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INTRODUCTION

# 1

## INTRODUCTION

This document has been prepared by Nook architecture + design.

The following document aims to provide justification for the proposed first floor extension to 2 Wike Ridge Mews LS17 9NR

Contextually the dwelling forms part of a larger estate where the character is defined by detached houses set within generous gardens. Due to the density amenity space is often overlooked by neighbouring properties but the large gardens and established boundary treatments help mitigate this to an extent.

Due to the requirements for working from home an additional double bedroom is required to meet the family's needs.

A previous application was submitted in January 2020 and approved in March 2020 Ref: 20/00021/FU for a first floor extension which has not been implemented. The principles of this new proposal remain the same, with the exception of increasing the depth of the extension a total of 850mm.

In summary the document aims to demonstrate the following:

- Approval gained for the principle of a first floor extension.
- The issue of impact on neighbouring amenity is minimal due to modest increase in size and the large nature of the garden at number 39. This applies to both overshadowing and overlooking.
- The proposed bedroom window is 500mm smaller than the approved –matching the existing bedroom and further reducing the impact on neighbouring amenity.
- Proposed windows to the side elevation are to be obscure and the principle again has been approved under the last application
- The design reflects the nature of the locality with strong gable forms to the front and matching brick and timber detailing.
- The inclusion of a wraparound roof linking the two gables helps visually break up the massing of the proposal and provides a useful porch area.
- The proposal is in line with the existing gable in order to avoid appearing dominant to the existing dwelling.
- Similar examples of the proposal are evident on the street –namely no 10 Wike ridge Mews

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LOCATION MAP - NOT TO SCALE

#### KEY

— - SITE BOUNDARY

◁ - SITE ACCESS



# 2

EXISTING & PROPOSED SITE PLAN

## 2.1 EXISTING SITE PLAN

2 Wike Ridge Mews, Leeds LS17 9NR

KEY

— - SITE BOUNDARY

◁ - SITE ACCESS



SITE LOCATION MAP - NOT TO SCALE





## 2.2 PROPOSED SITE PLAN

2 Wike Ridge Mews, Leeds LS17 9NR

KEY

- - SITE BOUNDARY
- - STRONG GABLE FRONTAGES IS TYPICAL TO THE CHARACTER / STREET SCENE
- ◁ - SITE ACCESS



EXAMPLES OF SIMILAR DEVELOPMENTS ARE EVIDENT ON THE STREET



PROPOSAL AIMS TO INCREASE APPROVED SCHEME BY 850MM - MINIMAL IMPACT IN TERMS OF OVERSHADOWING AND OVERLOOKING ON THE LARGE GARDEN AT NO 39

SITE LOCATION MAP - NOT TO SCALE



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PROPOSED FIRST FLOOR LEVEL & FRONT ELEVATION

# 3.1 PROPOSED FIRST FLOOR PLAN & FRONT ELEVATION

## ELEVATION KEY

- 1 - BRICKWORK TO MATCH EXISTING
- 2 - ROOF TILES TO MATCH EXISTING
- 3 - WINDOW TO MATCH EXISTING
- 4 - ROOF LIGHT
- 5 - TIMBER DETAILING TO MATCH EXISTING

