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Proposed Garage at 110 James Street, Golcar, HD7 4HT
Ref 2020/622/05: Design and Heritage Statement in support of the Application for Planning Consent.

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1.0 The Existing Site

The existing dwelling at 110 James Street is located in the Golcar Conservation Area and is located on elevated ground on the corner of James Street and Carr Top Lane. The entrance to the property is via the corner of James Street and Park Lane. The drive passes a row of cottages to the north until it arrives at the main house frontage. This can be seen on photographs 1, 2 and 5. The closest listed buildings to the site are the terraced weavers cottages 94 to 96 James Street which can be seen on Photograph 5.
Building materials in historic Golcar are almost entirely stone and slate, with stone being the dominant walling material while stone slates are used for earlier roofing with blue state favoured in the latter part of the nineteenth century.

(Description of the listed buildings at 94 to 96 as follows:
'Grade 11, mid nineteenth century terrace of 3 houses. Hammer dressed stone. Pitched concrete modern pantile roof. Coped gable. Moulded stone brackets to gutter. Two storeys.')

The main house frontage to 110 James Street dominates the site at the top of two filghts of external steps and has a stone facade to the ground storey up to a projecting stone string course and rendered upper storey. From the main house the site slopes steeply down to road level where it is bounded by a high wall and hedge, and is terraced as shown on the site section drawing 2020 622 02.

The curtilage of the garden and site is surrounded and screened by thick tall hedging and mature trees. This has the effect of obscuring most of the house, site and garden from the road and is illustrated by the photographs, the site plan and site section.

3.0 The Proposals

The proposal is for the erection of a garage at the end of the drive in front of the house and is illustrated on drawings 2020 622 01,02 and 03.
The materials for the walls are timber which it is proposed are stained with a light oak finish and for the roof a Newtech artificial roofing slate is proposed, colour grey, which can be laid at a fall of 17 deg. Due to the pitch it is not possible to use traditional slates.

The proposed garage is obscured from view from the public highway and neighbouring properties due to the elevated nature of the site and the stone perimeter wall and dense screening provided by the existing hedges and trees.

In conclusion this proposal will not cause any harm to the character and appearance of the Conservation Area nor have any detrimental impact on the existing listed buildings.

4.0 Application Drawings and Documents

These accompany the application as follows:

2020/622/01 Site Plan at 1:200
2020/622/02 Site Section at 1:100
2020/622/03 Plans and Elevations at 1:100
2020/622 Photographs 1-6

Previously included Information
Location Plan at 1:1250, Specification, Birds Eye View, Site Map at 1:200 and Manufacturers brochure photograph of garage

William Best RIBA June 2020