

# Design & Access Statement

---

Project: Planning application for double garage and store to rear of existing house at: 33 Wilshaw Road, Meltham, Holmfirth, HD9 4DZ

Date: 3<sup>rd</sup> October 2017

Pages: 2

---

## EXISTING SITE & USE:

The site is an established detached house and good size gardens in the Wilshaw Conservation area and is within the Greenbelt, and although not listed it is recognised to have good architectural and heritage value. The house is typical of the era in which it was constructed and has a regular rhythm of windows to the primary front elevation, and largely all stone to the gable and side. The roof is constructed from natural blue slate with terracotta ridge tiles. The rear elevation is not quite so formal with smaller and simpler window openings, and has a lean to store. There is a previous approval for extensions to the rear of the property and to demolish the existing garage and construct a new single detached garage within the site, under application reference 2017/92124.

## PROPOSED USE / AMOUNT:

The proposal is to extend out to the rear of the building (plus extension), forming a double garage accessed from the existing track to the west of the site with the existing garage being demolished. The proposal is to take advantage of the existing levels to the rear of the site, as the ground is naturally lower here and slopes away further, by being dug in so that the roof level forms a flat roof terrace to the bi-folding doors from the dining room above. This terrace will have glass balustrading to the perimeter, and be obscured and higher to each boundary side. The walls of the building are to be in coursed reclaimed natural stone to match the host building.

## LAYOUT & SITING:

The previous approval was for a detached garage adjacent to the property, whereas although larger than the previous approved garage, this application sites the building immediately to the rear of the existing property and sets it down, to further minimise any visual impact on the Conservation area and the openness of the Greenbelt.

## SCALE: & APPEARANCE:

The scale of the proposal is to reflect the existing house (which has distinct architectural and heritage merit to the front elevation, which remains as existing), whilst increasing the garaging from the previous approval, and provide additional external storage. The flat roof is to have a mill finish steel balustrade around with structural glass panels (obscured to each boundary side) to minimise any impact visually. The doors are to be vertical panelled, and the new rainwater goods are to be black and of a profile to match existing.

## LANDSCAPING:

The proposal leaves the majority of the existing established landscaping as existing with minor amendments to the area to the rear of the property where the extensions are located, with a new drive access link to the track (where the existing garage is demolished). Areas of stone faced retaining walls adjacent the house to suit differences in levels where the drive accesses the garage, along with areas of planting along the elevation of the garage wall to help minimise the impact visually from the rear.

## ACCESS

The existing driveway access to the property from Wilshaw Road will be made redundant, with the main access being via the existing track to the west of the site.

## PRIVACY AND CONFIDENTIALITY NOTICE

The information contained in this memo is intended for the named recipients only and may contain privileged and/or confidential information. If you have received this memo in error, please notify us immediately by telephoning the number above. We request that you do not copy, retain or distribute or take any action other than to inform us of the error, please then destroy the message. We thank you for your co-operation.

# Design & Access Statement

---

## HERITAGE IMPACT STATEMENT:

After considering the detached single garage that was approved previously, it was thought that a double garage with additional storage would be more adequate, both from a security aspect, but also from a visual aspect for this building which is recognised to have a heritage asset and lies within the Greenbelt. The proposed extension is sited to the rear, this being the least important part of the building from a heritage aspect, and set down a further storey (helped by the existing external ground levels which drop away) and is constructed from materials to match the host building.

Although the building is not listed, it is recognised to have importance both in its own merits, and as part of the wider Wilshaw conservation area as a whole. Whilst having some impact visually, it is felt that with the design matches the existing both in size, scale and mass, as well as being to the rear of the property and as such the impact of the proposal is minimal. Also, there is no proposed alteration to the front of the property, and as such the proposals comply with the relevant design and built environment policies.

## PRIVACY AND CONFIDENTIALITY NOTICE

The information contained in this memo is intended for the named recipients only and may contain privileged and/or confidential information. If you have received this memo in error, please notify us immediately by telephoning the number above. We request that you do not copy, retain or distribute or take any action other than to inform us of the error, please then destroy the message. We thank you for your co-operation.