

Design and Access

Project: Proposed alterations to 5-7 Gill Birks, Wilshaw

Date: 25th April 2020

Introduction

This document has been prepared to accompany an application to modify the planning application granted on 3rd May 2019 under application numbers 2019/62/90738/W and 2019/65/90739/W .

Use

The applicant realised recently that the addition of a roof and clear glazed side panels would massively increase the usability and safety of the previously approved terrace by, for example, allowing outdoor furniture to be left outside without fear of it blowing away and causing damage whenever it is windy.

In addition, it is considered that the proposed modification will significantly enhance the visual amenity since the proposed Oak timbers and exposed King Post will age naturally and develop a more traditional and attractive appearance than the previous approved design.

Amount

Whether or not the partial enclosure of the terrace is considered to result in an increase in volume to the existing built fabric, any such increase would still be a small fraction of the uplift that Kirklees acknowledges as being acceptable in the green belt.

Layout

There is no change from the previous approval.

Scale

This proposal is slightly narrower than the previous approval and markedly narrower at both sides than the original gable to which it attaches. This makes it clear that this is an addition to the original building. It's size in relation to the original building is small and as such it is clearly still subservient to the host dwelling.

Landscaping

The landscaping around the house, including vehicular and pedestrian access will remain unchanged.

Appearance

It is considered that since traditional Oak timbers and reclaimed stone roof slates are now significant elements of this modified proposal the previously approved choice of timber cladding for the lower walls is probably no longer appropriate. It is considered that natural reclaimed stone walling would, in these circumstances, be a much more suitable choice and result in an improved design and more attractive appearance that will complement the attached listed building.

Peter Baker