

Heritage and Design & Access Statement for 1 Mount Pleasant, Golcar, HD7 4AG



1 Mount Pleasant, Golcar, (Courtesy of Rightmove.co.uk)

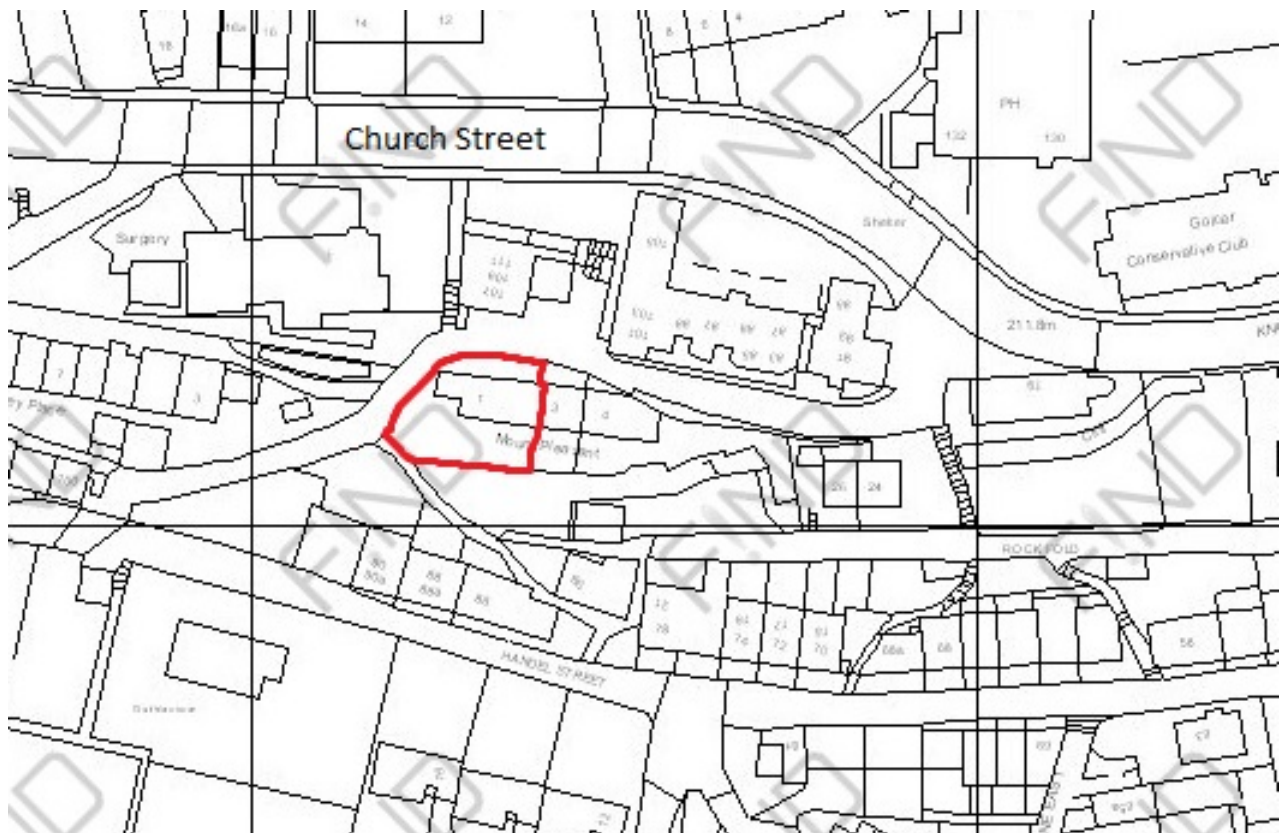
1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Ms A Kelly and Mr A Ambler, to prepare a Planning Application for the property at 1 Mount Pleasant. The proposal is to demolish the existing lean to kitchen and infill the space between the main house and boundary wall with a new single storey kitchen/dining room and dog room..

1.1 Site Location

The property is located in Golcar, 3.5 miles west of Huddersfield, West Yorkshire and is a stone built weaver's cottage. The site is located within the conservation area in Golcar, overlooking Golcar Edge with views across the Colne Valley.

The area steeply slopes to the south with roads weaving down the hillside and connected by stone steps - typical of the village. The principal elevation is facing south enjoying the far reaching views.



Site location outlined in red.

2.0 Site Context

This is a mainly residential area, with properties cut into the hill side. The house is the end of a small terrace or Weavers cottages, and is single storey to the rear and two storey to the front. The access road is single track, and there is a narrow area to the rear (north) of the property where it is possible to park a small car, this is overlooked from the street level above as the site slopes upwards.

The stone retaining wall surrounding the property follows the slope of the road to the south and forms the boundary to the main garden area to the front of the house. The cottage is built from local stone with stone flags to the roof and has been extended and altered over time.

There is little parking on site and no on street parking adjacent the property.

There are a mixture of local shops, residential, mills and public houses a short walk from Mount Pleasant.

The topography of the area is sloping and the site is not within a flood risk area on the EA flood map.



Street view - rear of 1 Mount Pleasant, looking south west.



Street view – west elevation of 1 Mount Pleasant, looking north east.

3.0 The Proposal

To the side of the original property there has been a single storey kitchen extension with a very shallow pitched roof. The proposal is to demolish this extension, retaining the stone for re-use where possible, and rebuild a single story flat roofed extension with parapet walls and a glazed roof lantern, in filling the gap between the cottage and boundary walls. This will provide larger dining/kitchen accommodation and a dog room.

To the rear of the property a new bathroom will be constructed between the cottage and retaining boundary wall with flat roof and roof lights for natural light and ventilation, all access from the existing external door at first floor level. The remaining area is to become a garage / general storage

All to be built in natural stone, in keeping with the surrounding area. New window to the dog room to be UPVC to match the existing and the feature window and door to the kitchen is to be constructed using green oak frame. The roof lights to the bathroom will be standard Velux roof lights (or similar) and the glazed lantern over the kitchen will be aluminium in a grey colour externally to match the roof membrane.

There is to be improved off street parking provided to the front of the property adjacent to the main entrance. An opening is to be formed in the existing boundary wall and an area of the existing garden will be given over to a permeable hard standing for the off street parking of two vehicles with gated access. The access to this location will be much easier to drive into and out of than the existing arrangement.

3.1 The Justification

This development will be low key but high quality. It will not overpower the existing property and remains subservient to the original building. The works will provide much needed additional space for the extended family. The external store will provide secure storage space for garden tools and bikes etc. The proposed works in relation to design, scale and materials, are sympathetic using materials which blend harmoniously with the existing house.

4.0 Design and Access Statement

The main point of access to the property will remain as existing, with level access being formed from the new parking area within the garden. The new bathroom and garage/store will make use of an area that currently stands empty collecting leaves and litter.

5.0 Conclusion

In conclusion, it is felt that the proposed work will not have a negative impact on 1 Mount Pleasant nor on its contribution and significance to the local conservation area.

We have sought to preserve the character of the building and the proposal will positively contribute to the functionality of the dwelling without overwhelming or dominating the building.