



Design & Heritage Statement

13 Clough Lea, Marsden

1 Introduction

Jane Jones is looking to construct an extension within the back garden of 13 Clough Lea, Marsden. The site lies within the Marsden conservation area.

Number 13 Clough Lea is not listed, however it is adjacent to listed weavers cottages, and at the other end of the terrace of houses is number 22 Clough Lea, which is not listed, but noted in the Conservation Area Appraisal.

We have designed the extension to suit the existing properties, to be sympathetic to the conservation area in both scale and materiality, while also occupying the 'brown field' area which was historically occupied by garages and out buildings.



13 Clough Lea, in the foreground



2 Use

The building is currently a dwelling in need of renovation and modernisation. The proposal will give the opportunity to bring the property closer to modern residential standards, in particular providing the opportunity for bathroom facilities on the ground level.

The extension is on the side of the terrace block, but is not fronted onto a public street, and is enclosed on all sides by the properties' private garden.

3 Amount

The proposal is for an extension measuring 7m long x 5.6m wide and has a gross internal floor of 36.8m²

4 Scale

The scale of the proposal is carefully considered to make it subservient to the existing building, and be in proportion to the 'intimate domestic scale' of the weavers cottages. In view of this, our proposal is single storey, and with two steps down internally, the height is further reduced from a standard single storey extension.

5 Layout

The extension into the garden is set slightly in from the existing building line to make it subservient and to avoid aligning with the existing stone work.

The alignment of the proposal also allows the proposed pitched roof to match the existing terrace.

6 Landscaping

The proposal sits entirely on existing concrete surfaces which were historically occupied by outbuildings and garages.

The proposal improves the separation of the garden and the access route to the property from the south and the church car park, to increase privacy.



Existing hardstanding where the extension is proposed

7 Appearance

The proposal is clad in natural stone with a natural stone roof to match the existing houses. On the western side of the extension, we have proposed glazing in proportion to the existing glazing, with natural stone detailing to match the local vernacular. The position of this glazing to the side of the elevation also serves to visually divide the length of the extension and helps to balance it architecturally.

To the south and eastern side we have proposed limited extents of more contemporary timber cladding and glazing which relates well to the contemporary glazing to some of the listed weavers cottages further down Clough Lea.

We have not proposed any roof glazing to keep the proposal inline with the Conservation Area Appraisal.



Adjacent listed weavers cottages with contemporary glazing

8 Access

The proposal does not affect vehicle access to the site. Existing pedestrian access is from both Clough Lea, and also from the south including from the carpark at the rear of the church. The proposal will better relate to the access from the south.

9 Planning History

We are not aware of any planning history on the site



10 Planning Policy

There are a number of planning policies which are relevant to this application. They are listed below:

Kirklees Local Plan:

LP35 Historic environment

LP24 Design

Policy LP35 States that 'proposals should retain those elements of the historic environment which contribute to the district identity of the Kirklees Area'. Policy LP 24 states that 'extensions should be subservient to the original building, (be) in keeping with the existing buildings... and minimise impact on residential amenity of future... occupiers.'

We believe this has been achieved through the use of materials and scale on the proposed extension, while the siting of the proposal and directionality makes a positive contribution to the urban scale in this area. We note that the scheme allows for improved accommodation within the property including the provision of bathroom facilities on the ground level, which better meets modern housing standards which improves the residential amenity of any future occupiers.

11 Summary

In the preceding sections it has been demonstrated that the proposal for a single story extension at 13 Clough Lea would be clearly appropriate and subservient to the existing building. The materials and detailing are considered on this basis and have been selected to be sympathetic to the existing buildings. The orientation and layout is designed to respect the character of the local urban fabric, and internally the scheme provides the opportunity to bring the property more in line with modern housing standards which will improve the overall longevity of the property.

We therefore believe that the proposal should achieve planning permission.