

Heritage and Design Statement

Householder Planning Application within a Conservation Area

Conservatory at
7 Lake View
Armitage Bridge
Huddersfield
HD4 7NX

January 2019

1.0 Introduction

This Heritage Statement relates to a conservatory extension to replace an existing timber porch and has been produced to inform the local planning authority of the impact of proposals on the existing property.

2.0 The Property - & Lake View, Armitage Bridge, Huddersfield HD4 7NX

The original property is a two storey terraced 19th century cottage with natural stone slate roof to the main building and existing extensions. The dwelling walls are built from natural coursed dressed local stone. The main elevation has stone mullioned windows, main access to the building is via a small lean to extension situated on Lake View which is a narrow shared access road. Rainwater gutters, downpipes and the soil pipe are original cast or matching profile.

The existing site has modern timber palisade boundary fences (1650mm in height). The grounds are limited to the main amenity area which is paved with stone, low level timber decking and some planting borders. The site is 1944m² in area.

The property is located in the centre of the Armitage Bridge Conservation Area. The site is bounded to the north by the existing fishing lakes and to the south by existing traditional terrace cottages.

3.0 Historic Context

Armitage Bridge has a varied and historic past. The village is approximately 2miles South of Huddersfield Town Centre. The Conservation area includes all of the historic 18th / 19th Century cottages within the village and the renowned Brooke Mill. There are also several other important listed buildings including Armitage Bridge House, St Pauls Church and cottages on Dean Clough Road. The conservation area is a very traditional settings with all buildings of a vernacular local style using natural external materials.

4.0 Armitage Bridge Conservation Area

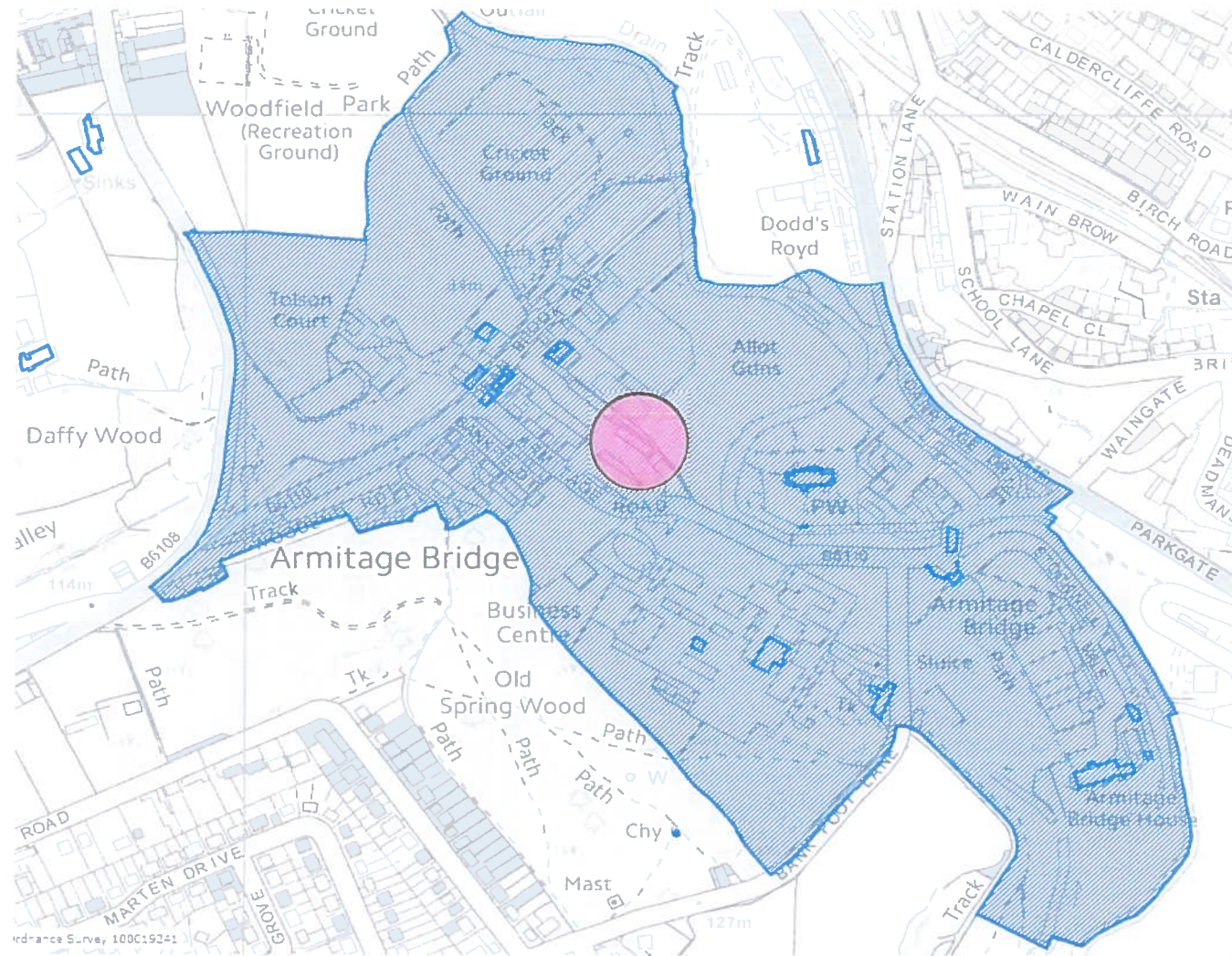


Fig 1 Location of 7 Lake View

5.0 Site Wide Issues

Greenbelt

The proposal site lies on the boundary of a site of special scientific interest which are protected by law. Landowners are required to manage and protect the wildlife and local habitats. The proposal site is outside the greenbelt boundary shown on local records.

The proposal for a conservatory did not require removal of habitat and therefore will not be a detriment to existing wildlife.

Bats

The proposal site also lies within the known bat layer which informs developers and householders of where known bat roosts and feeding grounds are. The nearest bat roost shown on this map is over 150m away. The conservatory is not a suitable structure for bat roosts and therefore the risk of disturbance is almost negligible. There are no known bat roost within the existing building or adjacent buildings.

Mitigation should not be required.

Fishing Lakes

The existing lakes are to the north of the site approximately 40m away. The proposal does not conflict with the existing lake site, there is a public footpath bounding the north boundary of the site.

Flood Risk

7 Lake View does not fall within any flood zone highlighted on the Environment Agencies information. Flooding is not a risk to the proposal and neither will the proposal increase localised flood risk. Existing connections will be utilised for the removal of rainwater.

6.0 Conservatory

The works completed included removal of an existing timber glazed porch, replace with a modern more aesthetic traditional conservatory.

The conservatory is built out of natural materials, natural stone walling to cill level, improved double glazed windows and an insulated hipped roof with a natural slate finish.

Rainwater guttering is profiled in a traditional style in keeping with the existing dwellings with matching round downpipes connected to existing underground drainage.

The conservatory doors match the new double glazed windows which match new windows in the main dwelling.

Photos below show the property before and after the conservatory installation



No 7 Lake View (2017)



No 7 Lake View (2018)

7.0 Summary

The conservatory uses natural and matching materials / construction techniques and is in keeping with the conservation area values. The intrinsic value of the conservation area will be maintained. The conservatory is in a style in keeping with the history of the area. The extension will provide an improved living space more suited to modern living than the original porch. There are no detrimental effects on neighbouring properties due neighbouring extensions and boundary fences.

The proposal has been designed in accordance with the following Planning Policies

BE1 All development should be of good quality design

BE2 The development is in keeping with surrounding development

BE5 The proposal respects architectural qualities of existing buildings and their materials

BE11 The development has natural slate roofing