

Design and Access and Heritage Statement

Raising of roof to create bedroom.

24 Green Cliffe, Honley.



November 2016.

Design & Access and Heritage Impact Statement

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1.0 Context.

- 1.1 This statement has been prepared to accompany a planning application to raise the roof in a section of the dwelling to create a bedroom within the roof space.
- 1.2 The dwelling is within the conservation area of Honley and outside of green belt as defined in Kirklees Unitary Development Plan, copies of both are appended to this statement.
- 1.3 A statement outlining the need for this work is also appended.
- 1.4 A pre application consultation was carried out by e mail which is forms appendix F.

2.0 Amount, scale, appearance and layout.

- 2.1 The application is to raise a section of the roof to a detached dwelling.
- 2.2 The main body of the dwelling is rectangular in shape with a two storey outrigger to each side elevation and a garage to the south east facing elevation.
- 2.3 The dwelling was probably built circa 1980 and has a split level design due to topography of the land.
- 2.4 The construction is in natural stone with quoin corners and stone surrounds to the windows with concrete roof tiles.
- 2.5 The raising of the roof is to the main body of the dwelling and will be brought up to the ridge line of the existing garage.
- 2.6 The north west gable has been kept at a lower level with a stone parapet wall concealing a roof terrace which reduces the visual impact of the proposal.
- 2.7 The footprint of the dwelling does not increase so the site layout remains unaltered.

3.0 Heritage Impact Assessment.

- 3.1 Honley conservation area comprises of heritage buildings with character, especially within the village centre but the application dwelling is part of a 'modern' residential development and so has a neutral contribution to the conservation area.
- 3.2 That being said the materials traditional and typical of the local area and the proposal is sympathetic to this by using natural stone to the raised walls.
- 3.3 The proposed works will neither detract from or enhance the conservation area.

4.0 Access.

- 4.1 Vehicular and pedestrian access into the dwelling and existing parking arrangements remain unchanged.

Appendix A

Photos.



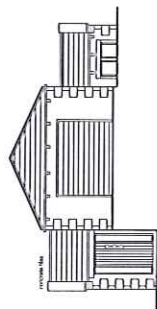


Appendix B

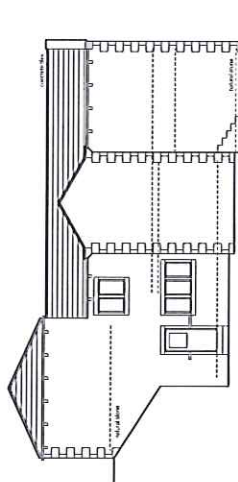
Drawings.

Notes:

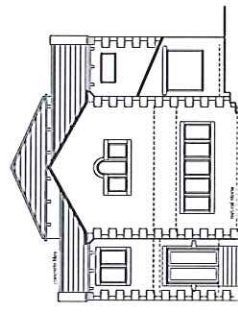
1. Settling out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch and boundaries of stone.
3. Any discrepancies to be reported to Cedar Valley Design.



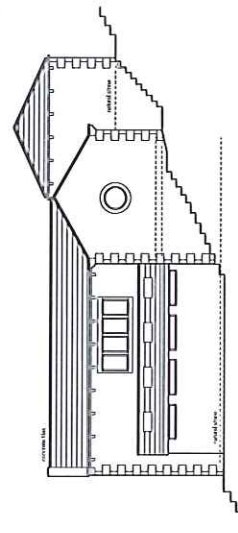
Existing front elevation (1:100)



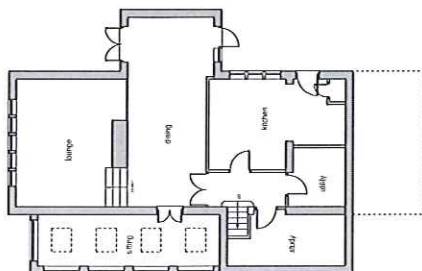
Existing side elevation (1:100)



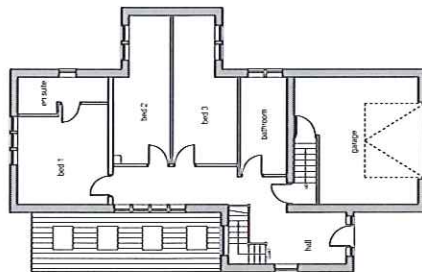
Existing rear elevation (1:100)



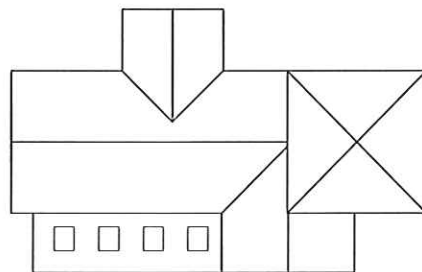
Existing side elevation (1:100)



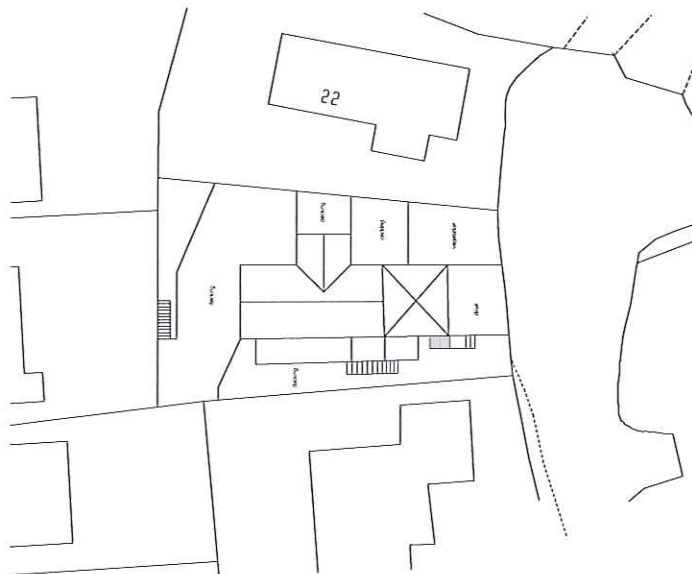
Existing ground floor layout (1:100)



Existing first floor layout (1:100)



Existing roof layout (1:100)



Site plan (1:500)



Location plan (1:1250)



Cole Valley Design
8 Meadow Lane
Slough
Huddersfield HD7 5EX

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Executive S.A. Member (ACG03)

Project

Raising of roof to create bedroom.

For

Mr & Mrs D Bowes.

Address

24 Green Cliffe
Honley.

Title

Existing layouts and elevations.

Job No.	Drawing number
---------	----------------

16 J 41.

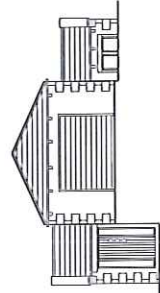
01.

Sept 2016.

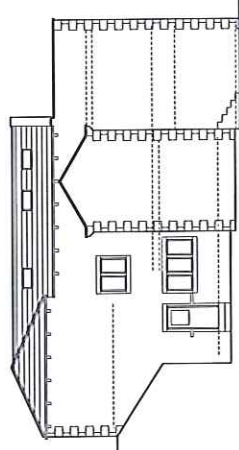
Scale 1:50	1m
Scale 1:100	2m
Scale 1:200	4m
Scale 1:500	10m
Scale 1:1000	20m

(Notes to be added at original paper size - 290mm)

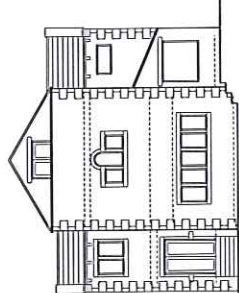
- Notes:
1. I am not responsible for the construction of the structure.
 2. I am not responsible for the construction of the structure.
 3. Any construction is to be in accordance with the Building Regulations.



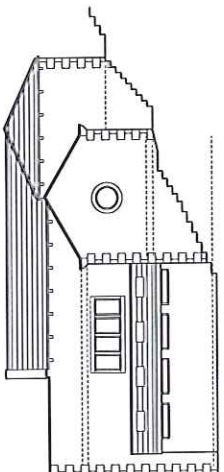
Existing front elevation (1:100)



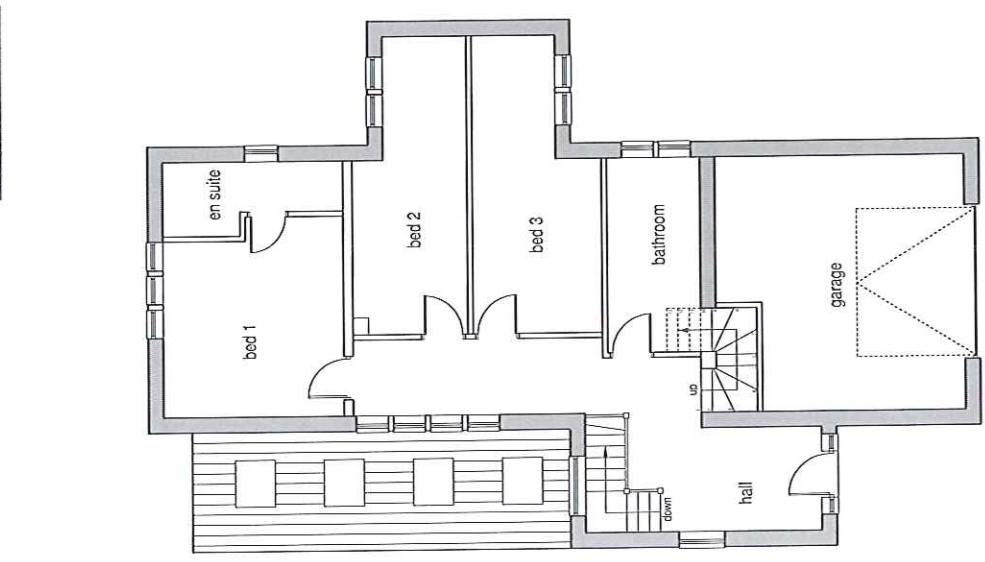
Existing side elevation (1:100)



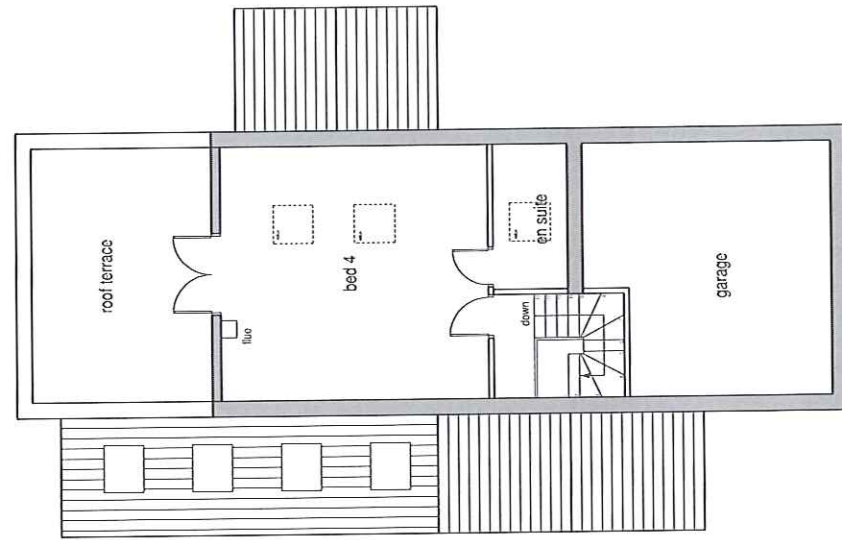
Existing rear elevation (1:100)



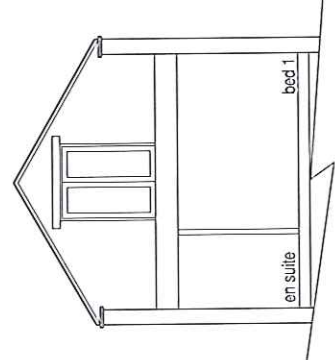
Existing side elevation (1:100)



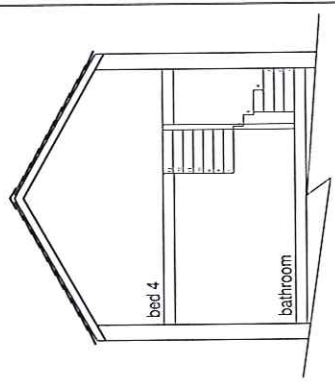
Proposed first floor layout (1:50)



Proposed second floor layout (1:50)



Proposed section X (1:50)



Proposed section Y (1:50)

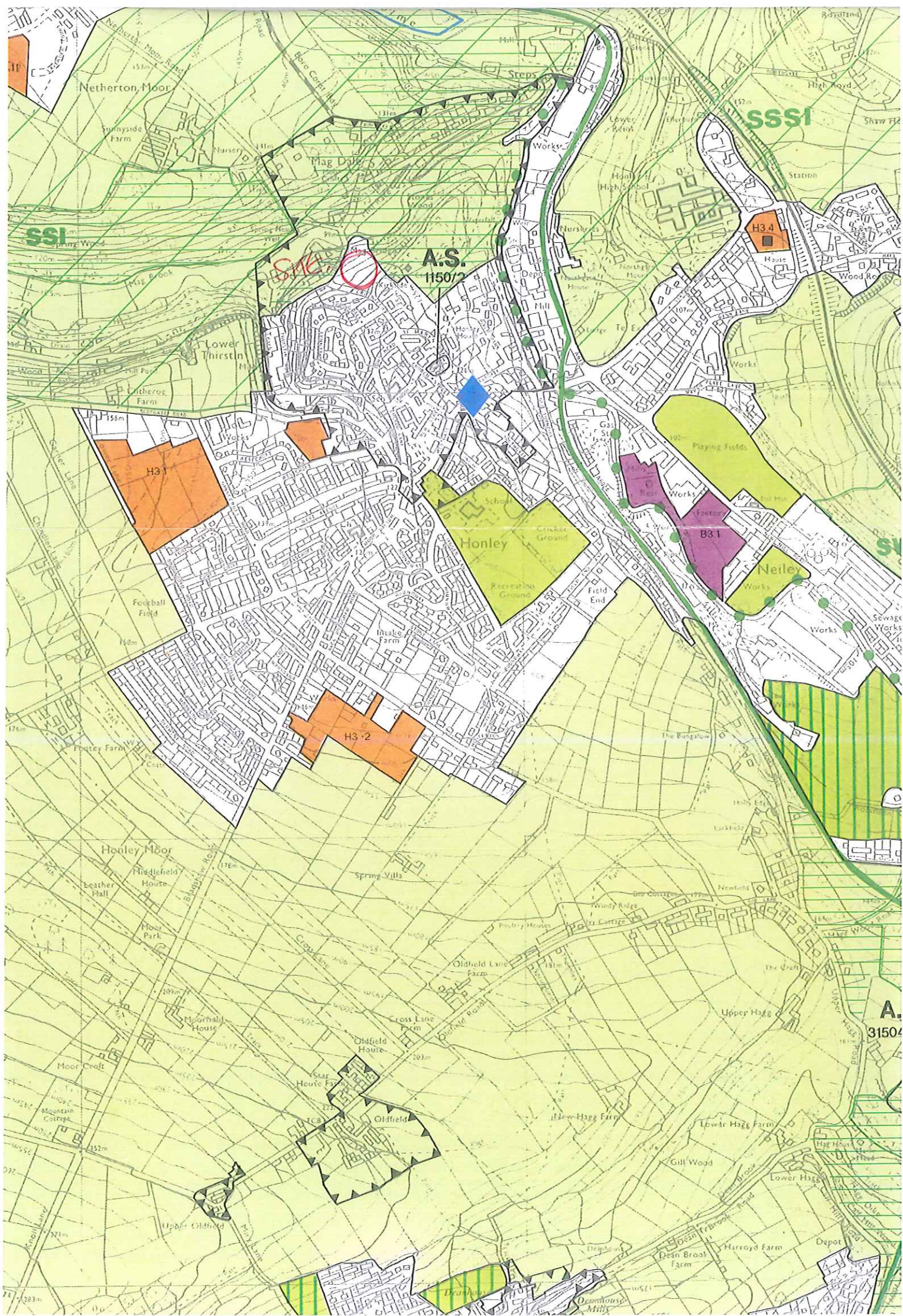


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11 Meadow Lane
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Project: 16 J 41

Project	Raising of roof to create bedroom.
For	Mr & Mrs D Bowes.
Address	24 Green Cliffe Honley.
Title	Proposed layouts and elevations.
Job No.	16 J 41.
Drawing number	02.
Date	Sept 2016.

Appendix C

KMC Unitary Development Plan.



Appendix D

Plan of Honley Conservation Area.

Appendix E

Statement from applicant.

David Bowes

Cornerstones
24 Green Cliff
Honley
Holmfirth
West Yorkshire
HD9 6JN

23 September 2016

Dear Sir/Madam

Planning Application for 24 Green Cliff.

We currently live in the above property and have done so for ten years, since 2006. Our family number has increased from three to five during that time. We have three children who are now outgrowing the house as they get older and we need to create a fourth bedroom.

We love the house, the immediate area and the village and wish to improve rather than move. Our children are very happy in the local schools and various clubs. Allied to this, we have also looked at the costs of moving to a bigger house within our area and we think it could be too much of a financial millstone in years to come.

A property opposite us recently received permission to build upward and create a second floor. This inspired us to look at converting our loft space. We feel that by converting the roof space into a discreet bedroom area, we would not be making changes that are blatantly obvious to neighbours nor encroaching on neighbour's boundaries with a two storey extension. If we had to build a two storey extension, we would also be losing more light which is at a premium as the house is partially built into the hillside. The current roofline that we wish to convert is actually below the garage roofline and hidden from the road by the garage so we would not be impacting or impeding on views of the valley.

We would be happy to take advice and guidance on how best to approach the build both in terms of eco friendly materials and blending in with surroundings.

Sincerely yours,

David & Shelly Bowes

Appendix F

Pre application consultation.



steve mitchell <mitchell@sbhomes.co.uk>

RE: Enquiry

1 message

Laura Yeadon <Laura.Yeadon@kirklees.gov.uk>
To: steve mitchell <mitchell@sbhomes.co.uk>
Cc: Anna Blaxall <Anna.Blaxall@kirklees.gov.uk>

Fri, Oct 28, 2016 at 9:12 AM

Hi Steve

I have discussed the scheme with Anna and had a look at the plans.

In terms of the proposal, we have no adverse comments to make at this stage however please be aware that this without the benefit of a site visit and full assessment.

As consideration will involve consultation with other services, outside bodies, public participation and possibly the view of the Planning Committee, officers are unable to indicate whether or not planning permission would be granted.

This advice is given in good faith, and is based on information, which you have supplied, or is held by the Local Planning Authority. Although every effort has been made to ensure the accuracy of the response, it should be understood that neither the Local Planning Authority nor any of its Officers should be held legally responsible for the advice given. Furthermore it should not be construed that this advice will be considered binding in the event of a subsequent planning application.

Kind Regards

Laura Yeadon

Planner

Development Management

Investment and Regeneration Service

Kirklees Planning, Civic Centre 1, High Street, Huddersfield, HD1 2NF

E-mail: laura.yeadon@kirklees.gov.uk

Web: www.kirklees.gov.uk/planning

From: steve mitchell [mailto:mitchell@sbhomes.co.uk]
Sent: 16 October 2016 16:05
To: Laura Yeadon
Cc: shelly pond; davebowes@me.com
Subject: Enquiry

Hi Laura,

Please find attached existing and proposed drawings along with a photo of the existing dwelling and a brief supporting statement from the applicant at Greencliffe, Honley.

The proposal is to raise the roof to incorporate an additional bedroom and roof terrace to the property.

I am conscious that the property is in the conservation area so thought it prudent to consult with you prior to us submitting the application.

Hopefully you can respond by e mail but we can come and see you if needs be.

Kind regards

Steve Mitchell

T: 01484 844311

M: 07867 803312

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