

### Design and Access Statement/Heritage Statement

Numbers 57, 59 and 61 Huddersfield Road form part of a Grade 2 listed terrace of Cottages within the Village of Meltham. The early Eighteenth-Century Cottages conform to the local vernacular of the Holme Valley of that period with hammer dressed stone mullions, quoins and stone slate roof. No 63 is clearly a later addition to the main terrace and does not have or follow the same local vernacular features noted above.

It was and is an independent building and was not in ancillary use to the Listed Building No 61 which it abuts at the time of Listing therefore cannot be classed as a Listed Building.

The property is a small one room up stairs and one room downstairs type cottage.

Dimensions being approximately:

4.4 meters Front Elevations to Huddersfield Road.

3.4 meters Rear Elevation to Courtyard.

5.5 meters Down side gable.

5.0 meters Height to eaves.

The front elevation overlooks Huddersfield Road. The side elevation abuts a tarmac vehicle and pedestrian entrance which opens up in a courtyard area behind, giving access to further properties, out buildings and carparking facilities.

The rear elevation adjoins small out building and beyond a small garden area.

The owner's family have owned the property plus several others adjacent to No 63 for many years, his parents living in No 67 and Aunt and Uncle in No 69. His Uncle using No 63 as his reading room/study area this has remained untouched since his death.

However, the structure particularly the roof and chimney has recently partially collapsed following named Autumn and Winter storms. The building has become unsafe and does present a risk therefore we seek urgent approval of our application to take the building down and tidy the area up. Please find enclosed:

- 1) Anne Ross response to the owner's agent when enquiring whether No 63 was listed 29/03/2010
- 2) 1:1250 Plan outlining property owned by our client in blue and the property No 63 in red.
- 3) Colour pictures of the Front elevation before and after the partial collapse.
- 4) Colour pictures of the Rear elevation before and after the partial collapse.
- 5) Footprint of No 63 and adjoining property No 61.

Following the demolition of No 63 the newly exposed gable end to No 61 will require improving in line with its Listed status.

The footprint of the old building (63) will be landscaped with a mixture of hardstanding and soft landscaping.

It would be intended to construct a low-level coursed stonework wall with stone toppings along the front elevation with a set of black low-level railings, all will match the existing presently Infront of No 55 to 61.

The existing vehicle access point to the rear of the properties and car parking area will remain from Huddersfield Road. However, the site lines for vehicles leaving the courtyard area will vastly improve especially to the right. This will also greatly benefit the public when using the public footway in front of the row of Cottages. They will be able to see vehicles leaving the site much sooner than presently.