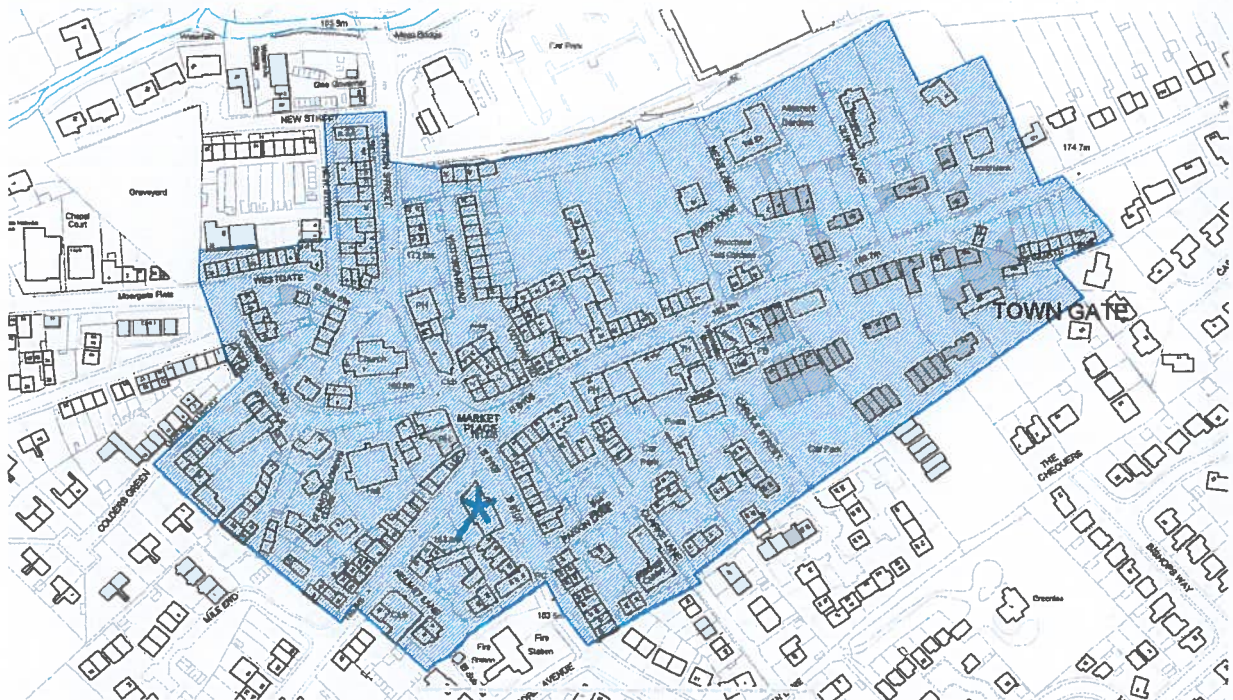


for

DESIGN and ACCESS STATEMENT

These 60' buildings do not reflect the character of the surrounding buildings and are constructed in artificial stone with flat roofs and have a contrasting appearance.



The location of CPS is shown on the Conservation Area Map above.

The Buildings

The buildings were constructed circa 1960's on the site of a large terraced house and built in artificial stone in double coursing with raked joints, art stone arches, timber infill panels and the 'bank' building, similar masonry in columns with art stone fascia and gold anodised aluminium vertical posts and panel infill reflecting the 'Lloyds Bank' identity at the time.



View of CPS on the corner and part of the restaurant to the left



Close up of the old 'Lloyds Bank Building



Side view along Wessendenhead Road

The buildings were distinctive at the time but noticeable different. Both have new uses and offer valuable new services to the community.

The buildings are not listed but are within the Meltham Conservation Area.

Building Planning History

CPS Estate Agents and their associate financial services Company have occupied the building for a number of years and now need to expand. Their situation in the middle of Meltham is important and therefore extending the building is a viable proposition.

An application to form a first floor extension was approved by Kirklees MC Planning Services on 11th April 2016 (2016/90553). However little consideration was given in the design to the actual method of construction on top of the existing building which, built originally as a bank, has a thick reinforced concrete roof, steelwork support and columns and the design thought somewhat unimaginative.

A new design was sought and consideration for the actual construction advised.

Design

Context

The new design shows a contemporary approach reflecting modern and popular approach reflected in many new buildings in Meltham and surrounding villages.

Generally, Conservation Area does not mean that there will be no new developments or building but puts the duty on the Council to make sure that all changes increase the attractiveness of the area and does not harm its special character.

The proposed design alters the present building from a '60's 'bank' building into a modern and distinctive office to serve the estate agency and financial services Company.

The extension forms a two storey building with the roof still a little lower than the adjacent restaurant and providing a contrasting appearance whilst respecting the masonry style and proportion of the original supermarket and bank.

The extension and alterations will not therefore substantially harm the heritage aspect of the present street scene but enhance this corner location.

The Proposed Works in Detail

The principal construction detail, that of the double coursed artificial stone with raked margin, also present in the adjacent restaurant, are to be respected and provided in the new design. The anodized aluminium framework and infill panels are to be replaced with glass and this detail duplicated in the windows above on both the front and side elevations.

The upper storey is constructed with a lightweight framework, highly insulated and clad in natural cedar boarding with a living sedum roof. Trims to the construction will be lead.

A new entrance is proposed to the office above which will be essentially separate with similar accommodation to that below. The situation of the stairs avoids cutting into the concrete roof and allows a little more useable space.

Energy efficiency is an important aspect of this proposal and the existing ground floor perimeter walls will be subject to thermal improvement.

Scale

The scale and appearance of the works is indicated on the submission drawings and is sympathetic to the heritage aspect of the building within this Conservation Area setting.

Access

Policy Framework

Access to CPS is via the compliant ramped covered lobby up to an automatic door.

Conclusion and Compliance with Policy

Within a Conservation Area Kirklees Policy Document BE states a number of criteria to be met and as follows;

All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Is energy efficient in terms of building design and orientation

Proposals for new development within conservation areas should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

The extension and alterations as shown on the submitted drawings and described in this design and access statement addresses all of the above points relative to the proposals.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*