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DESIGN, ACCESS & HERITAGE STATEMENT

FOR

MR TAHIR FAROOQ

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**57 HALL LEE FOLD, LINDLEY,
HUDDERSFIELD HD3 3NX**



**ISSUED FOR PLANNING APPROVAL:
HUDDS DESIGN**

**28th August 2020
Ref: HD-A-886**

DESIGN, ACCESS & HERITAGE STATEMENT		
Site Address:	57 Hall Lee Fold, Lindley, Huddersfield HD3 3NX	Date: 28 th August 2020
Contact details:		
Applicants name	Agents name	
Name: Mr Tahir Farooq	Name: Hudds Design	
Address: 57 Hall Lee Fold, Lindley, Huddersfield	Address: 103-105 Bradford Rd Huddersfield	
Postcode: HD3 3NX	Postcode: HD1 6DZ	
	Telephone: 01484 941051	
The Proposal		
<p>This Design, Access and Heritage Statement has been prepared by Hudds Design on behalf of Mr Tahir Farooq to accompany the planning application for the single storey rear extension and entrance changes to the residential dwelling at 57 Hall Lee Fold within the Huddersfield Edgerton Conservation Area.</p> <p>It is proposed to extend the kitchen to the rear with a single storey rear extension of projection 4.0m and re-build the conservatory using modern construction. It is also proposed to widen the entrance gate to provide additional off street parking by the addition of a black entrance gate to replace some of the front hedging. The current garage is to the far left, and the additional entrance and parking will assist the off-street parking issues.</p> <p>The proposal will have no major impact on the property or the neighbouring properties/conservation area, as the alterations are proposed to the rear. The alterations as can be seen from the plans are minimal, and well within similar detached properties, whom have permitted development rights, hence the proposal will have a minimal impact on the surrounding conservation area and its assets.</p>		
Use		
The proposed use is as existing (residential) and unchanged.		
Access		
Improved access and parking is provided to the front of the property.		
Amount of Development & Layout		
4.0m single storey rear projection.		
Scale		
The scale is single storey, and similar footprint of the existing conservatory,		

Appearance

To match existing stone, with stone cills and window jarms, with similar window style.

There are 2 large trees to the rear boundary of the property. These will be affected by the proposals as the RPA falls within the proposed development areas. Therefore the proposal is to provide a screw piling foundation design, to ensure no damage to the roots of these trees.

Conclusion

It is apparent that as a consequence of the proposed alterations and mitigation measures for the trees, the proposal will have no adverse effect on the surrounding and neighboring properties.

Our submissions are that the changes have no particular architectural merit to the Conservation Area, however the materials used will be within visually fitting in with the style of architecture.

The proposal respects the scale, character, design and materials of the construction of the surrounding area.

Bibliography

- Edgerton Conservation Area Appraisal
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- Historic Environment Good Practice Advice in Planning: 1
- Historic England Advice Note 1 (Second Edition)
- Planning Design Guidelines Document