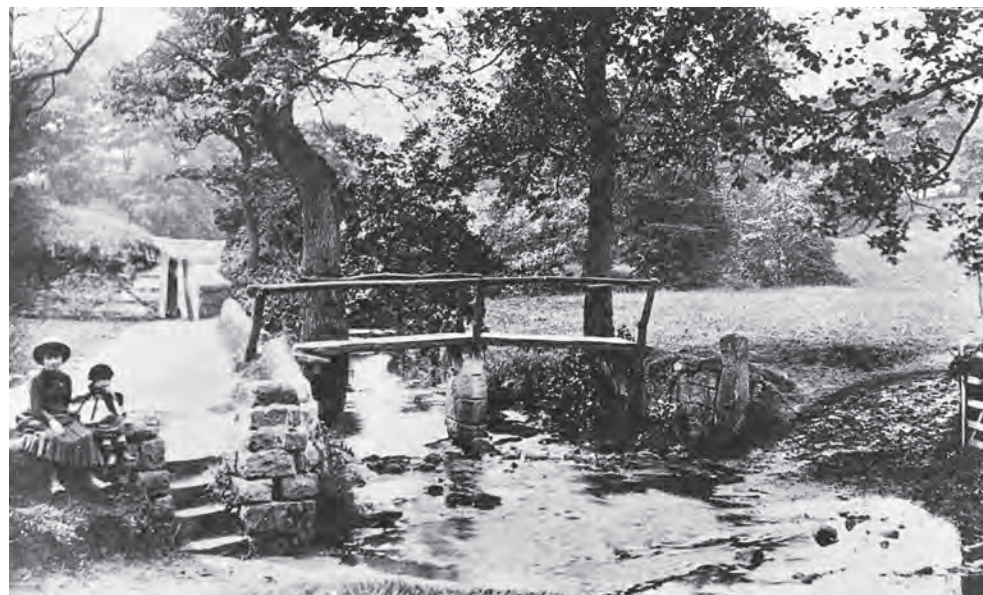
1900s



1914



1813-1913



Meanwood Beck 1887



1949-1971



1937-61

Existing Site

Aerial and site photographs show the immediate adjoining property has recently extended their dwelling by a single storey to the side. Historical mapping shows the change in the area from rural farmland to largely residential dwellings throughout the late 20th century.

The site itself has a change in topography. The rear garden of the site is a full storey lower than the front of the house. The existing garage structure is positioned at halfway between the ground and lower ground floor, with a sloping driveway leading onto the main garage entrance. The rear garden is accessed from the side of the site and is somewhat disconnected from the living spaces of the two bedroom property. Large glazed bay windows to the front of the dwelling face onto the road and across to the meanwood park. The slope of the driveway allows for off street parking on the slope of the driveway.

Site photographs show the dominant change in topography and the use of the existing red brickwork in varying conditions.

The change in brickwork from the garage to the house suggests that the garage was a later addition than the existing house.

Parking

Parking is provided at the front of the property with space for one vehicle. There is sufficient space for bicycles and outdoor furniture storage within the garage and the lower ground floors. The position and size of the garage is not suitable for vehicle storage.

Access

Access to the property is via the front driveway and two small steps. Access to the basement (lower ground floor) is currently via an external access door (disconnected from the internal configuration).

Relevant Planning Policies

Relevant Planning Policy

Householder Design Guide, Leeds City Council
Leeds Core Strategy P10,
Leeds Core Strategy P5 and Unitary Development Plan, alongside
National Planning Policy Framework



Aerial View of the property



Aerial View of the property



Existing Rear Elevation



Existing Garage Entrance



Existing Rear Elevation



Existing Garage



Existing Front Elevation from Parkside Road



Existing Side Porch



Existing Lounge Space



Existing view from the Kitchen

External views of the proposed scheme



The use of render and timber within the lower section will provide a much needed contrast to the existing red brick



External view of the proposed rear elevation showing the contrasting render and timber cladding to the building



External View of the new Garage entrance



Bringing both the garden and lower ground floor into use, will provide the property with much needed amenity space.



External side view of the garage showing new render and timber cladding to allow for

Approach

The proposal seeks to extend and reconfigure the existing property to maximise the site topography and bring both the garden and lower ground floor into habitable use. At the moment, the living spaces are disconnected from the garden and the proposals seek to maximise this, whilst also utilising the existing structure of the garage as an office space that is desperately needed by the client.

The proposed extension will be a small two storey extension to part of the rear, with a single storey projection (along the party wall line), to reduce the impact to the neighbouring property. Maximising the light within the living space has been carefully considered. Despite the adjoining neighbours only having habitable rooms on the upper level, the client sought to reduce the rear extension to a single storey at the boundary position.

The proposal also looks to bring the existing garage into habitable use by offering it as a work space. Lowering the existing floor within this space and rationalising the external material will provide the building a much needed face lift as well as providing a better connection to the garden and house without changing the scale of the existing structure.

The rear house extension will include an open-plan living, dining and kitchen area with large windows to flood the space with natural light. The extension will also include a utility room, storage and workshop space to the rear of the lower ground floor (existing basement).

Access

The extension will allow the rear garden and lower ground floor to be accessed internally and improve the current accessibility issues.

Landscaping

The extension will help to maximise the existing garden space. The garden will feature a patio area and lawn, with planting beds and a new fence to separate it from the front driveway.

Sustainability

The extension will be designed to be energy efficient, with high levels of insulation, double/triple glazed windows, and a low-energy lighting system.

Conclusion

The proposed extension will provide much-needed additional living space, while also modernizing and enhancing the existing dwelling. It will be designed in a sympathetic manner, complementing and enhancing the existing architecture and materials. The extension will be accessible, energy-efficient and will be landscaped to enhance the existing garden.



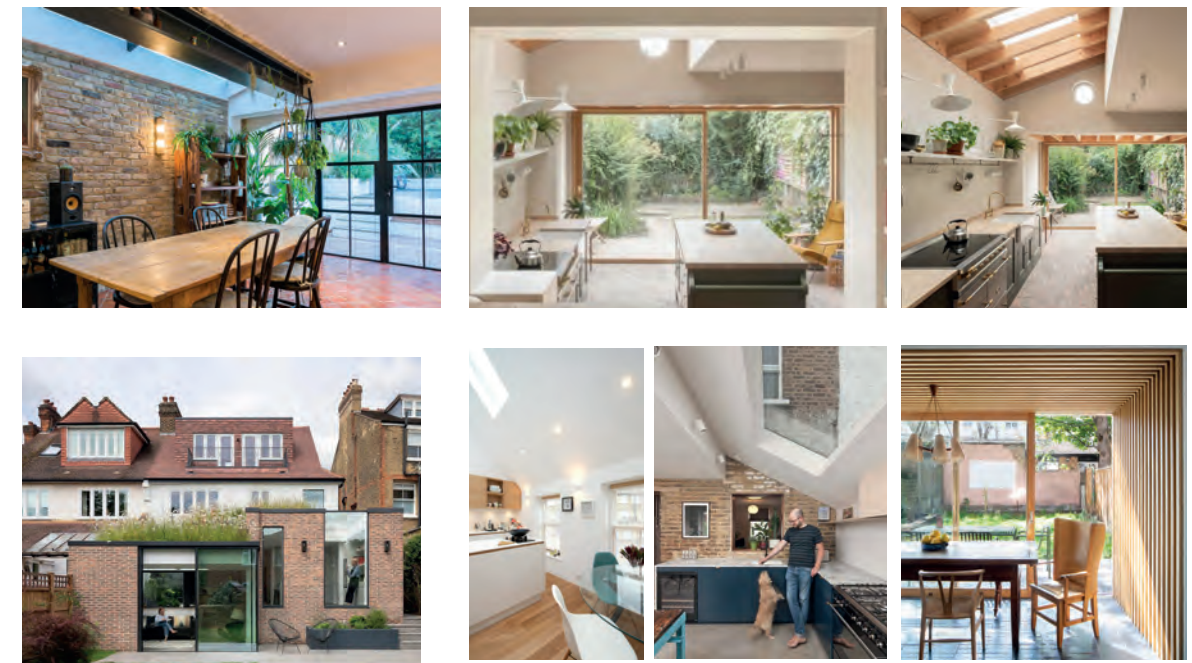
External Sketch of the rear extension(also showing the neighbouring building)



External Sketch of external view



Internal Sketch of the Kitchen/Dining Space



Precedent Images of the Internal look and feel of the space

RIBA Chartered Conservation Architect &
Certified Passivehouse Designer

Email: cian@studioglasheen.co.uk

Tel: 07830103884



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