

4 Calf Hey, Nabbs Lane, Slaithwaite

Design and Access Statement

1 Introduction

Sean Cashman is looking to construct an oak framed, single storey side extension at 2 Calf Hey, Nabbs Lane, Slaithwaite. The site is within the Slaithwaite conservation area.

Calf Hey is not listed but it is identified in the Conservation Area Appraisal as a building of architectural interest. The Conservation Area Assessment states that, "it is hoped that any extension will be sympathetic to the house it adjoins and to its setting in terms of design, features and use of material".

The proposal has thus been designed with these considerations.



Side elevation of existing house.

2 Use

The building is currently a dwelling and the proposal will maintain this use. The proposal will create additional living space.

3 Amount

The proposal is for an oak extension which extends out 3m from the existing building and has a gross internal floor area of less than 15m².

4 Scale

The scale of the proposal is carefully considered to make it subservient to the existing building. The original Calf Hey building had a single storey element to the side which has been extended upwards. The new proposal is designed to be subservient to this area. To achieve this, it sits substantially lower at both ridge and eaves, is set back from both the front and rear elevations.

The approved application 2010/93140 for 1 Calf Hey (the other half of the building) has a similar ridge height to this proposal and projects significantly further out from the side of the host building.

5 Layout

As noted above, the proposal is set back from the front and rear elevations to make it subservient. The plan layout is designed to follow the precedent set by the original building with the proposal stretching along the depth of the house rather than projecting out to the side.

In the original application for the single storey extension at 1 Calf Hey which was withdrawn, the Conservation and Design Consultee noted that the perpendicular orientation of the ridge line 'is at odds with the orientation of the pitch of the main roof' and recommended that 'ideally the extension should be reoriented to produce a pitch in keeping with the host dwelling. The ridge of our proposal is orientated as recommended in this guidance.

6 Landscaping

There will be no landscaping as a part of this application. The proposal will extend over an existing hardstanding area.

7 Appearance

The proposal is for an oak framed extension. Oak is a complementary material for a traditional stone building.

The original building is a very formal, former Victorian villa with Classical proportions and symmetry. Details such as the stone quoins and corbels are prominent on the original building and previous extensions.

In consideration of the detailing and materials for the proposal, it would not be considered appropriate to replicate these details and solid materials as it is out of character for a subservient outbuilding or extension such as this. This was noted in the consultee response for the application 2010/91919 at 1 Calf Hey where it was stated that 'I appreciate that stone quoins will be added, but this lacks integrity as smaller outbuildings to large villas would not have included them'. The proposal for an oak framed addition is more appropriate for a subservient extension therefore.

The softer, yet still complimentary material maintains the symmetry of the host building and gives it a greater visual separation from the main volume of the house.

8 Access

The proposal will not affect access onto the site. The new extension will cover an existing external side door and will instead provide bifolding doors facing onto the garden.

9 Planning History

The original Victorian villa was built with stone extensions approximately 4m wide to either side. More recently, in 2002 the existing site extension for 2 Calf Heys was extended upwards to provide first floor accommodation under permission 2002/91637 which provided symmetry with 1 Calf Heys.

In 2010 permission 2010/93140 was granted for a further extension to 1 Calf Hey. This followed application 2010/91919 which was withdrawn. As noted above, the original scheme was not supported as it was out of proportion and character with the host dwelling. This scheme projected forward and out of alignment with the host building and the gabled roof was at odds with the orientation of the main roof pitch.

In the consultee response for the approved scheme, it was stated that the principal of an extension is supported. As the updated scheme kept the original building as clearly dominant and the alterations to

the roofscape respected the reserved and formal character of the host building, the proposal was supported.

10 Planning policy

There are a number of planning policies which are relevant to this application. They are listed below:

Unitary Development Plan:

BE5 – Preservation / Enhancement of Conservation Areas

BE13 – Extensions to Dwellings (Design Principles)

Historic England: PPS5 – Planning for the Historic Environment

HE7 – Policy Principles Guiding the Determination of Applications for Consent Relating to All Heritage Assets

Policy BE5 states that proposals for new development within conservation areas, including extensions, should respect the architectural qualities of surrounding buildings and their materials of construction. As addressed above in section 7: Appearance, the proposal adopts a material and style which is complementary to the formal stone construction of the host building and makes the addition obviously subservient.

This approach similarly addresses policy BE13 which requires that the intrinsic value of the host building and its surroundings is retained and the original building remains the dominant element.

Policy HE7 of Planning Policy Statement 5 states that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. This is done through consideration of the scale, height, massing, alignment, materials and use. Each of these points has been addressed in the previous sections and it is clear from these that the proposal does make a positive contribution.

11 Summary

In the preceding sections it has been demonstrated that the proposal for a single storey side extension at 2 Calf Hey, Nabbs Lane, would be clearly appropriate and subservient. The materials and detailing are considered on this basis and are selected to be sympathetic to the existing building. The orientation and layout is designed to respect the formal character of the original Victorian villa.