

HOUSE HOLDER PLANNING PERMISSION IS SOUGHT FOR THE PROPOSED  
REFURBISHMENT OF DWELLING. PROPOSED REAR EXTENSION FORMING POOL AND  
INTERNAL ALTERATIONS

THE FENIX, UNDERWOOD DRIVE, RAWDON, LS19 6LA



MAS DESIGN CONSULTANTS LTD.

DESIGN STATEMENT, 7TH FEBRUARY 2024.

REF: M4214

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## TABLE OF CONTENTS

HOUSE HOLDER PLANNING PERMISSION IS SOUGHT FOR THE PROPOSED REFURBISHMENT OF DWELLING.  
PROPOSED REAR EXTENSION FORMING POOL AND INTERNAL ALTERATIONS .....0

THE FENIX, UNDERWOOD DRIVE, RAWDON, LS19 6LA .....0

    MAS DESIGN CONSULTANTS LTD. ....0

    DESIGN STATEMENT, 6TH FEBRUARY 2024. ....0

1. INTRODUCTION: .....2

2. RAWDON CRAGG WOOD CONSERVATION AREA: .....2

3. SITE CONTEXT: .....5

4. SITE PHOTOS: .....5

5. PROPOSAL: .....7

6. CONCLUSIONS .....13

## 1. INTRODUCTION:

This Statement has been prepared to accompany a house holder planning application seeking permission for a proposed refurbishment of dwelling, proposed rear extension forming pool and internal alterations to The Fenix, Underwood Drive, Rawdon, LS19 6LA.

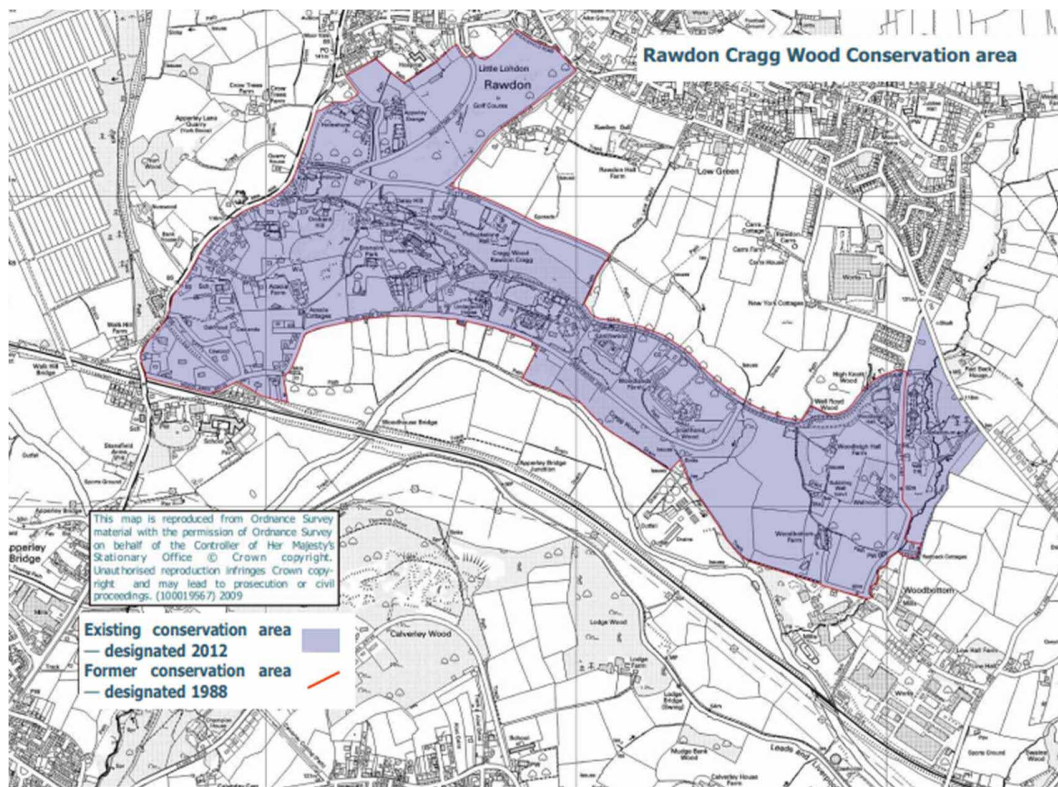
## 2. RAWDON CRAGG WOOD CONSERVATION AREA:

The site is located at The Fenix, Underwood Drive, Rawdon, LS19 6LA off Woodlands Drive, connecting to Apperley Lane within the Rawdon Cragg Wood Conservation Area.

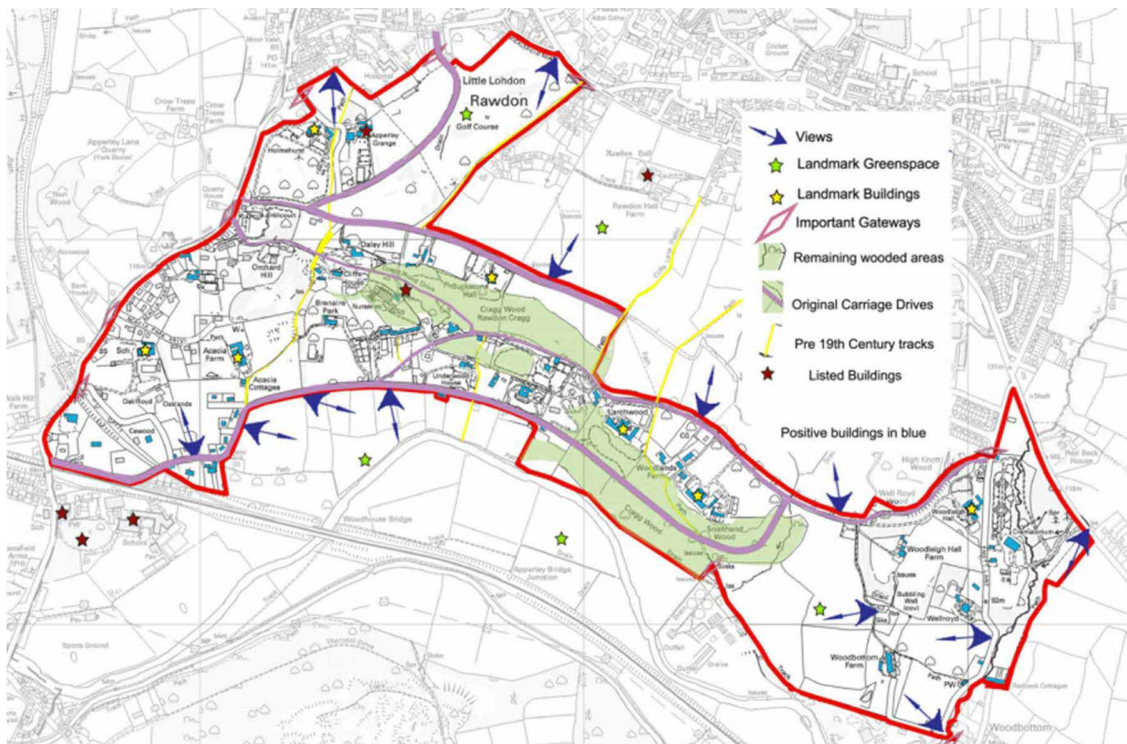
The Rawdon Cragg Wood conservation area covers the Victorian villas set within wooded grounds that were developed in the second half of the 19<sup>th</sup> century. Over time these villas have been developed into multiple dwellings and nursing homes however, the special character of the area remains.

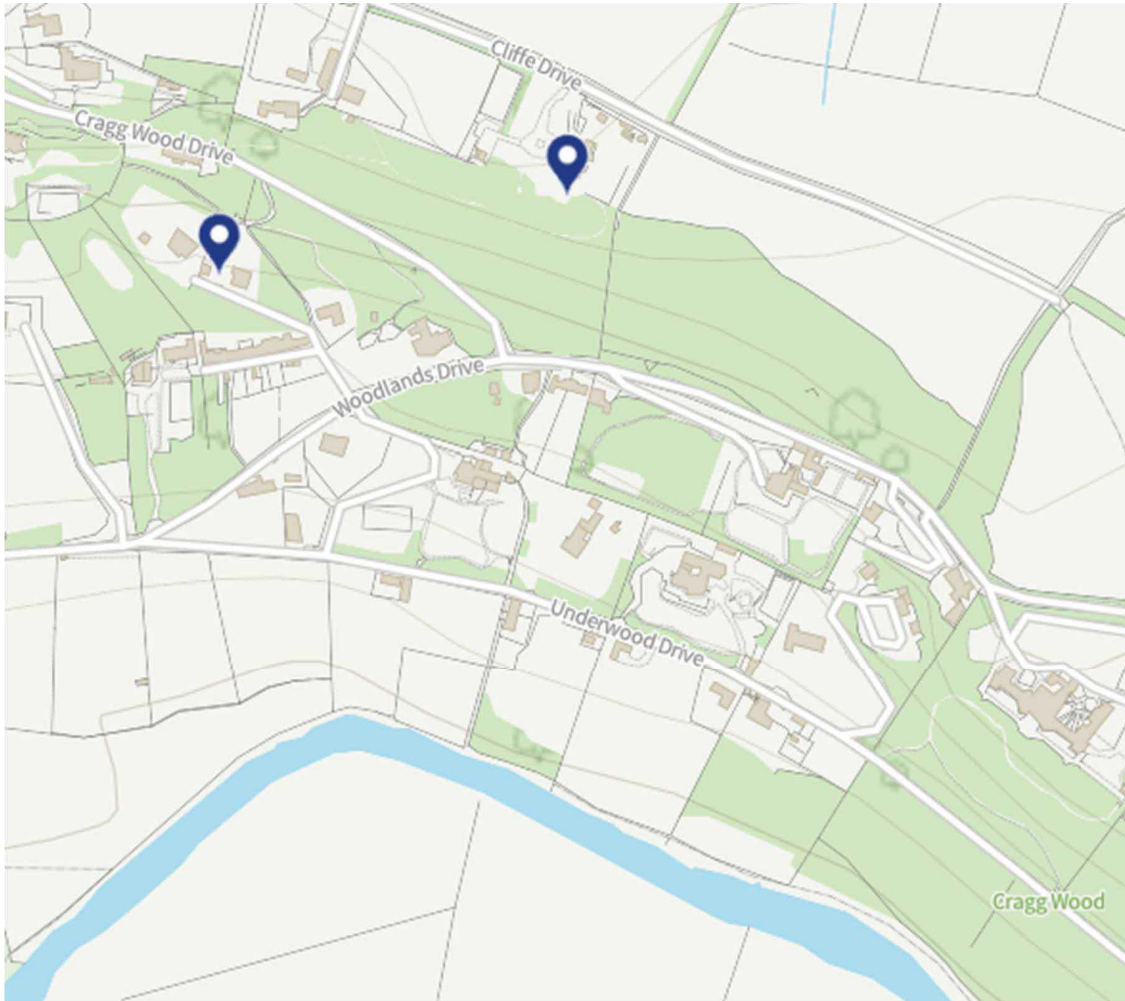
The key characteristics of the conservation area are as follows:

- Steeply sloping valley of wooded nature
- The settlement form of mansions within spacious landscapes
- Open views to the countryside and river Aire
- Victorian, gothic and Elizabethan architectural styles
- Elaborate gateways and limited roadside property views.









There are multiple listed buildings within the Rawdon Cragg Wood Conservation Area, however, there are no listed buildings within the immediate vicinity of The Fenix. See the above image produced by Historic England. The closest listed buildings are Buckstone Hall Grade 2 and Wood Baptist Burial Grounds Grade 2.

The area contains a mixed palette of materials ranging from local sandstone, local gritstone, stone / grey slates, and red brick. Some examples of white render can now be found on more modern additions.

### 3. SITE CONTEXT:

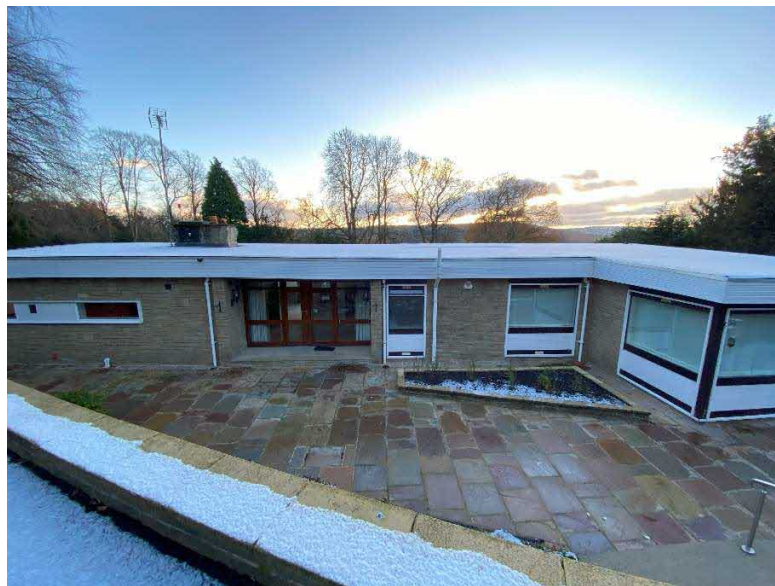
The site is located at The Fenix, Underwood Drive, Rawdon, LS19 6LA off Woodlands Drive, connecting to Apperley Lane.

Private access leads up from Underwood Drive shared by just two additional properties and opens to a private driveway and forecourt to the rear of the existing dwelling. The property is surrounded by a private garden and offers south facing views across Aire Valley. Mature boundary planting provides a natural screen to neighbouring properties.

The site is located in proximity to Rawdon and Apperley Bridge and is therefore within easy travel distance to nearby to public transport links and existing infrastructure offering a broad range of facilities and services. The site is therefore within a highly sustainable location.

The surrounding area is residential in nature with bespoke private dwellings of a variety of architectural styles. The two prominent facing materials on neighbouring properties are natural stone and white render.

### 4. SITE PHOTOS:



North Elevation





South Elevation



West Elevation



East Elevation

## 5. PROPOSAL:

The proposal is seeking permission for refurbishment of the existing dwelling, rear extension forming pool and internal alterations.

See below the main design considerations:

### **Rear Extension**

We are proposing a single storey rear extension which forms an internal pool room, reinstating the original pool from once located in the current living room back in 1962. The extension will also increase the existing terrace area that is to be laid with light grey porcelain tiles with frameless glass balustrade.

The extension totals 41.2m<sup>2</sup> of additional internal area. The existing dwelling equates to a total of 561.4m<sup>2</sup> split across the basement and ground floor.

The extension has been designed to protrude no further than the existing South facing building line thus creating no overlooking issues and causing no affect to any mature planting or existing garden. Maintaining the existing building line will also retain the setback nature of the dwelling which is found throughout the conservation area as a whole. Therefore, the rear extension will not encroach on the openness of the private garden and will not create a visual scar within the area.



## **Glazing**

The existing glazing is of mixed ages and styles ranging from rotten timber windows to failed and unsightly UPVC frames / bright aluminium frames. All existing glazing is to be replaced with black, slimline frames with triple glazing.

A series of sliding and fixed glazed windows are proposed within existing window openings on the South elevation to maximise natural sunlight and garden views.

Our proposals aim to increase the thermal efficiency of the building and create a uniform fenestration and positively enhance the aesthetics of the dwelling.

## **Environmental / Sustainability**

Energy saving and carbon footprint have been the main objectives of this development. The aim is to create a thermally efficient dwelling with a low carbon footprint to a point where the dwelling becomes self-sufficient.

To do this we propose an integrated state of the art solar shingle roof accompanied by triple glazed units and an MVHR system.

The current roof pitch is 2.5 degrees and after extensive research, we have found a manufacturer that provides a product suitable for use as low as 4 degrees. We have split the proposed roof into 4 stepped sections at 4 degrees each to reduce the increase in height with angled zinc soffits to reduce the appearance of the fascia board depths to be almost visually identical to the existing dimensions. The soffit angling also increases solar gain in the winter when the sun is at its lowest, thus further increasing thermal efficiency. The angled soffits and overhang will also maintain solar shade in the summer to prevent overheating.

The solar system requires the ridge to be raised by approx. 220mm in order to construct the solar system on top of the existing roof structure to provide the adequate roof pitch. The existing roof is a visually unattractive rolled asphalt roof that has been patched up of the years. We hope that this is acceptable given we are proposing to implement a sustainable construction technology in a private area that cannot be seen by members of the public and demonstrates that we have sought to implement the most sustainable solar roof given our existing parameters.

We have chosen an integrated solar solution for the following reasons:

- Cohesive design –an integrated solar approach provides a flush finish, reduces the overall ridge increase and creates a streamlined appearance as opposed to a mounted system.
- Minimal maintenance –Solar shingles eliminate visual fixings so that no debris builds up on the roof covering which also prevents wind damage and potential for bird nesting.
- Avoids placing solar panels within the garden which would negatively impact the aesthetics of the area.

We have chosen an MVHR system for the following reasons:

- Heat recovery –a well-designed system can recover up to 95% of heat in a room avoiding large scale heat loss which reduces the amount of fuel required thus significantly reducing the properties carbon footprint.
- Air quality
- Condensation control
- Reduces outdoor noise pollution.

## Materials

Existing external materials include natural random stone walling, white render to West and South Elevations, a mixture of timber, bright aluminium and UPVC Double and single glazed windows with white cladding panels, white UPVC soffits and fascia boards to the rolled asphalt roof.

Proposed materials include:

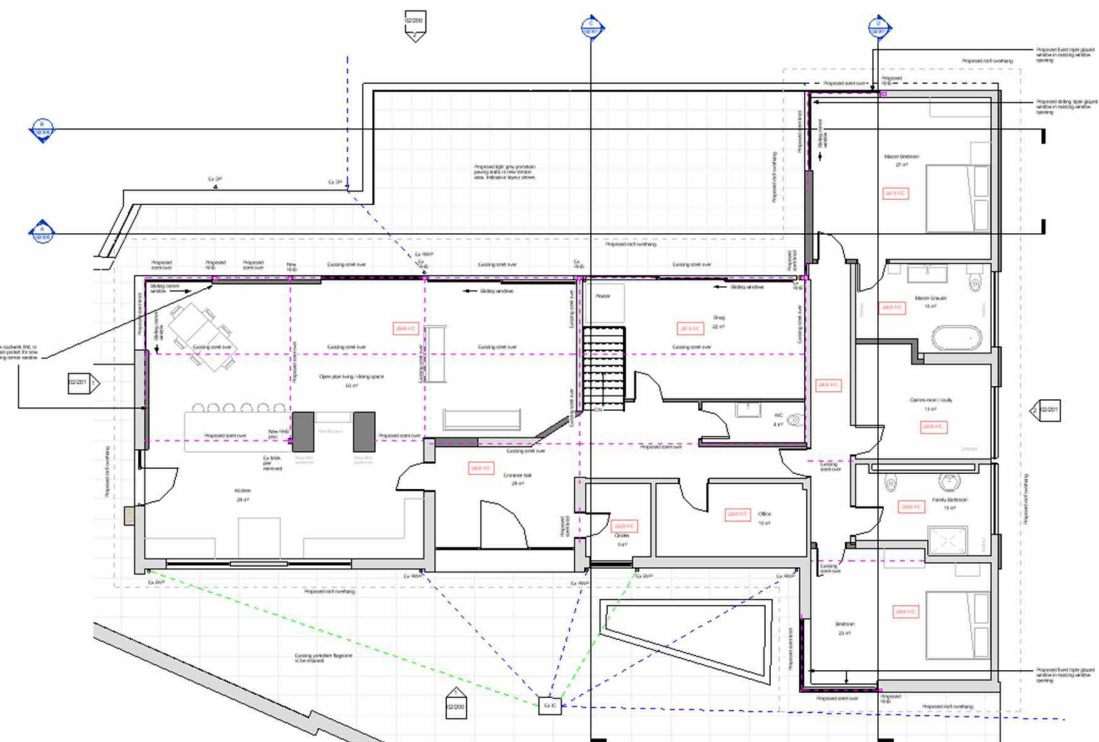
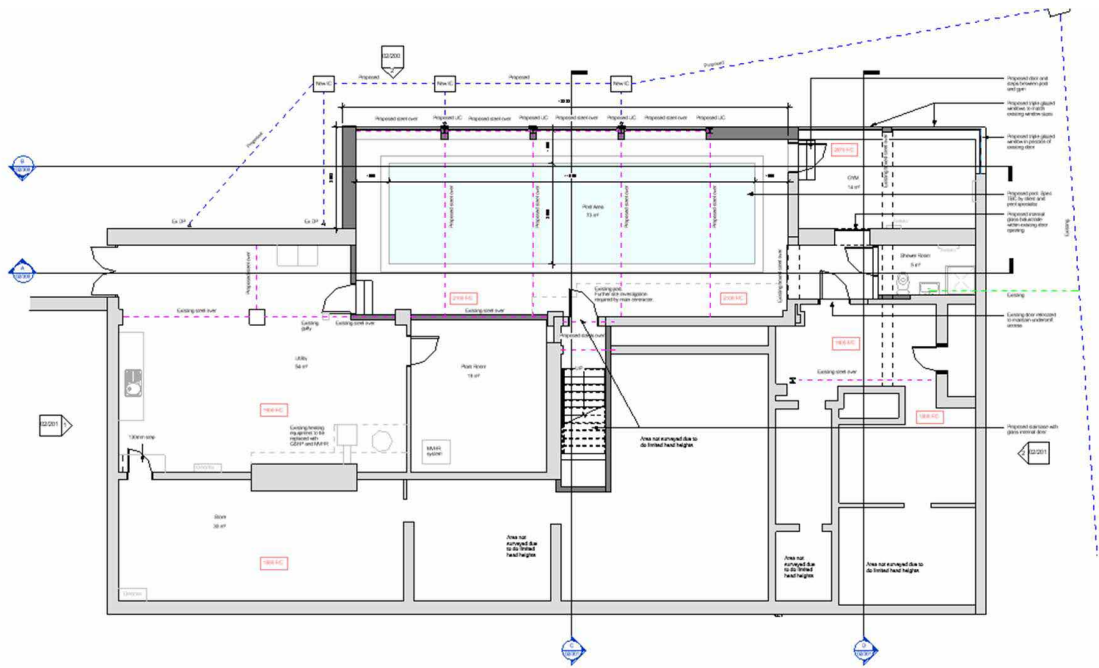
- Removal of unsightly white render with natural stone slips to match existing stonework.
- Corten panels to replace white cladding panels.
- Black, slimline triple glazed units within existing openings.
- Black zinc soffits and fascia boards.
- The extended terrace above the pool will receive light grey porcelain tiles with a frameless glass balustrade.
- EVA thermally toughened, monocrystalline solar shingles, coloured black.

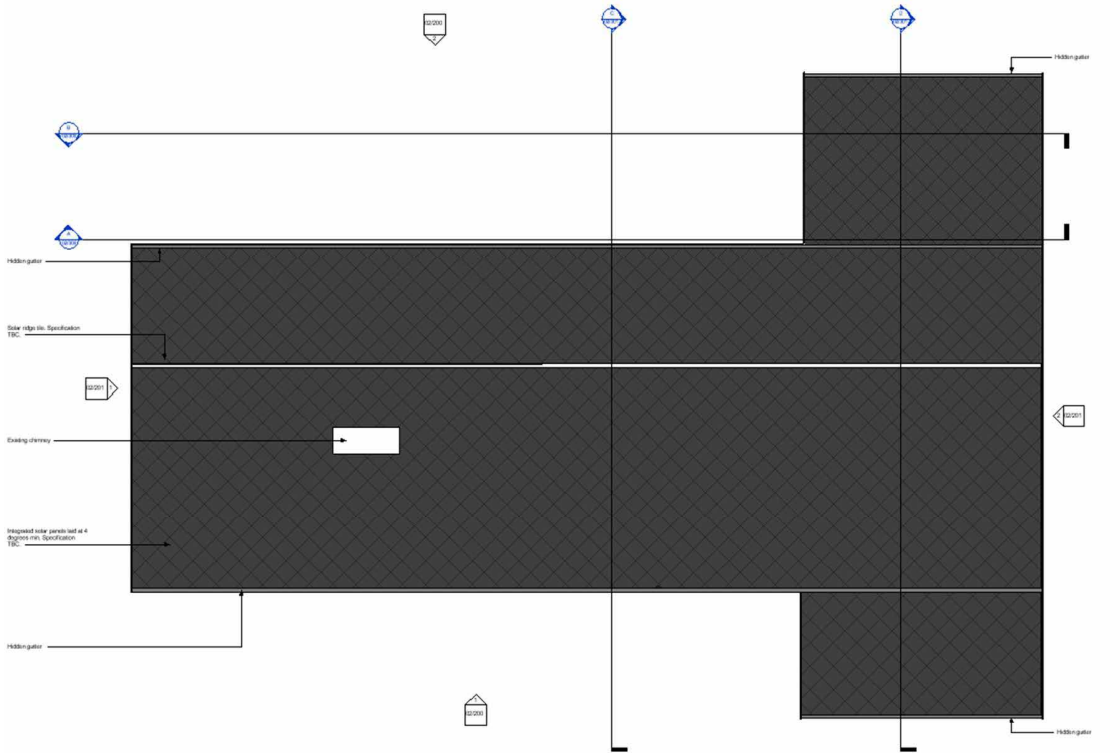
The main external natural random stone walling is to be retained. The existing natural stone boundary wall, mature planting and vehicular access gate are all to be retained to maintain the aesthetics of the surrounding conservation area.

See below proposed plans and elevations:

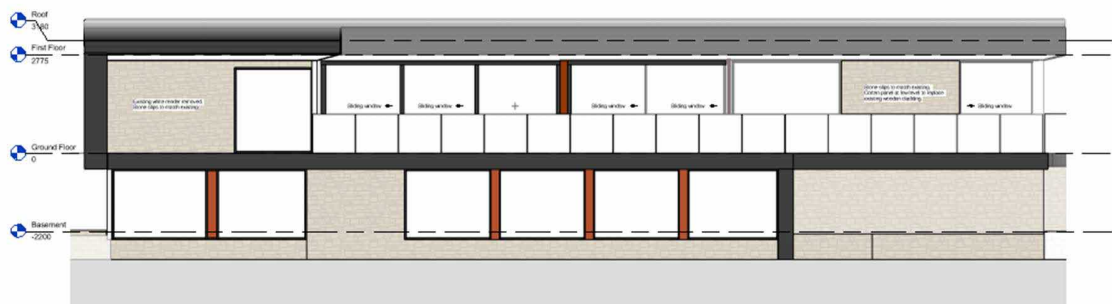


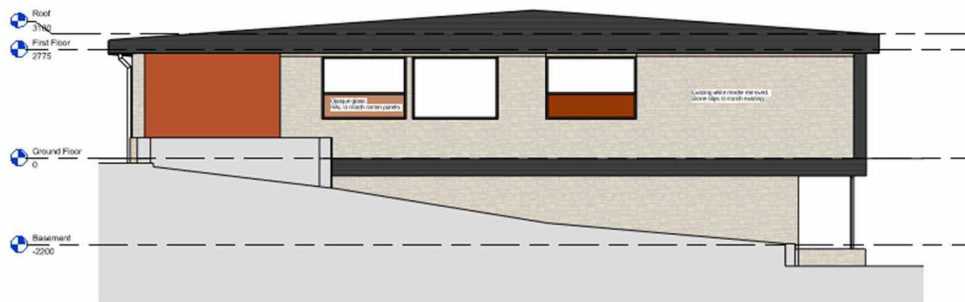
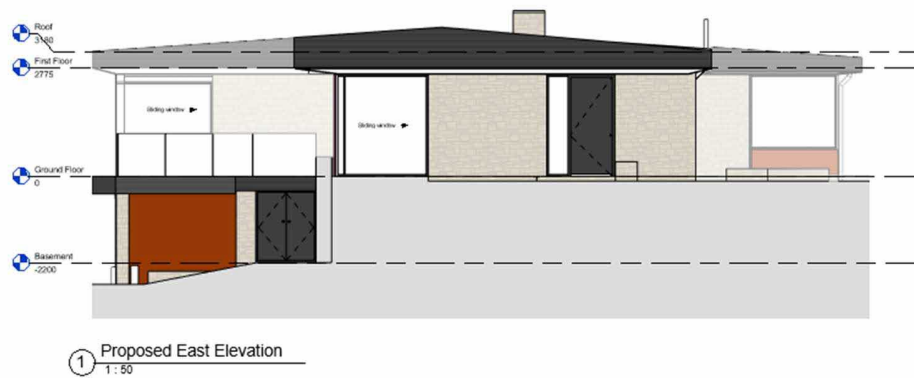






1 Proposed North Elevation  
1:50





## 6. CONCLUSIONS

The proposal aims to upgrade the existing dwelling and transform the living space fit for modern life rather than completely change its appearance. The internal alteration changes seek to restore elements of the original design such as the cloak / boot room, reinstatement of a pool whilst updating the layout for modern living with an open plan kitchen / dining area. The extension increases the buildings internal floor space by only 7.3% and will remain within the existing building line on the South elevation.

All proposed design work has been sympathetic to the existing building and the surrounding aesthetics of the Rawdon Cragg Wood Conservation Area. The aim is to enhance the properties' ability to blend into its natural surrounding by replacing the white render and white facia boards with natural stone slips and rustic colours.

The proposed ridge height has been increased however, the reason for this is so that we can provide a sustainable solar approach which will aid in lowering the dwelling carbon footprint. We feel that as this is a bespoke private property, set within its own surroundings a ridge height increase of approx. 220mm does not negatively impact the aesthetics of the area as a whole.

As such planning permission should be granted.