

planning application : **hepton edge, hebden bridge**

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design and access statement
rev A

march 2024

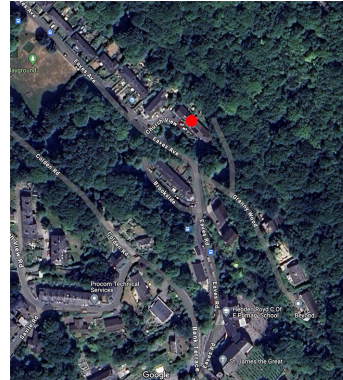
01 - introduction: **the application**

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- this application is for works to the existing dwelling house at 4 hepton edge, mytholm, hebden bridge
- these works consist of:
 - i) construction of a new single storey side extension containing an annex to the existing dwelling. the annex provides a bedroom area, sitting area, shower room and kitchenette.

01 - introduction: **site context**

- the site lies in a strand of residential development to the west of hebdon bridge.
- to the north east and south west there is woodland which forms part of the green belt surrounding hebdon bridge.
- the site lies in an elevated position, the hillside continuing to rise to the north east and falling to the south west. the partly culverted colden water lies to the south west.
- to the south of the site is hebdon royd primary school and saint james the great church. further to the south again is the A646, the main road running through the calder valley.



01



02

01 - aerial photograph showing the location of the site in red 02 - aerial photograph showing the site boundary in red

01 - introduction: **site context**

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- 4 hepton edge forms the end of a short terrace of homes that were constructed following the second world war.
- having already lived in the property for several years, the current owners purchased their home in 1984 and have continued to live there since that time.
- the homes in this area have red brick facades, concrete tiled roofs, front and rear gardens and on street car parking.
- prior to 1980 4 hepton edge was a mid terrace, there being three further properties to the north-west of the existing which were destroyed in a gas explosion.
- one of the homes which was destroyed occupied the side garden of 4 hepton edge.
- the neighbouring property, 1 and 2 hepton edge was built on the site of the other two homes which were destroyed.



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01 - introduction: **the site**

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- the section of garden which is proposed to be used for the new annex sits to the north west of the existing dwelling, adjacent the existing gable end.
- this piece of land was occupied by a dwelling prior to the 1980 gas explosion and it's subsequent demolition.
- there is a pedestrian right of way to the north west and north east edges of this section of garden, which is shared with the neighbouring properties at 5 and 6 hepton edge. this pathway will not be affected by the proposed development.
- to the north east of the aforementioned pathway there is a retaining wall, and above this there is a further section of garden. this is accessed via the pathway to the south east of 6 hepton edge and which climbs behind the terrace to the level of the rear garden.
- there is a pedestrian path to the south west of the terrace providing access to the front of the houses.



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02

01 - 4 hepton edge from the west

02 - garden area to the north west of the existing dwelling

01 - introduction: **the site**

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- the adjacent property, 2 hepton edge, has three windows and a door in the south east elevation, which faces the proposed development site.
- the brick facade contains a door at ground floor level which has opaque glazing within it. we understand that this is a back door providing access onto the garden. at first floor level there is a small bedroom window and at second floor level there is a window into the loft storage space.
- the timber faced room is a porch area providing access onto the terrace adjacent and also access onto an external stair which accesses the rear garden of this property.



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02 - design statement: **design principles**

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new construction: domestic residential annex

- i) location: it is proposed that the annex is located adjacent the side gable end of the existing house.
- ii) scale: the annex is single storey.
- iii) connection to the existing building: it is proposed that the annex has a separate front door from the existing house in order to provide it with good acoustic separation from the existing dwelling. access between the main dwelling and the annex is therefore via the external pathway between the two front doors.
the annex is to be used by a family member. it is not a separate, independent dwelling house. there will continue to be interactions between the family members in the main house and the annex.

- iii) articulation: the new structure is of a significantly smaller volume than the existing, the volume of the existing dwelling being 289m³ whilst the proposed annex is 119m³ the ground floor area of the existing house is 46m². the ground floor area of the proposed annex is 38m².
- iv) style: replicating the style of the existing house.
- v) materials: to match existing, red brick walls, concrete tile roof, pvcu windows and doors.
- vi) accommodation: bedroom, sitting room, shower room, kitchenette.

02 - design statement: **spacial arrangement**

- it is proposed that the annex is entered via the south west elevation, which is also the front elevation of the existing house. this elevation provides the dwelling with its main windows which offer long distance views into the woodland opposite.
- secondary windows on the northwest and north east elevations are all proposed to be fitted with obscured glass for reasons of privacy. these windows provide cross ventilation and a secondary means of escape from the bedroom area.
- roof windows provide additional light into the rear of the annex and views into the trees above the rear of the house.
- the roof of the proposed annex sits below the level of the first floor windows of the adjacent dwelling, 2 hepton edge which face onto the site.

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03 - sustainability statement: **provisions**

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- insulation: all elements of the extension will be constructed to current standards.
- materials: all timber to be provided from fsc or pefc certified sources.
- lighting: energy efficient fittings will be used throughout.

04 - access statement: **within and to the site**

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- a level access threshold will be provided to the annex.
- the annex provides a disabled accessible wc and wetroom type shower at ground floor level.
- all the facilities of the annex are at ground floor level making this a lifetime home.
- the property has car parking for two vehicles in a dedicated area outside the house.
- the site is on a public bus route and within a fifteen minute walk of the town centre of hebdon bridge and all its associated facilities.

05 - species enhancement: **bat box**

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- it is proposed that a bat box be located within the garden area to the northwest of the house, as shown on drawing 907 - 020A.
- the recommended bat box is the IFD Schwegler, which can be sourced at <https://www.nhbs.com/> and it is recommended that the bat conservation trust (BCT) bats.org.uk is viewed to provide information of how to best position bat boxes.



06 - conclusion: **the scheme**

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- we believe that the scheme described in the documentation here attached would constitute sensitive and appropriate addition this building and that it would in no way be detrimental to the surrounding buildings or streetscape.
- this addition to the existing house will make it robust and flexible accommodation for its owners in the years to come and will allow the multigenerational family who currently reside at the property to remain living comfortably in the property well into the future.