

Proposed Front Rear Extension to 26 Greenway, Honley HD9 6NQ

for

Mr James Walsh

## DESIGN and ACCESS STATEMENT

### ***The Honley Conservation Area***

There is no Conservation Area appraisal available but the extent of area is illustrated on the map on the next page.

It is on the outskirts of the old village in a new estate of houses built some 30 years ago and is a typical 3 bedroomed house built in stone under a tiled roof.

The character of the surrounding old housing near the main village is not reflected in the design of the estate around Greenway and these are of relatively modern construction and many have already been extended and altered.

There are no nearby listed buildings that may influence the design or be affected by the proposals.

The site lies practically in the middle of the Conservation Area and designated 'modern infill' as it is well away from any significant buildings although quite close to the old village centre.

### ***Building Planning History and New Proposals***

There is no recent planning history and the house has not been altered or extended since it was built and has uPVC windows and fascias and the roof appears to be in good condition being a modern concrete interlocking tile.

The House is typical of the era in which it was constructed and has separate Living Room, Dining Room and Kitchen and an integral small Garage and 3 Bedrooms upstairs.

The present layout design has a somewhat small kitchen next to the dining room and it is this that is to be extended next to the present garage side wall which extends at the rear of the property.

The property is to be brought up to modern standards of design and the rear extension will provide a much larger Kitchen with a much needed downstairs Toilet and Utility area giving access to the present Dining Room which is also linked from the Kitchen.



The Honley Conservation Area

Blue star over property

# ***Design***

## **Context**

The majority of the houses on this estate are stone built including those along Greenlea Court which are of a slightly more modern design.

The extension is to be constructed in matching stone and the roof materials and the construction will include new heads and cills and fascias, soffites and new grey µPVC double glazed windows.

Generally, Conservation Area does not mean that there will be no new developments or building but puts the duty on the Council to make sure that all changes increase the attractiveness of the area and does not harm its special character.

The proposed design does not detract from the character of this modern infill part of the Honley Conservation Area and the extensions and alterations will not therefore substantially harm the heritage aspect of surrounding area.

## **Scale**

The scale and appearance of the works is indicated on the submission drawings and is sympathetic to the heritage aspect of the building within this Conservation Area setting.

## **Conclusion and Compliance with Policy**

Within a Conservation Area a number of criteria to be met and as follows;

All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Is energy efficient in terms of building design and orientation

Proposals for new development within conservation areas should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

The extension and alterations as shown on the submitted drawings and described in this design and access statement addresses all of the above points relative to the proposals.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,  
In accordance with the recommendations contained in CABI publication 2006*