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**211 LANE TOP
LINTHWIATE
HUDDERSFIELD**

**FORMATION OF AN EARTH SHELTERED
SINGLE GARAGE**

**DESIGN, ACCESS
AND
JUSTIFICATION STATEMENT**

June 2016

Architecture
Project Management
Surveying
Planning
Conservation


HEPPENSTALLS 
Chartered Architects & Surveyors

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1 Heritage Statement and Description

Heritage Listing

The Grade 11 List Entry Summary is as follows:

Name: 211 AND 213, LANE TOP

List entry Number: 1275873

Location

211 AND 213, LANE TOP

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jul-1985

Details

SE 11 SW LANE TOP Linthwaite 6/220

Nos 211 and 213

GV 11

Early to mid C19. Now one dwelling end of terrace. Hammer dressed stone. Pitched stone slate roof. 2 storeys. West Elevation has: Ground floor; Two entrances with stone surrounds and tie-stones (one blocked). Two 4-light stone mullioned windows. First floor; Two 2-light stone mullioned windows; two 3-light stone mullioned windows. East Gable has: First floor; light stone mullioned windows.

Listing NGR: SE1006214284

National Grid Reference: SE 10062 14284

2 Introduction

- 2.1 This application relates to 211 Lane Top, and is located on Tommy Lane at Linthwaite. The application site comprises of the dwelling and the associated “garden area” to both the rear (East) and the side (South) the ownership and application site boundary is shown on the image below.



- 2.2 211 Lane top comprises of two grade 2 listed cottages dated early to mid C19 cottages, no 211 & 213 Lane top combined in to one dwelling in principle being an end terrace. The existing grassed “garden” area is extremely steep its use significantly reduced by its steep gradient.
- 2.3 English Heritage states that Numbers 211 & 213 have grade II listing and were listed on 11th July 1985 as a single dwelling. It is listed as an early to mid 19th century building, and can be found on the 1854 OS Map.
- 2.4 This property forms part of a row of cottages built into the hill side facing west over the valley, to the front of the cottages (West elevation) is Tommey lane, a single metalled public highway which provides access to all the cottages. Parking is an issue with cars parked one in front of each other blocking the lane at times, resulting in neighbours knowing each others routine and letting each other out as required. .
- 2.5 The primary objectives of this proposal are:
- 2.5.1 To improve the off street parking by providing a single garage.

- 2.5.2 Improve the usability of the garden space by incorporating terraces above the garage.
- 2.5.3 Create connection between the dwelling and the outdoor space by constructing a Small extension.
- 2.5.4 Improve the heat loss and condensation to the existing single glazed windows.

3 Use

- 3.1 Numbers 211 & 213 were originally built and used as two separate dwellings, they have subsequently been converted and used as a single dwelling for in excess of 25 years, confirmed by the listing referring to 211 & 213 being used as one dwelling. This proposal seeks to maintain the use as a single dwelling, implementing improvements to enhance and ensure its use for the long term.
- 3.2 The existing “garden” is in overgrown given the difficulty of maintaining the steep gradients.



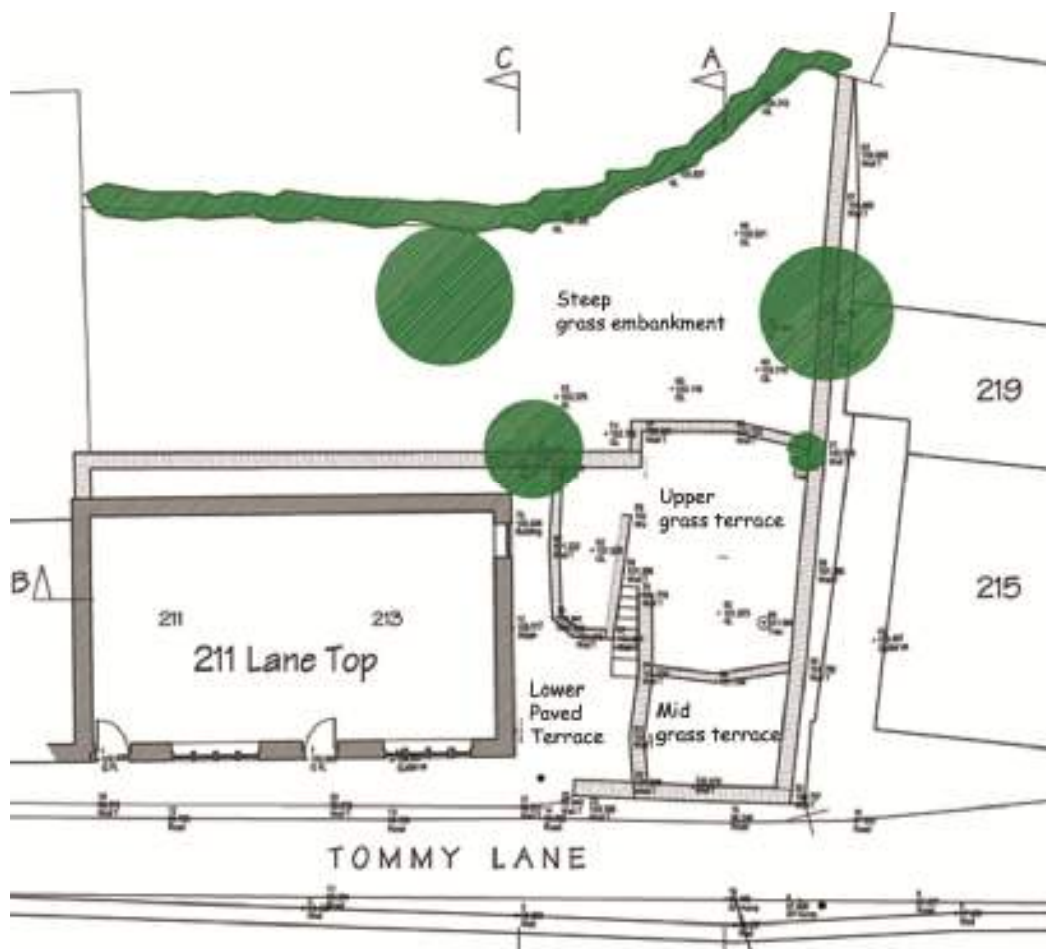
- 3.3 The external paved area predominantly at the existing ground floor level adjacent to the South gable provides an essential amenity space accommodating wood storage, washing hanging and bin storage.
- 3.4 The existing garden terraces currently are level with the top of the retaining wall, & currently present a hazard to falling from a high level, with the difference in drop in height being as much as 3m in the worst case scenario. The garden is split in to two essentially level terraces, the balance of the garden been steep gradients, the combination of the steep gradients and fall hazard to the perimeter of the garden area limits the safe use of the space.



- 3.5 This proposal seeks to continue the existing use of the existing garden and paved spaces but make these more usable and accessible in principle respecting the existing levels however forming level terraces incorporating a garage at lower level and a garden and paved area at the existing higher level.
- 3.6 The garage at the existing road level will be sized to accommodate a single car and only used in association with the dwelling.
- 3.7 The existing patio adjacent the south gable will be enlarged by forming a dry stone retaining wall, this paved area will accommodate the existing, hanging, wood storage and bin storage needs.

4 Layout & Access

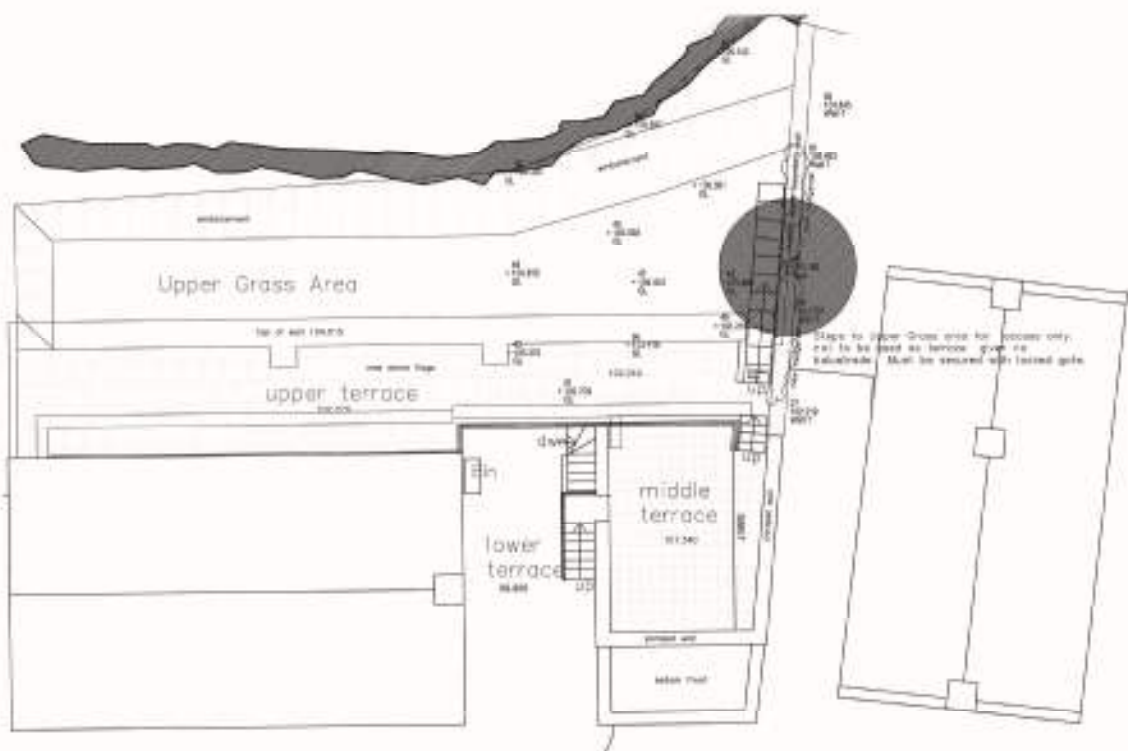
- 4.1 The existing lower paved terrace is at the same level as the dwelling ground floor level, the only access to this lower paved area is from the paved footpath to the front of the dwelling. There is no access out of the rear or side of the existing dwelling. The existing upper grass terrace is accessed from the lower paved area by a flight of narrow steps with no hand rail, this upper terrace is on average 2m above the dwellings ground floor level. The mid grass terraces is accessed from the upper grass terrace, by stepping down from the retaining wall, this mid grass terraces is on average 1.3m above floor level.



ORIGINAL LAYOUT

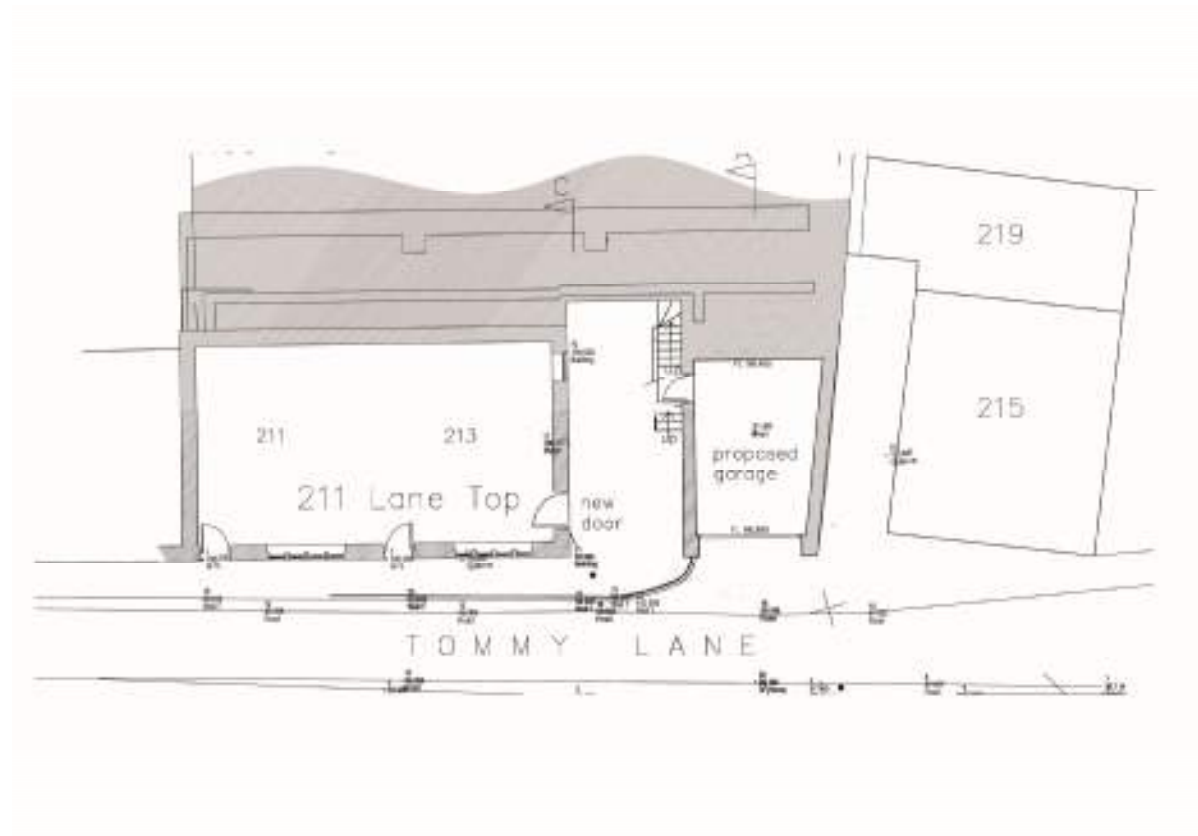
- 4.2 The proposal responds to the steep nature of the site by taking advantage of the differences in ground levels. The proposed new ground levels in all cases being at the same level as the existing ground or in most cases at a lower level. Additionally providing a garage to improve the off street parking provision and small extension to connect the dwelling with the outdoor spaces and increasing usability.

- 4.3 The proposal will retain the existing lower paved terrace at the same level, and increase the area by excavating a small area of the existing embankment and continuing the existing dry stone retaining wall to the perimeter.
- 4.4 The existing dwelling suffers from a poor connection out of the dwelling to the paved areas affording no privacy what so ever to the occupants. The connection between the dwellings habitable space and the garden is proposed to be significantly improved by extending the previously approved upper terrace to meet with the rear of 211 Lane Top. The alteration of the existing rear window to a door will provide a good connection with the terrace area



PROPOSED UPPER PLAN

- 4.5 The lower paved terrace will provide access to the mid paved terrace, this terrace being at 1.3m above the existing ground floor level, in principle been at the same height and position as the existing upper grass terrace. This proposed mid paved terrace is the roof to the proposed garage located directly below this terrace.
- 4.6 The proposed upper grass terrace is accessed with steps from the proposed paved mid terrace, and is formed by lowering the ground level of the existing embankment by up to 1m.



PROPOSED LOWER PLAN

- 4.7 The proposed single garage will be located at public highway road, this is 1.6m below the ground floor level, at right angles to the public highway. In addition the garage door opening set back from the public highway the existing lower paved terrace retaining wall radius will be continued to accommodate access from the public highway. To provide a sheltered access from the garage to the dwelling a pedestrian door has been incorporated at the rear of the garage providing access to the lower paved terrace with a single flight of steps, these steps covered/hidden with the steps from the lower paved terrace up to the mid paved terrace.

5 Appearance & Scale

- 5.1 The existing dry stone retaining wall fronting Tommy Lane is in a dilapidated state of repair, and in any event will require rebuilding in the foreseeable future.



- 5.2 The dry stone wall at the boundary to 215 Tommy lane has been repaired at some point in the past by cladding with an artificial stone leaf, and we assume grouted with concrete.
- 5.3 The proposal will de-build the dry stone walls and artificial stone cladding to the boundaries, and excavate to form the proposed earth sheltered garage. All external walls to the garage will be constructed from natural reclaimed coursed split stone to match the existing dwelling 211 and the adjacent 215 Tommy lane.
- 5.4 The parapet to the paved area "middle terrace" above the garage has been set back from the proposed "garage door" elevation (West) and a lean to roof incorporated to ensure that the mass of this proposed elevation is both in proportion with the existing buildings and comparable to the mass of the existing retaining wall to be removed. The highest point of the existing retaining wall (west adjacent the highway) is 2.7m the proposed eaves height will be 3m, however this equates to the same given that the proposed elevation is set back 1.5m from the existing retaining wall and the existing ground above the retaining wall is rising.

- 5.5 The traditional form of the lean to roof will minimise the mass of the proposed garage primary elevation whilst providing a concealed paved area above the garage. This built form in combination with the fenestration and use of natural materials will ensure that the proposal will preserve and enhance the existing dwelling.
- 5.6 The continuation of the previously approved upper terrace to improve connection with the dwelling has introduced the need for a balustrade. This is proposed as a traditional vertical bar wrought iron balustrade finished in black.

6 Roof

- 6.1 The proposed garden room and garage lean to is to have the same gradient slope as the existing cottage, and have natural stone slate roof to match the existing cottage roof. The gutters will be simple ogee profile timber supported on metal brackets, with "Brett Martin" replic cast iron style fall pipes connected in to the existing surface water drainage.
- 6.2 The proposed "middle terrace and upper terrace" to the garage roof will be paved in natural stone.

7 External Walls

- 7.1 The proposed garage front (West) and side elevation facing number 211 (North) and South forming 213 will be constructed in Split faced Natural stone to match the existing with flush pointing, both bedding and pointing in lime sand cement mortar.
- 7.2 The new upper terrace retaining walls are structural blockwork with reinforced concrete piers and faced with pitch faced covered reconstructed stone.
- 7.3 The lower retaining wall is also a blockwork wall with reinforced concrete piers and proposed to be rendered.

8 Doors

- 8.1 The existing front (west) external door to the dwelling is to remain unchanged.
- 8.2 It is proposed that the double garage doors will be timber vertically boarded type and fenestrated with side hinge plates, with electrical overhead operation. The garage pedestrian door will be a timber vertically boarded ledged and braced door.
- 8.3 The proposed new south gable and rear doors are proposed to be timber doors with single glazed laminated glass infill.

9 Summary

- 9.1 This proposal will provide additional off street parking, reducing the burden on the on street parking.
- 9.2 The proposal will remove a dilapidate retaining wall to implement the garage within the existing mass of the sites topography, in natural materials in keeping with the existing buildings.
- 9.3 The proposed south gable door will connect the ground floor with the lower terrace and improve natural light.
- 9.4 The limited use of the existing steep terraced garden will be improved by forming a paved terrace and level grass area, and will not increase the existing topography levels.
- 9.5 The proposed rear (east) window alteration to form a door will connect the first floor with the upper terrace.