

BRIEF CONSERVATION
STATEMENT

Relating to Proposed Extension
Within the curtilidge of a Residential Dwelling
Located within a Conservation Area

At: 30 Marsh Lane, Shepley,
Huddersfield. HD8 8AQ.

November 2020.

Applicants: Garry Greetham Associates on behalf of
Clients: Mr. & Mrs. P. Richards.

1 Introduction.

- 1.1 This is a Brief Conservation Statement to support the submission of a formal householder planning application for the above-mentioned project and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates, and is to be read in conjunction with the following drawings:

Site Layout / Location Plans.	Dwg. No: 923-01
Elevations as Existing.	Dwg. No: 923-02
G.F. Layout as Existing.	Dwg. No: 923-03
Elevations as Proposed.	Dwg. No: 923-04
G.F. Layout as Proposed.	Dwg. No: 923-05
Typical Sections / Roof.	Dwg. No: 923-06

- 1.2 The purpose of this statement for works within a Conservation Area is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed small rear extension.

This statement highlights the particular characteristics of this proposed small rear extension and its relationship with the existing cottage and indeed will hopefully complement the character of the wider area.

- 1.3 In terms of the details of the proposed development, this involves the construction of a single storey, flat roof small extension to the rear as described below;

Ground Floor Study: adjoining the existing Kitchen area with the size of this Study being indicated below:

Height from the finished ground floor level to the roof line at max. 2.65m.
The max. external width at 5.70m and max. external length at 3.90m.

The existing residential site includes the existing 2 storey detached cottage, this fronting Marsh Lane with a front paved garden, also includes a rear private garden area including space for vehicle parking.

The rear boundaries of the site, has existing screen fencing throughout and will be retained.

2 Design of the Rear Extension including Access to the Existing Site.

- 2.1 The site of the original curtilidge slopes from the rear to the front, down to Marsh Lane itself and with a shared vehicle access to the side of 30 Marsh Lane providing access to vehicle parking to the rear.

- 2.2 In connection with the surrounding properties, they consist of either rendered or existing stone built residential properties, all fronting Marsh Lane, as this is the original topography of the ground to this area.

- 2.3 The construction of this small rear extension will not affect any of the existing rear garden area and therefore the property will still benefit from a large sized, rear private garden, which will be in the interests of the amenities of any future residents.

The refuse and re-cycling bins which are located to the front of the existing detached cottage and will still be brought in front of the existing dwelling to the Marsh Lane footpath on collection days.

- 2.4 The external facing materials for this proposed small rear extension will be matching the original cottage, this being white masonry painted sand and cement render for the external walling, with fibre glass flat roof for the roofing materials.

The external doors and windows will be constructed of white UPVC, with black PVC rainwater goods, all to match the existing cottage.

- 2.5 The design and size of the proposed small rear extension will sit well with the existing cottage and hopefully shall complement the other buildings within this conservation area.

The materials proposed for this small rear extension, have been taken into account to match the original cottage namely UPVC Windows and Doors; UPVC Facia boards; the main external walling is also constructed of block work with white painted masonry sand and cement render with fibre glass flat roofing materials.

- 2.6 Take note that the design of these extensions complies with Policy Numbers H6; H18; T2 and E52.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham