

PLANNING AND HERITAGE STATEMENT
25 HIGHTOWN LANE, HOLMFIRTH HD9 3HY
MARCH 2019

1.01 – 25 Hightown Lane is located on the outskirts of Holmfirth town centre, and is a semi detached property.

1.02 – The property is constructed of a mixture of coursed natural stone and render walls, with a blue slate roof.

1.03 – The proposals are to remove the attached garage and construct a detached replacement, set back from the property. In an area where parking is at a premium, this proposal will create 2 additional off street parking spaces. The garage will be built into the banking with materials to match the house. The roof is flat to create a terrace with a black metal balustrade providing protection. A ramp is created on one side and steps on the other to improve access to the large field to the rear.

1.04 - In addition, the proposals include for the refurbishment of the attic bedroom. To create improved head room the proposals allow for removing the unsightly dormer (see Image 1) from the front elevation, and creating a more usable dormer on the less prominent rear elevation. The dormer walls will be formed in anthracite metal cladding (see Image 2) with a matching Anthracite GRP roof to complement the existing blue slate roof. Two conservation rooflights are proposed on the front elevation roof to provide additional light into the attic.



Image 2 - Unsightly and Difficult to Maintain Front Dormer

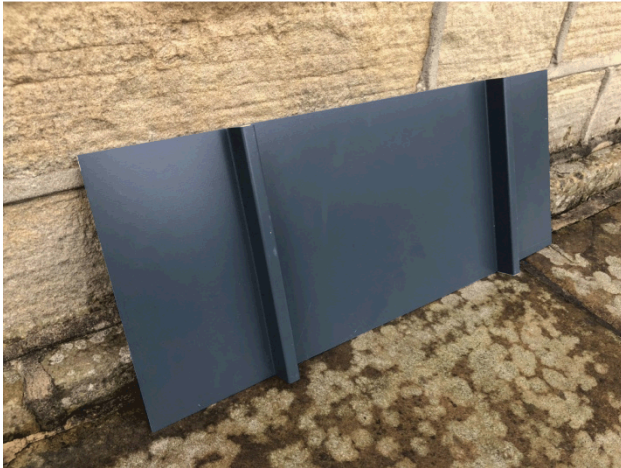


Image 2 - Anthracite Metal Cladding for Dormer Walls

1.05 - The rear dormer will be set in from the existing water tabling and below the ridge level. Every effort has been made to optimise the roof space to suit the applicant's requirements, whilst respecting the conservation area setting of the dwelling.

1.06 - The proposals also include the creation of two new windows to suit some minor internal alterations. These windows will complement the existing windows in terms of proportion, detail and materials.

1.07 – To summarise, the proposals provide the applicants with additional parking and more usable bedroom accommodation. The sympathetic design solution to both requirements will ensure the enhancement of the conservation area setting.

1.08 – We therefore trust Kirklees can support these proposals.

March 2019

Northern Design Partnership

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