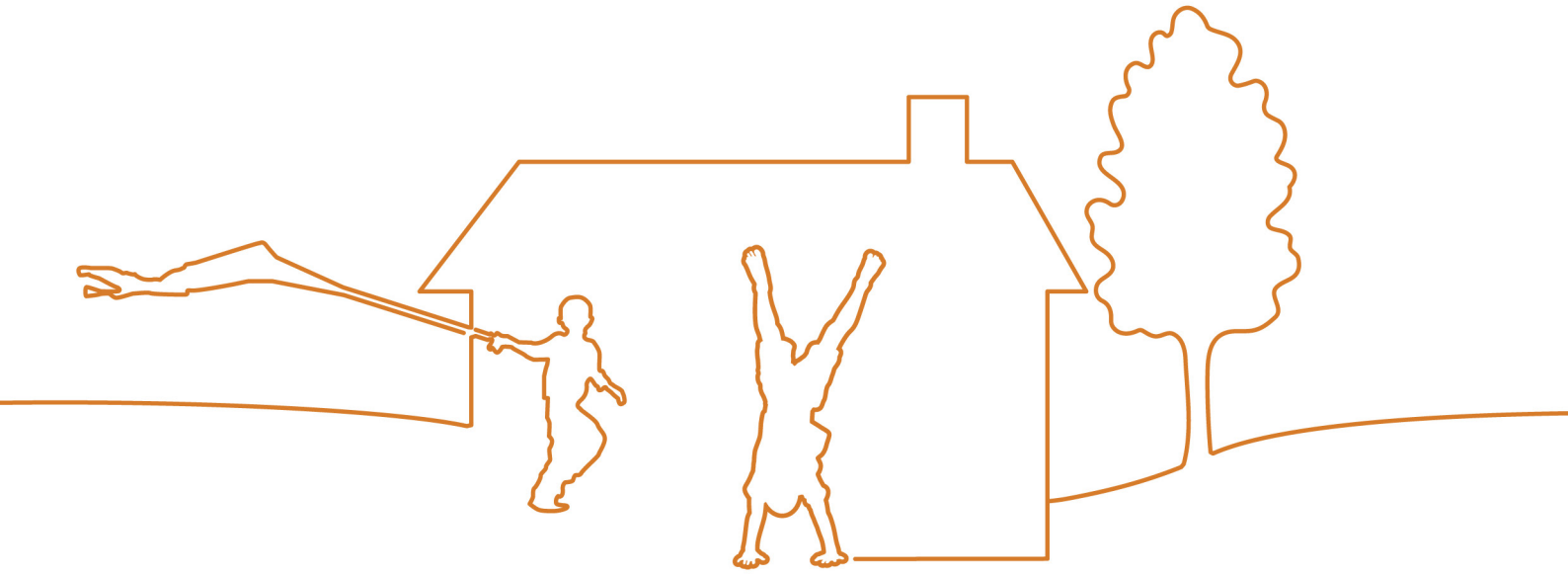
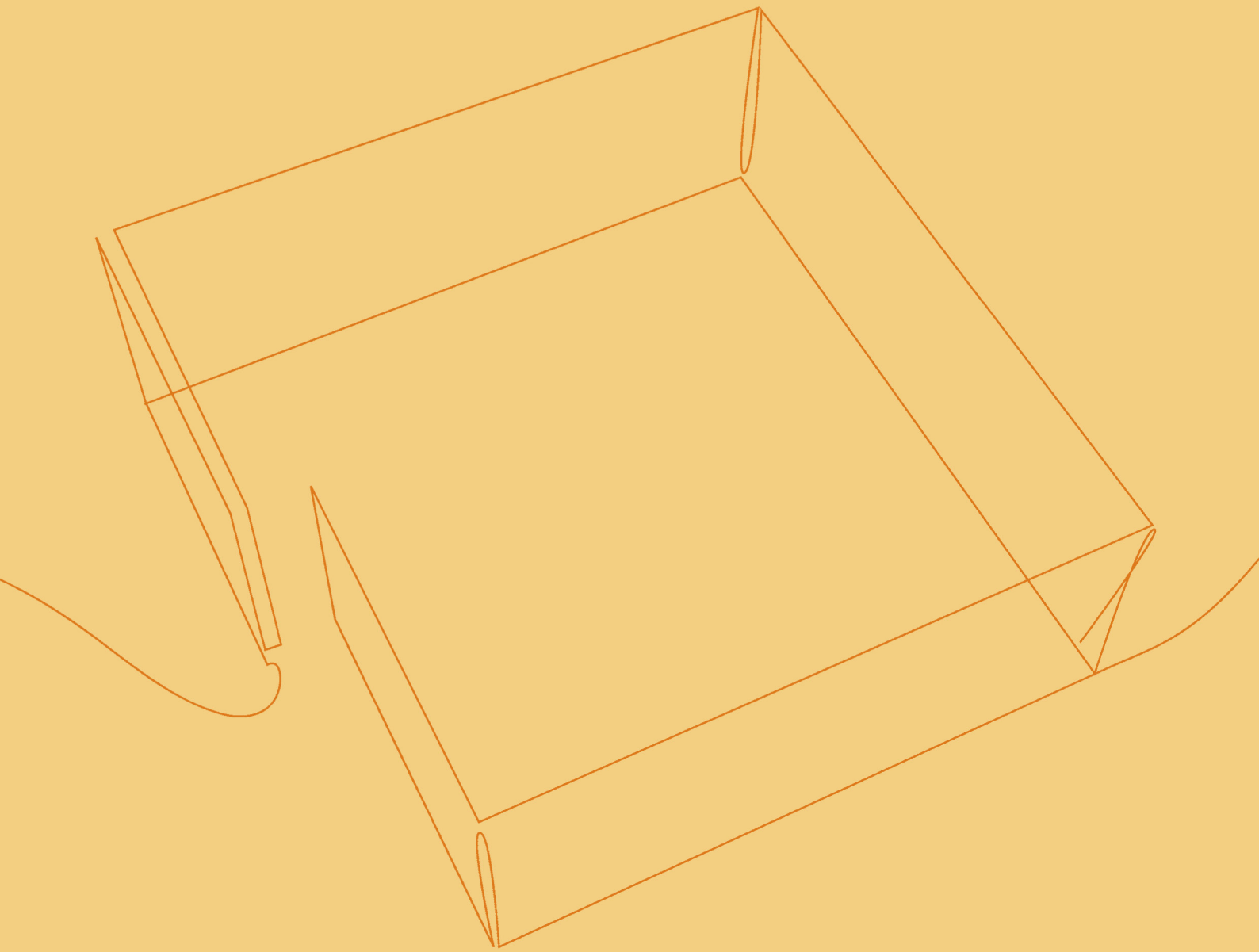
Heritage

statement

7 Cliffe Park
January 2019





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01 Character of the Area and Location

The site is located within the urban area of Shepley and as such benefits from good access to the surrounding amenities and transport networks. It comprises of a traditional 60's detached dwelling of average size and proportions. The site is boarded by the main road Lane Head Road and other similar styled dwellings along the approach road Cliffe Park. On the opposite side of Lane Head Road are more traditional stone dwellings, Victorian in style and with greater detailing to their elevations.

The site sits within an established residential area with a mixture of brick and traditional stone buildings. The residential buildings surrounding the site follow this historical style with dwellings of various forms and sizes. The existing dwelling is similar in scale to its immediate neighbours and all buildings are constructed from dark buff / brown bricks with render and stone to the front elevations.

02 The Site

The existing dwelling is set back from Lane Head Road and sits behind a line of mature hedging. The land rises gently towards the south with gardens to the rear. The site has a single dwelling positioned at the end of Cliffe Park and is located within a cul-de-sac of houses that are very regular in form and their use of material.

03 Use

The proposed residential use remains as existing and the proposals look to provide a small extension to the rear and side elevation and to reorder the internal accommodation to met the needs of a modern family dwelling.

Photograph showing the site in context to the surrounding properties





Front elevation.



Existing rear elevation.



Existing stone front elevation.



Aerial of site and surrounding context

04 Proposals

The proposals seek to change the internal configuration on the ground floor by constructing a new extension that will provide space for a family dining area, linked to the kitchen and to replace the existing conservatory with a new building so that the internal environment is suitable to use the room on a regular basis.

On the first floor, the extension over the existing garage will provide wardrobe space and an en-suite shower room for the master bedroom.

The proposals take attention of the adjacent building line, height, scale, and proportions. The proposed massing and elevations will follow the established built forms and this will allow harmonious overall design proposals typical to the character of the area. The development and amenity space have been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

05 Standard of Accommodation

The proposed extension will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed extension in relation to the existing properties exceeds the recommended standards and will maintain privacy and amenity to those existing surrounding occupants.

The new ground floor extension has a footprint of about 10m², and a ridge height of 3.5m. The second floor extension will reflect the eaves height of the existing dwelling and the ridge height lower than the existing. The roof pitch will match the existing but appear secondary to the main house. Overall the new extension is of a suitable scale and massing to the surrounding residential buildings in the area and will sit comfortably in scale when viewed in context to the existing buildings.

06 Scale

The appearance of the existing dwelling when accessed from the main road is typical of a traditional 60’s detach 4 bedroom property with gables facing the street and attached single garage. The position of the house on the corner means that it benefits from a larger then usual garden and therefore more space around the building. The rear garden backs onto the main road, Lane Head Road but has a high perimeter hedge to act as a buffer between the two. This hedge provides some visual separation from the more classical stone buildings around the proposed site.

The design of the extension seeks to create a building that appears secondary to the main building. Overall the proposals will seek to provide a building with a high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the traditional properties within the area. The extension will be carefully detailed using materials so that it sits comfortable within its established residential area. The overall width, depth and height of the extensions have been carefully considered and the main materials of brickwork have been selected to be hard wearing and ones that weather and age well over time.

07 Accessibility

Pedestrian and vehicular access will be provided by the existing drive off Cliffe Park. The parking arrangements and access into the dwelling will remain unchanged and the number of bedrooms and therefore the occupance will remain as before so no additional parking spaces have been provided.

The new extension will provide easier access and have a level threshold. Internal door widths within the re-modelled building will achieve 750mm clear openings and circulation of a minimum 900mm wide.



Conservatory to be removed for new build.



Side access door.



Building in context with the garden to the rear.