

DESIGN AND ACCESS STATEMENT



This statement has been written to support the information submitted as part of the proposal for an application for Planning Permission in relation to a proposed two storey extension and single storey extension at 27 Church Street, Golcar, Huddersfield, HD7 4PX

OVERVIEW

The property at 27 Church Street, Golcar is a detached house situated off Church Street within the Conservation Area of Golcar. The original part of the property is three storey and is constructed of natural coursed stone, with natural stone cills & jambs surrounding the window & door openings. The roof is constructed from natural stone slates covering a traditional pitched roof with roof coping stones to both gable ends. At lower ground floor level there is a timber porch with glazing to both visible elevations with a flat felted roof. The two storey addition, added in 1992 (planning application number 92/00573) is constructed in what appears to be stone but in brickwork size and coursing with a felt covered flat roof. The existing two storey addition is crudely toothed into the original dwelling flush with the original façade then tapers away.

The property is currently derelict and in a poor state of repair internally. The original three storey section of property is suffering from some structural defects, primarily the three storey gable end appears to be pulling away from the inner leaf and a large bulge in the external leaf is visible at high level. The natural stone header above the large window opening at ground floor is cracked centrally indicating movement in the front façade. At present there is no internal access from the lower ground floor to the ground floor.



PROPOSED SCHEME

The proposed scheme incorporates the demolition of the existing two storey extension added in 1992, erection of a new two storey extension with integral garage with a larger footprint than that of the existing and demolition of the existing porch at lower ground floor level to be replaced with the erection of single storey extension of a larger footprint.

USE & ACCESS

The proposed scheme will be maintained as residential use and will be inhabited by the applicants and their family. The property is currently unoccupied and is falling in to disrepair.

Access to the site will remain unaltered. Pedestrian access is served from Church Street situated to the North of the property, via stairs leading directly down to the property serving No.17 & No.27 and vehicular access remains unaltered and is currently served via access from Deal Lane running between Church Street and Handel Street.

The replacement of the existing two storey addition with a larger two storey extension with integral garage will allow the floor levels to be adjusted to eliminate the existing internal step in level to each floor plan allowing unhindered access around each floor. It will provide a good sized family living space and the addition of the integral garage will allow for a vehicle to be securely stored and provide additional off road parking.

The original entrance door is to be replaced by a fixed glazed panel to the full extents of the existing door opening & new level access is to be provided in the proposed extension.

LAYOUT AND SCALE

In the proposal the applicant has had regard for the location of the property within the Golcar Conservation Area and as such preserving and enhancing the special character of the Conservation Area has driven the design & layout. This has been at the forefront of the design to ensure there is no detrimental impact to the Conservation Area.

The siting of the proposed two storey extension replaces the existing two storey addition and extends to infill an area that previously had a detached garage situated on it. The existing two storey extension by means of its construction and appearance does not enhance the Conservation Area and is in stark contrast to the original three storey property.

The proposal looks to rectify the visually unsympathetic extension by replacing it with a new two storey extension. Whilst the proposed extension is larger in scale than the existing, it is set back from the front façade of the original dwelling and is not prominent to the original dwelling. The proposed gable elevation and proposed rear elevation to the extension are masked from view by the high retaining wall to Church Street and the rear elevation only appearing as single storey due to part of the extension being cut into the existing topography and sited at a lower level than the adjacent property. The proposed ridge height of the proposal is set lower than that of the existing to ensure that from the front aspect of the property the new extension appears subservient to the existing dwelling.

The replacement of the existing porch at lower ground floor level with a new single storey extension is set in from the original dwellings three storey gable and the existing window of the original dwelling has been replicated in the new extension as to not affect the appearance of the original dwelling from its most prominent aspect.

Internally the layout of the proposed extension and alterations to the existing dwelling will incorporate three bedrooms, one with an en-suite, a WC and house bathroom, study, lounge, snug, utility, kitchen/dining area and a single garage.

APPEARANCE / DESIGN

The proposal is to be constructed of materials that preserve and enhance the Conservation Area. The principal elevation is to be constructed in natural coursed stone to match the original building in terms of style, coursing and appearance. Window & door cills, jambs and headers are to be of natural cut stone with window openings of the same proportion to the existing dwellings principal elevation. The existing dwelling has a variety of window styles and types including white UPVC, white painted aluminium & white painted timber units. The proposal is to replace the existing windows throughout and those to the proposed extension with anthracite grey UPVC double glazed units. The proposed gable will receive natural stone roof coping stones and the proposed roof covering will be in artificial stone roof slates to match the existing in appearance but of significantly reduced weight and cost. The proposed ridge line will be lower than that of the existing dwelling. It is intended the single garage door will be an anthracite grey sectional insulated panel type door, electrically operated. The proposed gable elevation of the extension will have a continuation of the natural cut stone coins but will be of blockwork construction to receive a rendered finish to match the neighbouring property (No. 17) in colour and appearance. The proposed rear elevation of the extension will again be of blockwork construction to receive a rendered finish to match the neighbouring property.

The proposed single storey extension to replace the existing porch at lower ground floor level is to be constructed of natural coursed stone to match the original dwelling in style, coursing and appearance. The existing window to the existing dwelling removed as part of the lower ground alterations will have its stone header, cill and jambs re used to form the new window surround in the single storey extension. In addition the original stone work removed will be reused to form the new elevation. The proposed bi-fold doors will be dark grey powder coated aluminium and will provide a significant flow of light into the lower ground floor and help serve the low level courtyard.

SUMMARY

The design of the proposed extension(s) has been derived to be sympathetic to the Conservation Area. The proposed two storey extension has been set back from the principal elevation and ridge height reduced to ensure it is subservient to the existing property. The proposed two storey extension will only be visible from the front aspect and with the use of materials to match those of the existing original building it will enable the extension to blend in to the local architecture thus preserving the character and appearance of the dwelling within the Conservation Area. The existing extension by means of its appearance appears to be detrimental to the local character of the Conservation Area and the proposed will be far more in keeping with the original three storey dwelling.

The addition of the single storey extension at lower ground floor level has been design to replicate the widow opening it now covers but reintroduces this opening in the same location in the new wall of the extension, thus minimising the impact when looking at the front aspect of the property. With reuse of the stone removed from the original property this low level extension will preserve the character of the Conservation Area.

The existing windows and doors serving the existing dwelling are varied throughout, a mixture of aluminium, timber & UPVC. Again the windows and doors to neighbouring properties are of a variety of styles, colours and materials. The replacement of the existing windows and the windows and doors to the new extension are intended to be anthracite grey UPVC in a similar style to the existing configuration but with the anthracite grey colour they will reduce the visual impact of the windows and promote the buildings form along with providing an energy efficient replacement requiring minimal maintenance.

The proposed scheme will reinstate the property as a family home, with all floors being internally accessible and will bring the property back in to use with all defects being repaired to the original three storey section.