Design, Access, Heritage and Planning Support Statement

Date: February 2018

Project: Extensions & Alteration to Existing Dwelling
The Lodge, 34 Daisy Lea Lane, Lindley
Huddersfield HD3 3LP

Project No.: 3203

Rev : A

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This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings. Illustrations are not to scale.

1.00 Introduction

1.01 The application seeks approval for alterations to The Lodge, number 34 Daisy Lea Lane on the south side of that street between Lea Street and West Avenue. See figure 1. The site sits within the Edgerton Conservation Area.

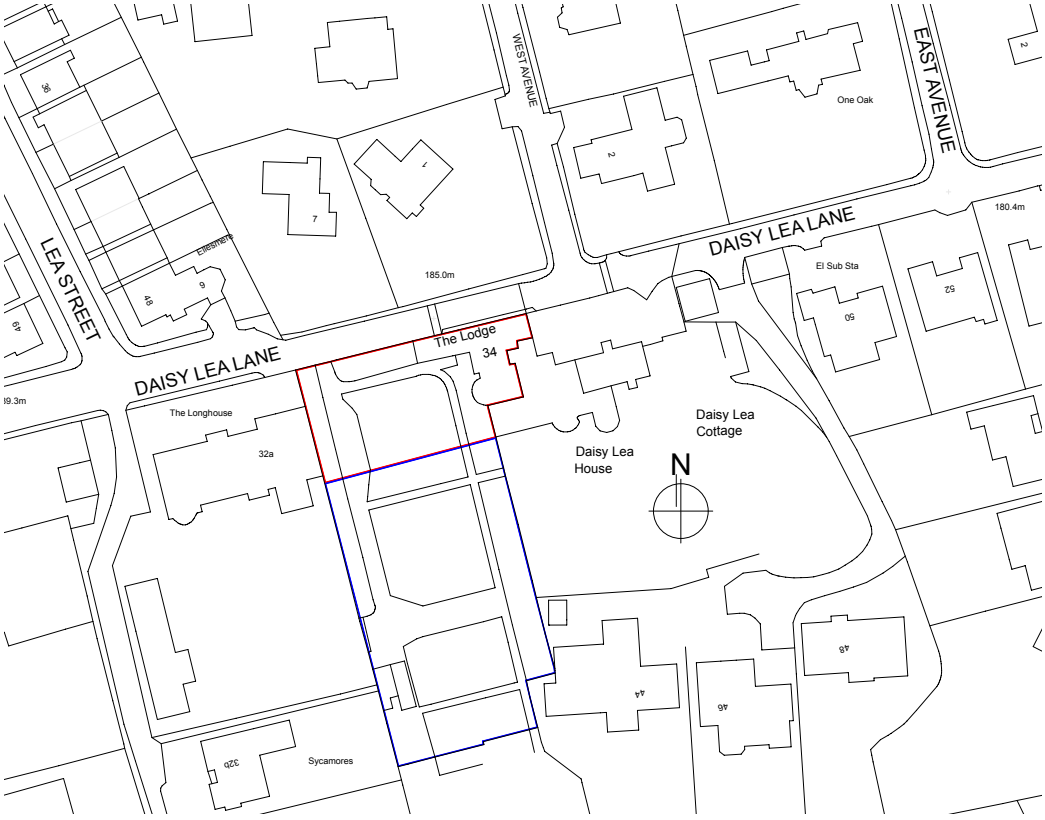

Figure 1: Location plan.

1.02 The alterations involve the removal of an existing flat roofed extension and adjoining entrance lobby and cloakroom WC porch, and their replacement

with a single-storey pitched roof extension and new porch with attendant reordering of ground floor accommodation to improve the layout. See plans as existing and as proposed in figures 4 and 5.

1.03 It is important to understand these proposed works in relation to an associated application to vary planning approval reference 2017/62/92536/W for a property adjoining The Lodge. Planning approval reference 2017/62/92536/W gave approval for a new detached dwelling on land adjacent to The Lodge as shown in figure 2. Discussions were then held with planning and conservation officers with a view to a revised layout for the two adjoining sites to improve the overall arrangement and built forms. This revised layout is shown in figure 3.

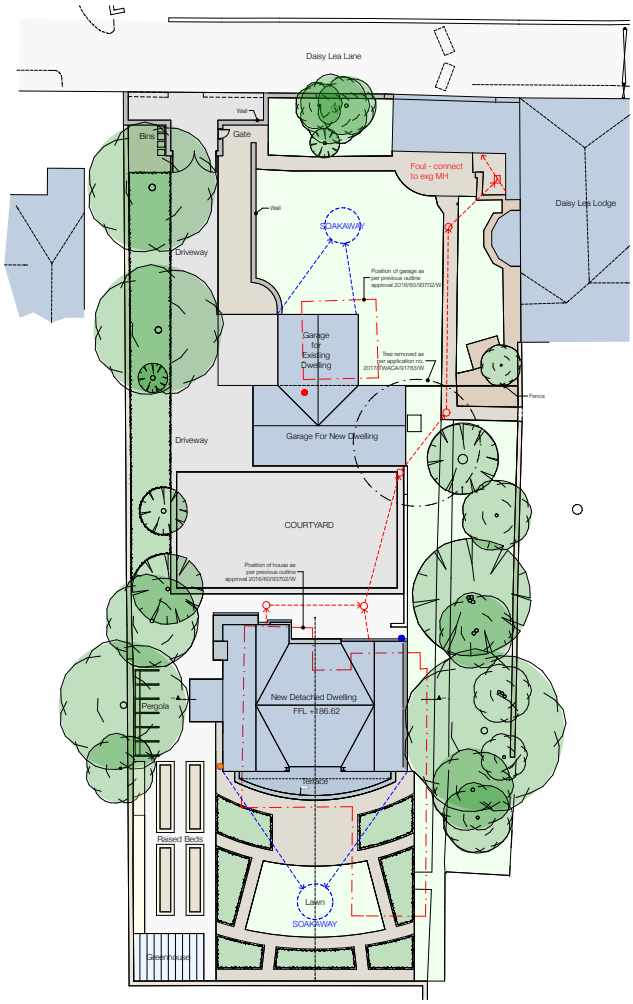

Figure 2: Site layout of the Lodge and new adjacent dwelling as approval ref. 2017/62/92536/W

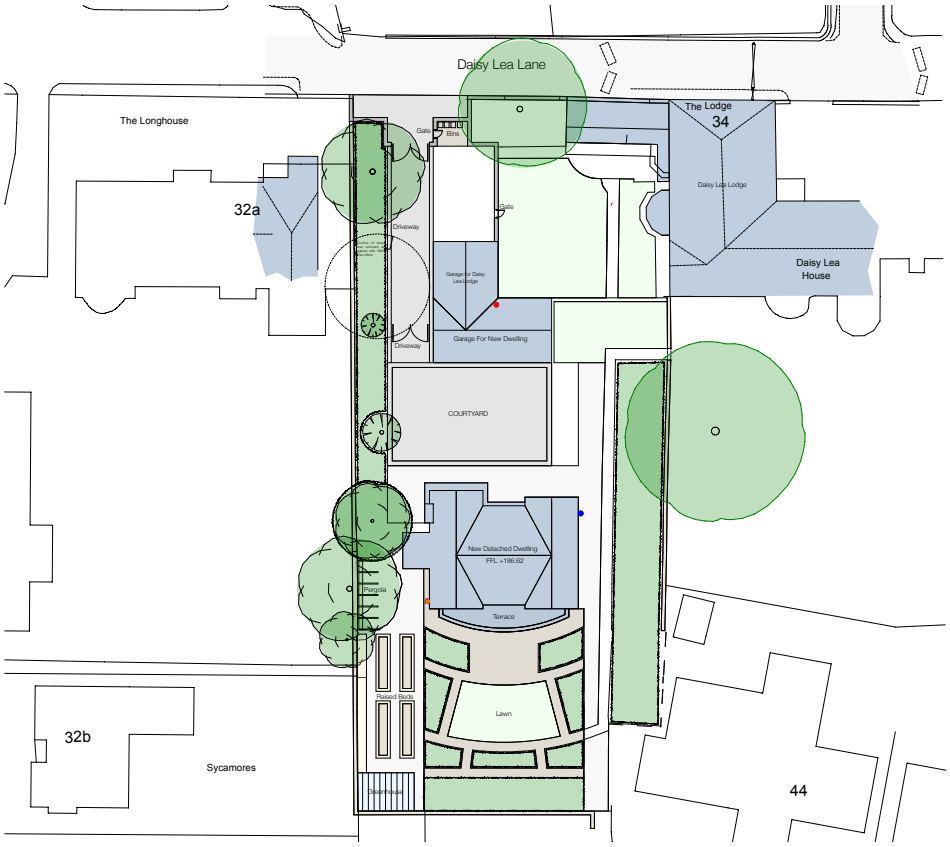

Figure 3: Site layout as in Figure 2 with proposed amendments

1.04 The proposals contained in this present application formed part of those discussions and the conservation and design officer indicated that they would support applications for the two properties based on this overall revised layout. Approval reference 2017/62/92536/W included a garage to serve The Lodge attached to the garage serving the new dwelling. The revised joint layout revises the configuration of the two garages to an 'L' shape. The other variations to approval 2017/62/92536/W are dealt with separately and do not form part of this application.

2.00 Policy

2.01 The minor nature of the proposals ensure that they comply with both national and local planning policies. This was confirmed at pre-application

discussions when the conservation and design officer indicated that he could support the scheme as shown.

3.00 Amount

3.01 The area of the application site is 818 square metres.

3.02 The ground floor footprint of the existing Lodge is 183 square metres, including the existing flat roof element and the porch.

3.03 The ground floor footprint of the amended building as proposed is 195 square metres.

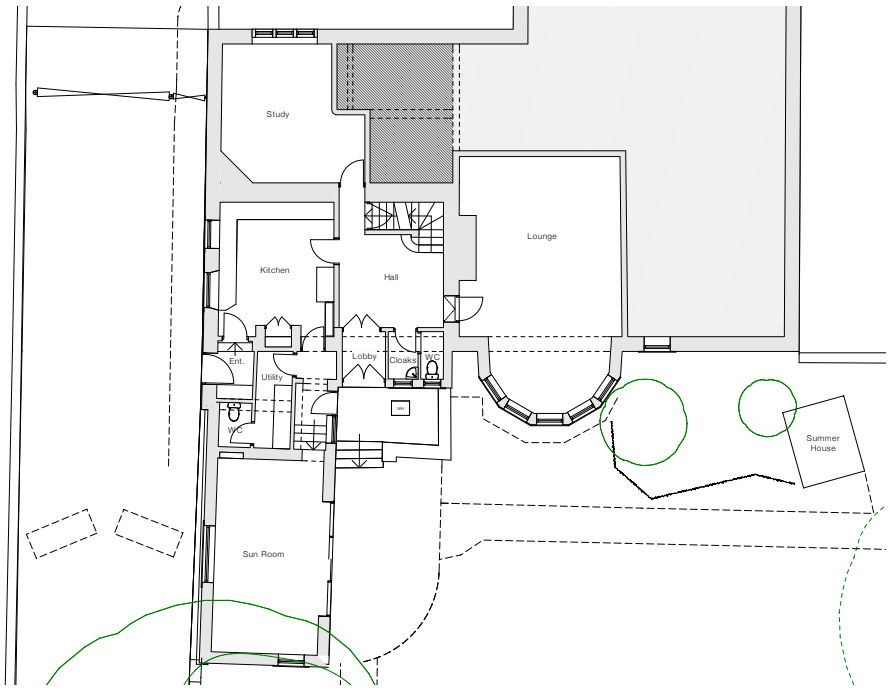

Figure 4: Ground floor plan as existing

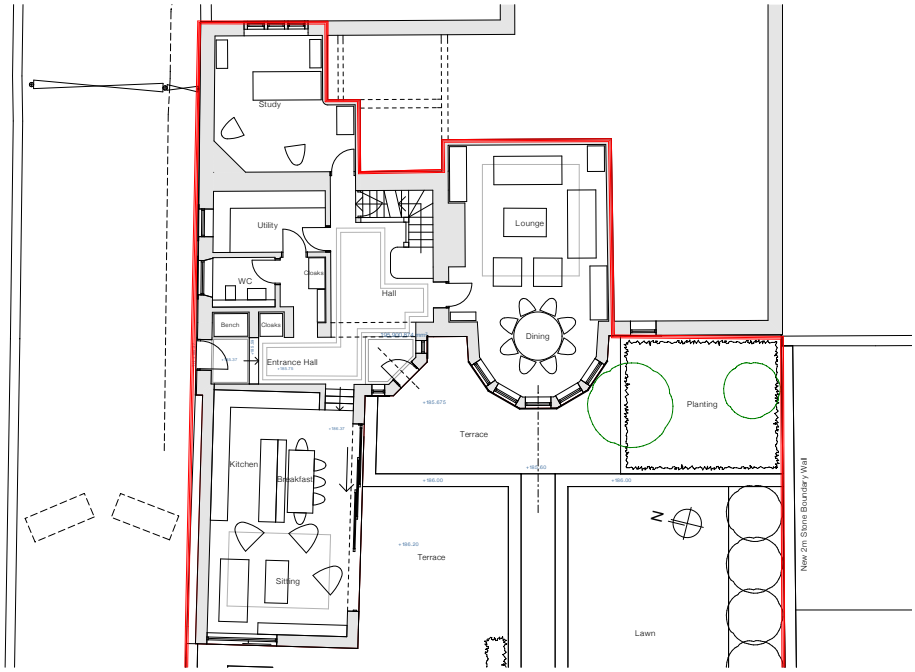

Figure 5: Ground floor plan as proposed

4.00 Scale

4.01 Whilst the present flat roofed single-storey element is to be replaced with a pitched roof single story element in the proposal, the scale of the resulting building remains entirely in keeping with the scale of the streetscape. See the elevations as existing and proposed viewed from Daisy Lea Lane at figures 6 and 7.

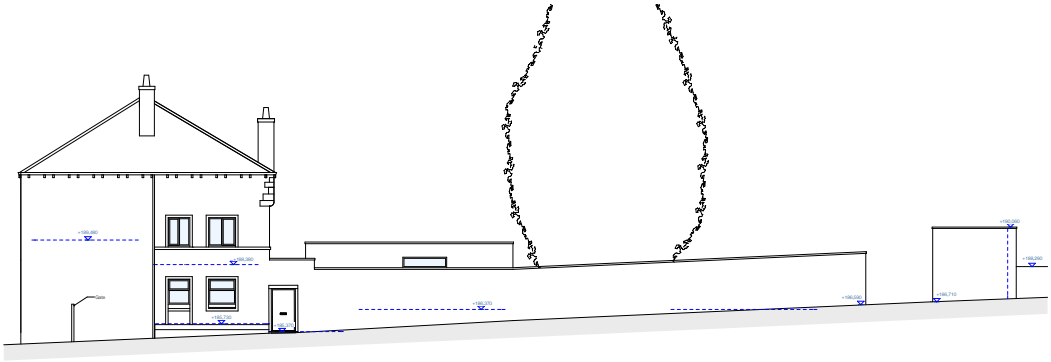

Figure 6: Elevation as existing from Daisy Lea Lane

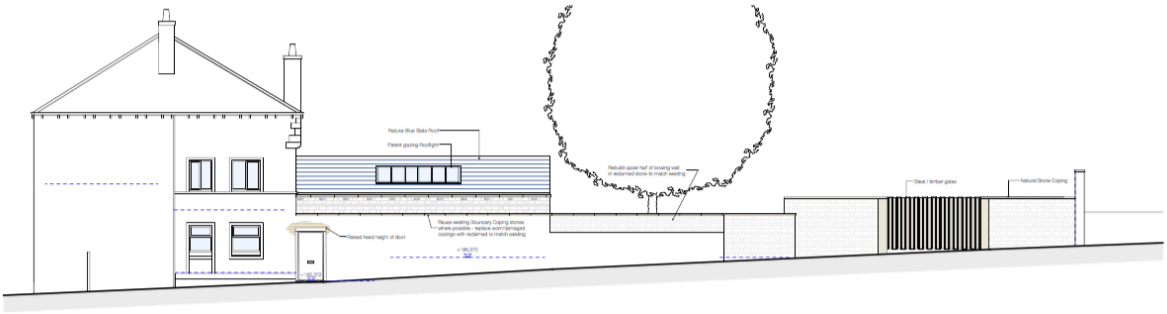

Figure 7: Elevation as proposed from Daisy Lea Lane

4.02 The new roof and boundary wall proposed fits comfortably with the scale of the streetscape.

5.00 Layout

5.01 The layout of the proposal is best understood in the context of what will be the proposed final layout of the Lodge in relation to the adjoining property. This is shown at figure 8.

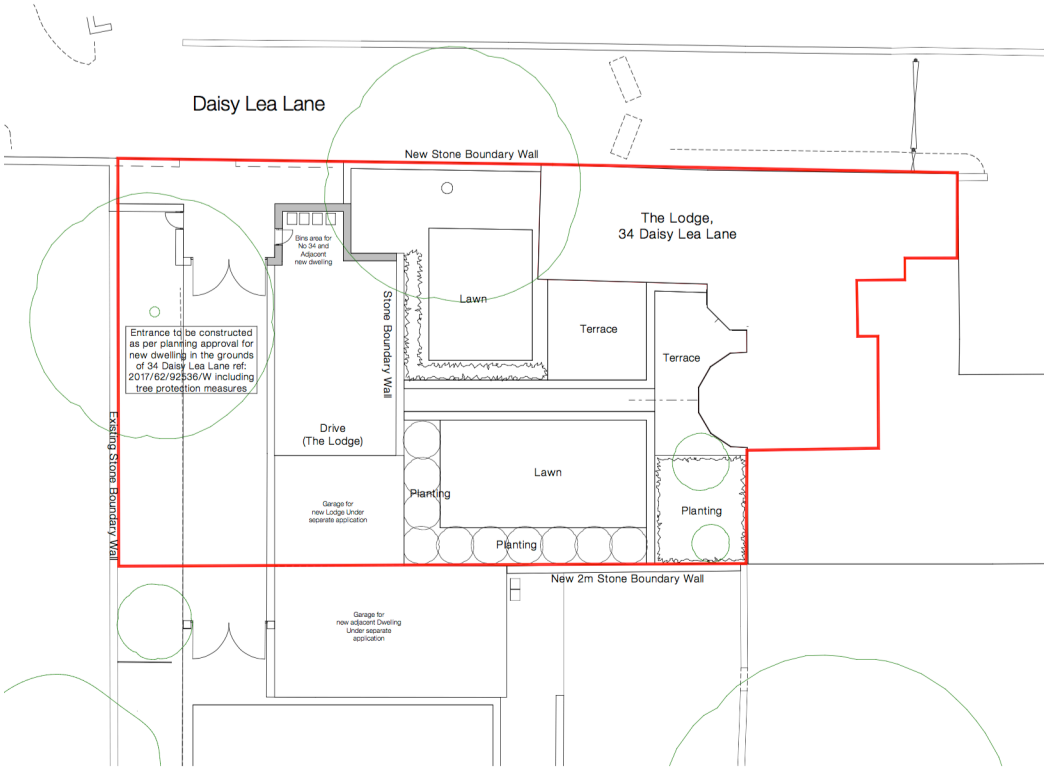

Figure 8: Site layout when proposed amendments to approval 2017/62/92536/W are complete

6.00 Design

6.01 New works are in local natural stone under pitched blue slate roofs, which tie in with materials used in the locality. Roofs are pitched but at angles and with details that keep the overall heights down to avoid the buildings appearing out of scale with the surrounding buildings.

6.02 The ridge line of the 'new' element run parallel with Daisy Lea Lane to keep eaves levels low at the highway boundary side.

6.03 There is a northlight rooflight serving the new roof element, otherwise these present blank facades to the street, maintaining the stone boundary wall which is a feature of this section of Daisy Lea Lane.

7.00 Landscaping

7.01 There is very little landscaping work involved in the application scheme, although implementation does require the removal of a group of low value existing holly trees that is presently undermining the stone boundary wall and causing it to lean.

7.02 The boundary wall is an important feature of this part of the Edgerton Conservation Area and rebuilding part of the leaning structure will restore this important streetscape feature.

7.03 A formal landscaped garden comprising hard surfaced terraces and two areas of lawn, separated by a feature footpath linking house and garage, and boundary hedge and shrub planting, is proposed. See figure 8.

8.00 Access

8.01 Access for The Lodge as established by approval reference 2017/62/92536/W is unaffected by this application scheme. The building sits within a popular residential suburb with good access to a wide range of local facilities, easily reached by foot or cycle. It also has excellent public transport links.

8.02 There is off street provision for vehicles and room for vehicles to enter and leave site in forward gear.

8.03 Access for emergency vehicles will remain as at present.

9.00 Heritage Statement

9.01 The property sits within the Edgerton Conservation Area (CA), which covers a large area north of Huddersfield town centre. The CA benefits from a formal and extensive Conservation Area Appraisal. The general character of the CA is noted as being predominantly that of a leafy Victorian residential area with large, architecturally interesting, detached buildings set in generous grounds with mature trees, shrubs and hedges in private gardens partially screening the buildings and creating a sense of open space and areas separated from the public highways by stone walls

9.02 This is the case in the stretch of Daisy Lea Lane with which we are concerned. It is also noted that the larger detached dwellings were designed as set pieces, in order to reflect the status of the owner and set

them apart from their neighbours. However construction of natural stone under pitched roofs of natural or blue slate is the norm.

9.03 The proposed scheme maintains this character and removes the anomalous flat roofed element of the existing Lodge and replaces it with a form much more in keeping with the character of the CA and in appropriate materials.

9.04 The proposal scheme respects the character, forms, materials and grain of character area 6 of the CA and in our opinion constitutes an improvement on the present situation.



Figure 9: The Lodge as existing looking up Daisy Lea Lane.
The flat-roofed element can be seen behind the boundary wall