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Studio A2_ Brooke's Mill_ Armitage Bridge_ Huddersfield_ HD4 7NR

Design_ Heritage Statement

Planning_

Proposed_

Demolition of existing bungalow and the formation of a new detached dwelling.

12 Tivy Dale Drive

Cawthorne

S75 4EN

June 2023



For + on Behalf of_

Mr + Mrs Laverack

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1.0_ INTRODUCTION

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we seek planning permission for the demolition of existing bungalow and the formation of new replacement dwelling within a conservation area, plus the removal of 02 heavily pruned trees [Without TPO's] in the front garden.

The property is located in an established residential area where many the properties are of differing typologies and material palette. The existing property sits in the middle of Tivy Dale Drive and therefore has good access to local amenities, schools and public transportation services.

The existing property situated on the site is not listed but is within a conservation area.

The design guide statement should be read in context with the associated drawings and other supporting information submitted with the application.

1.1_ RED LINE BOUNDARY



1.1_ RED LINE BOUNDARY

The proposed works include the following_

- Demolition of existing bungalow
- Formation of new detached dwelling
- Formation of first floor accommodation [within the roof space]
- Creation of 1.5 floors to keep the theme of the existing context of bungalows and existing 1.5 storey dwellings
- Formation of new garage

This is within the curtilage of 12 Tivy Dale Drive, Cawthorne.

The site has an area of approximately 615 square meters (0.0615 Ha).

1.2_ DESIGN BRIEF

We aspire to provide a proposal that complies with local and national planning policy and one that respects the existing architectural context of the area.

The existing dwelling sits on a generous plot, with gardens to the front and rear and is enclosed on 03 sides with Tivy Dale Drive to the front. We will seek to create a design that respects the surrounding context and is very important to not be intrusive to the neighbours. We intend to draw comparisons of the existing architectural street scene while providing a modern interpretation of the local typology with contemporary detailing.

The proposal will respect the existing proportions of the existing dwelling that is to be replaced in its massing and scale. It will apply carefully designed details and the use of high quality materials local to the area. The design will draw inspiration from the surrounding typology to provide a high level architectural street scene that will bring order, hierarchy and a sense of 'completion' to the existing site.

The brief from our client was to introduce the following aspects into the scheme_

Improved vehicular circulation to front of property

Improved building entrance with more presence

Rationalisation of the building's proportions and fenestration

Better use of the existing garden

To be absolutely in keeping with the surrounding properties on Tivy Dale Drive / Cawthorne

It was requested that the design provided plenty of light into the space and provide good visibility from the proposal into the side garden.



Above_ Front Elevation

Below_ Rear Elevation



Below_ Site Floor Plan as Existing



Below_ Ground Floor Plan as Proposed



Below_ First / Roof Floor Plan as Proposed



1.3_ LAYOUT

The concept behind the design proposal is to respond to the existing architectural vernacular of the street scene in a contemporary manner. The design seeks to create a proposal that demolishes the existing dwelling and make full use of the width of the existing site more akin to the numbers 10 and 14 Tivy Dale Drive.

The proposal will also be re-positioned on the site to again so the the front elevation sits in line with the surrounding properties.

The proposal will create a new first floor within the new roof space to lessen the impact on surrounding properties and rationalise the proportions of the existing dwelling to offer a more balanced design with a contemporary appearance within the parameters of other developed properties on the street scene, which will create clearer entry points as well as less convoluted internal circulation routes.

Whilst the original house is generous in size, the layout and footprint compromises the success of the internal spaces with regard to the shape and size of individual rooms. The entrance and general circulation is located at the front of the property, pushing the bulk of the habitable rooms to the side and rear, subsequently creating disproportionate spaces and a lack of visual connection between the front, back and side. Furthermore, there are instances where one must pass through a room to reach another creating a level of detachment from one end of the house to the other.

The design responds to these incongruities by creating an open plan arrangement from which the other rooms will feed from, eliminating the long corridors and convoluted circulation routes.

Bedrooms to be relocated to the proposed roof space with one featured on the ground floor future proofing for the client. Consequently, the previous discord between the front and rear of the property is overcome.

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As Existing_ Elevations + Street Scene Context



As Proposed_ Elevations + Street Scene Context



1.4_ FORM

The proportions of the existing property are unbalanced, inconsistent and irrational as a result of poorly positioned windows of varying sizes and shapes, changes in roof line and arbitrary gables and a weak entrance.

The front gable has been obviously raised in height to create the 1.5 storey and the roof line has been simplified to both the front and rear elevation in order to aid in rationalising the aesthetic. There is now effectively a centralised entrance strengthened by the addition of a green oak porch providing depth and a contrast in materiality from that of the house proposal subsequently improving the visual balance in relation to the elevation as a whole.

To further rationalise the appearance, windows styles are repeated across the elevation. The two styles purposefully juxtapose for their intended purpose; the first a wide, traditional in nature window, the second a smaller window manifesting the contemporary nature of the updated design and offering uninterrupted views into the surrounding gardens.

The garage is single storey but with the same roof line as the dwelling proposal for consistency across the site

Roof dormers were intended for the rear elevation to take advantage of the green open space beyond the garden providing a snippet of Cannon Hall but through rigorous testing it was deemed for the sake of good proportions roof dormers should also be included on the front elevation.

1.4_ FORM

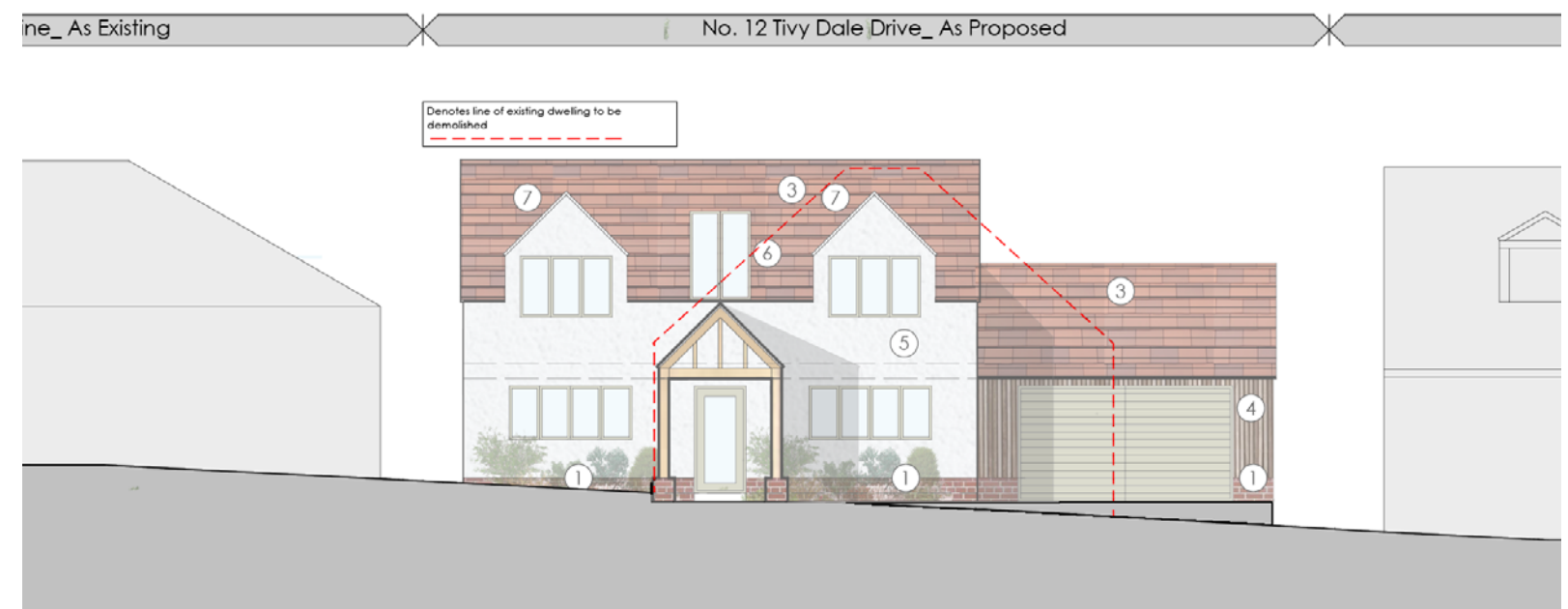
It is imperative that any proposed design should take careful consideration of the existing context. Within that especially is the existing ridge line.

Any design decisions must not be overbearing to the plot itself, the street scene and the properties that surround the site.

It is noted that the proposed ridge line is fractionally higher than the existing [200mm] but is not higher than 14, but is higher than number 10.

Tivy Dale Drive is naturally on an incline meaning from north to south the dwelling roof line's becomes higher and higher. The proposal accentuates the typography of the road level helping to the keep the stepping effect on the street scene enabling a strong active frontage.

As Proposed_ Front Elevation in relation to existing + Context



1.5_ APPEARANCE

Whilst the form offers a more contemporary appearance, the material palette will also move away from brick as this is a primary material throughout being replaced by white render.

Timber cladding will be introduced around the garage which will help to break the mass of one material contemporary addition. A brick plinth will also be introduced as a nod to the existing and utilising a strong base to the ground.

Aluminum windows will further facilitate the modernisation of the property's appearance.

Rosemary roof tiles will be used as there is evidence of this (as well as slate and concrete interlocking tiles) along the street scene.

Below_ Front Elevation as Proposed



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1.6_ STREET STUDY CONTEXT

Existing typology on Tivy Dale Drive_

_The use of white render

_The use of timber on the elevations

_1.5 storey dwellings with bedrooms within the roof space and dormers within the roof space.

_The use of Roof Dormers

_The relationship between bungalow and dormer bungalows

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1.7_ MATERIAL PALETTE + PRECEDENT STUDIES

As Existing Site Plan_

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Notes

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Drawing Status

PLANNING

Client _____

Project: PROPOSED DETACHED DWELLING, 12 TIVY DALE DRIVE
CAWTHORNE

Drawing Title_

AS EXISTING_ SITE PLAN

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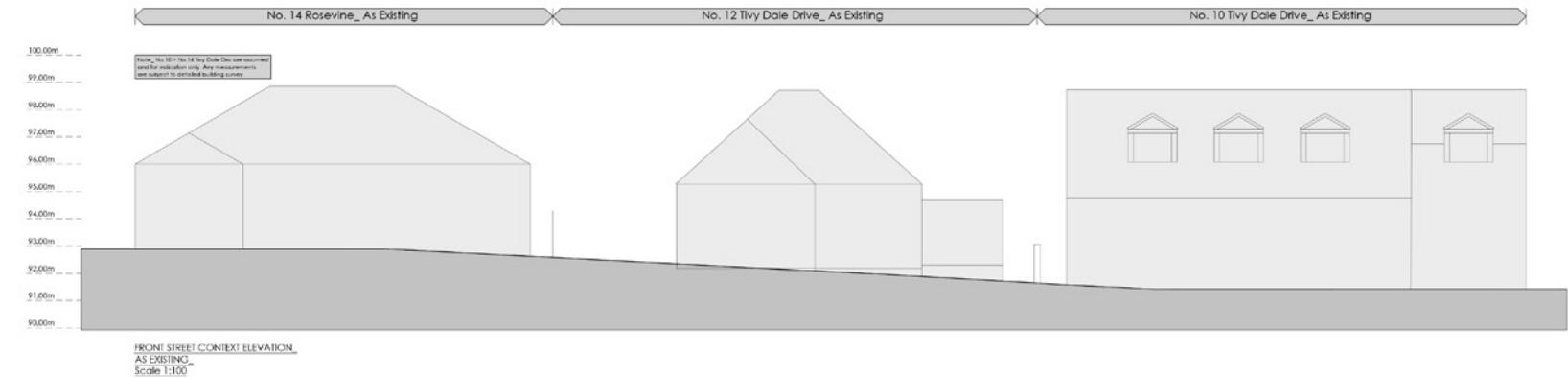
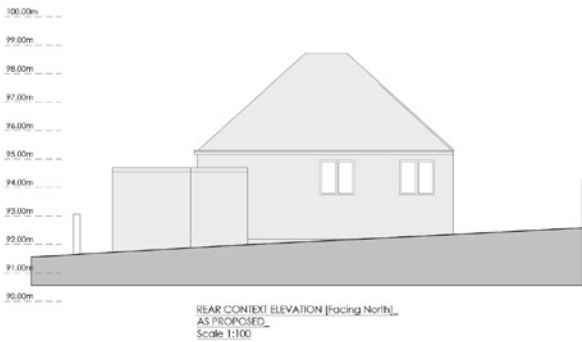
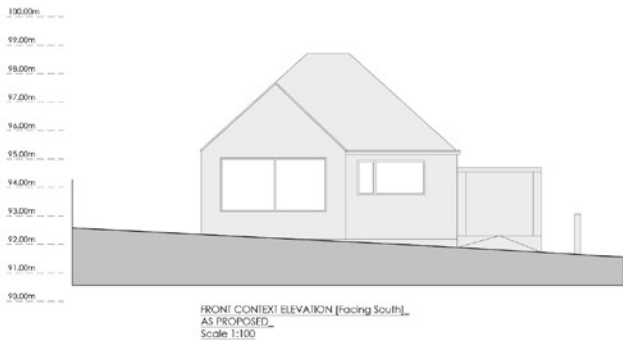
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SITE PLAN
AS EXISTING
SCALE 1:100

1.8_ Planning Drawings

As Existing Elevations_



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Drawing Status

PLANNING

Client

MR + MRS LAYBACE

Project

PROPOSED DETACHED DWELLING, 12 IVY DALE DRIVE, CAWTHORNE

Drawing Title

AS EXISTING, ELEVATIONS + STREET SCENE CONTEXT

Drawing Scale 1:100
Drawn By JGL
Checked By JGL

Paper Size A1
Draw Date MAY 2023
Checked Date JUNE 2023

Drawing Number

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1.8_ Planning Drawings

As Proposed Floor Plans_

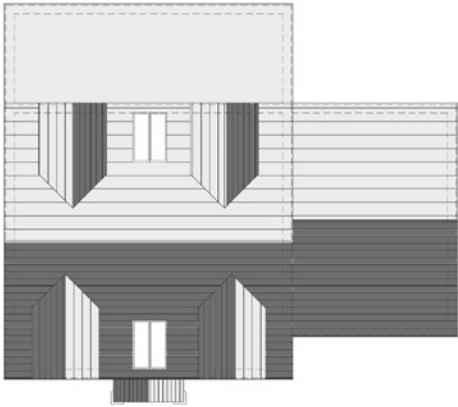


GROUND FLOOR PLAN
AS PROPOSED
Scale 1:50

GIA G.F. 130 SQ.M -1395 SQ.FT [APPROX]
GIA F.F. 85 SQ.M -910 SQ.FT [APPROX]
TOTAL 215 SQ.M - 2305 SQ.FT [APPROX]



FIRST FLOOR PLAN
AS PROPOSED
Scale 1:50



ROOF PLAN
AS PROPOSED
Scale 1:100

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Drawing Status:
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Client:
MR + MRS LAVERACK

Project:
PROPOSED DETACHED DWELLING, 12 BYT DALE DRIVE, CAWTHORNE

Drawing Title:
AS PROPOSED FLOOR PLANS

Drawing Scale.	Drawn By.	Checked By.
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23_807 102

1.8_ Planning Drawings

As Proposed Elevations_



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Material Palette

- 1 60mm Brick Path
- 2 Aluminium Window Sliding Door, 3x1.8m
- 3 Slate Roof Tiles
- 4 Timber Cladding / Garage Door / Timber Door
- 5 White Render
- 6 Box/Slate
- 7 Roof Downspout
- 8 Green Oak Fench

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Drawing Title:
PLANNING

Client:
MR & MRS LAVERACK

Project:
PROPOSED DETACHED DWELLING, 12 TIVY DALE DRIVE, CAWTHORNE

Drawing Title:
AS PROPOSED, ELEVATIONS + STREET SCENE CONTEXT

Drawing Scale:
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JUL

Checked By:
JUL

Paper Size:
A1

Drawn Date:
MAY 2023

Checked Date:
JUNE 2023

Drawing Number:
23_807 103

1.8_ Planning Drawings

As Proposed Site Plan_



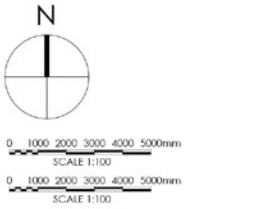
SITE PLAN
AS PROPOSED
SCALE 1:100

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Client:
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Project:
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Drawing Title:
AS PROPOSED, SITE PLAN

Drawing Scale:
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JUL

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JUL

Paper Size:
A1

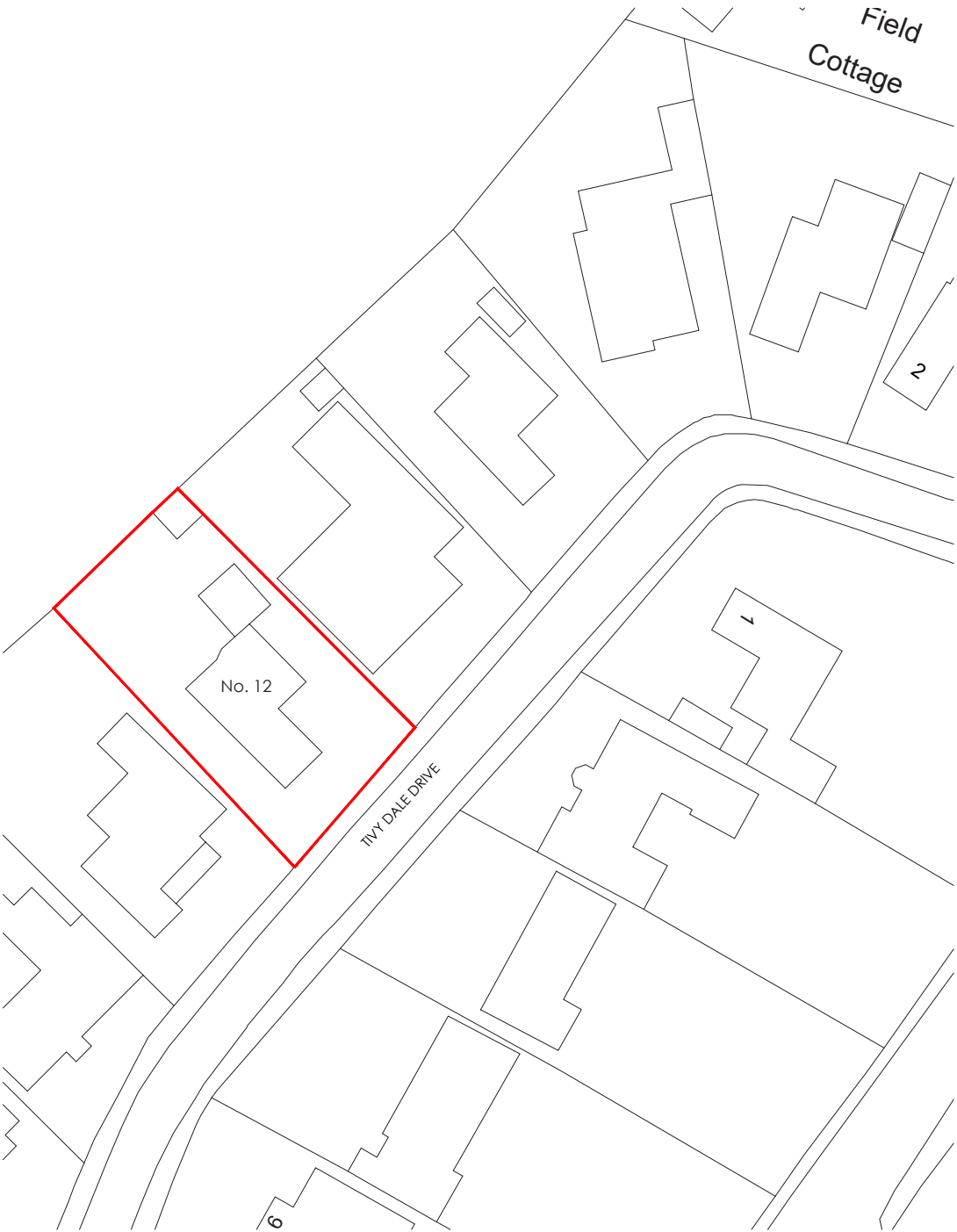
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JUNE 2023

Drawing Number:
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1.8_ Planning Drawings

As Existing Site + Location Plan_



SITE PLAN AS EXISTING

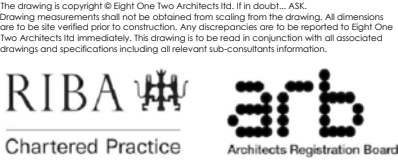


LOCATION PLAN AS EXISTING



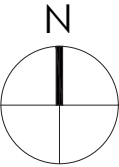
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Drawing Status_
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Client_
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Project_
PROPOSED DETACHED DWELLING_ 12 TIVY DALE DRIVE_ CAWTHORNE

Drawing Title_
AS EXISTING_ SITE + LOCATION PLAN

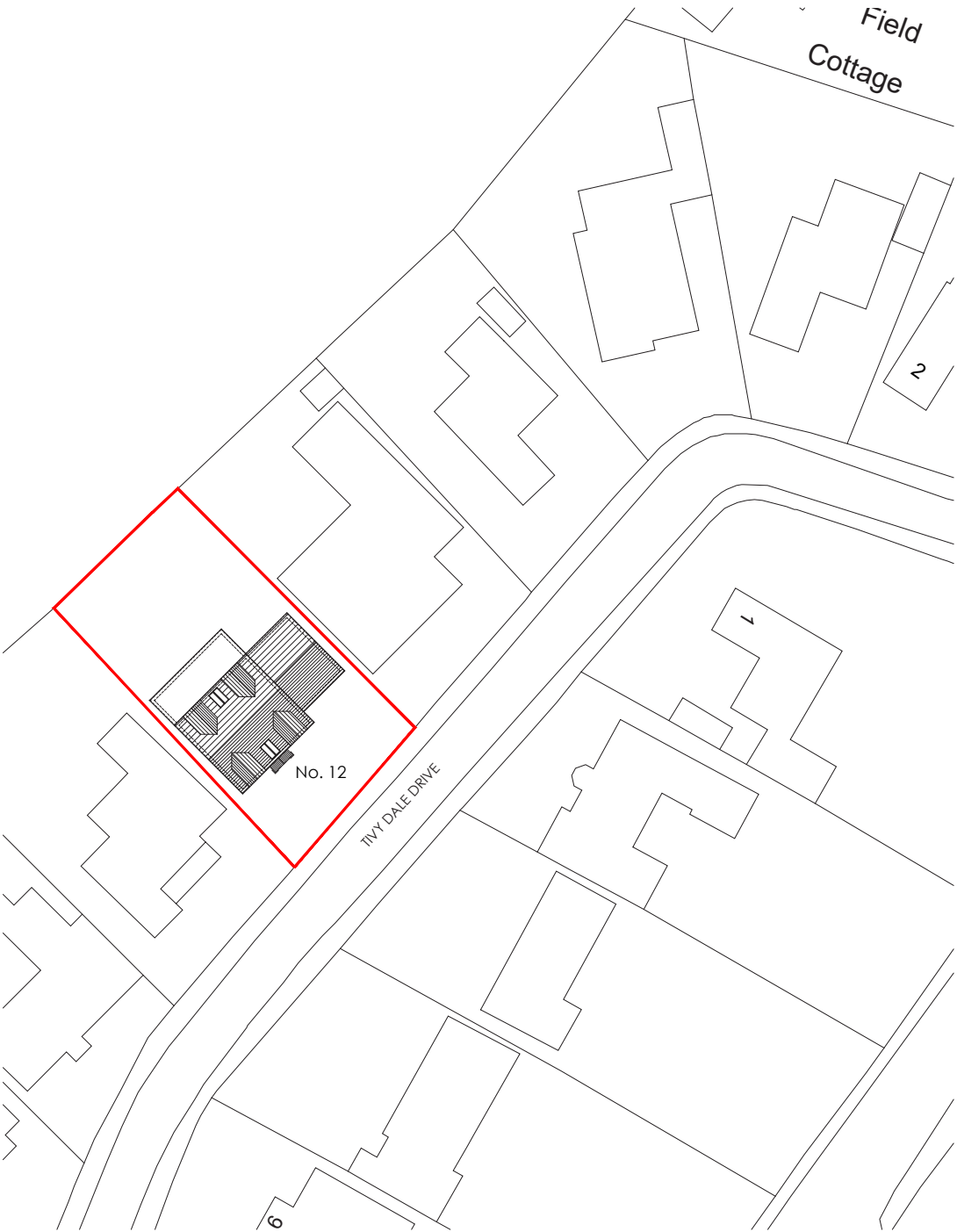
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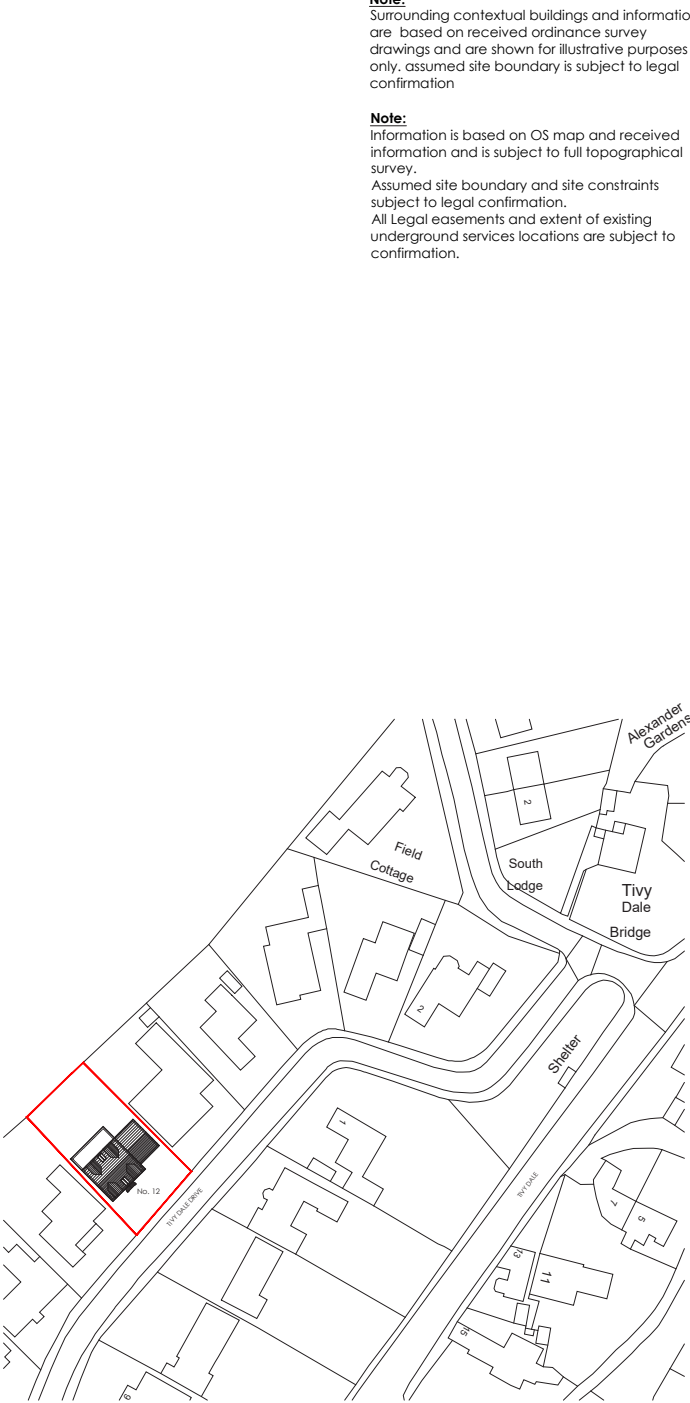
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1.8_ Planning Drawings

As Proposed Site + Location Plan_



SITE PLAN AS PROPOSED



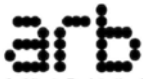
LOCATION PLAN AS PROPOSED



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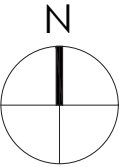
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Project_
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Drawing Title_
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Checked Date_ JUNE 2023

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1.9_ Proposed 3D Visual

As Proposed 3D Visual_

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2.0_ CONCLUSION

This scheme seeks to fulfill the requirements of the client and rationalise the proportions of the existing site and introduce a new dwelling. The proposal must complement the existing street scene through well considered architecture. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.

The improved design sees the introduction of a core to the main dwelling from which the other rooms feed from. This in turn eradicates the convoluted nature of the existing circulation and offers more usable and proportionally appropriate rooms.

The design simplifies the key elements, the roof and windows, and repeats these principles throughout to rationalise the proportions of the buildings appearance.