PLANNING APPLICATION

FOR

FIRST FLOOR EXTENSION AND REPLACEMENT WINDOWS AND DOORS

AT

149 WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XQ

MR A OLIVER

HERITAGE STATEMENT
DATED: JUNE 2021

1.0 – THE PROPERTY

1.01- The property is a detached stone built two storey dwelling with an internal private courtyard garden and attached double garage.

1.02 - It is situated off the side of Westgate, Almondbury and accessed through private a gate and driveway down the side of the house.

2.0 – PROPOSAL

2.01 – The proposal is to erect a first-floor extension above the existing attached garage and replace the existing windows and doors throughout.

2.02 – The windows fronting on to Westgate will be replaced with double glazed white UPVC units with glazing bars to match the existing window style and frontage of the road.

2.03 - The windows to the internal elevations facing into the private courtyard are to have double glazed grey UPVC units. Any existing windows in banks of 3 are to have the 2no. mullions removed and have one mullion installed centrally allowing for larger opening casements and less frame.

2.04 – The main lounge is to have the patio doors replaced for frameless box windows (Oriel windows) which sit within the existing masonry opening.



Example picture of Oriel Window (image not depicting No.149)

3.0 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the new Local Plan LP35 and the National Planning Policy Framework (NPPF) 2019 this states the following: -

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

4.0 - HERITAGE STATEMENT

4.01- 149 Westgate lies towards the edge of the Almondbury Conservation Area within 2 miles of Huddersfield Town Centre. The property was built circa 1900 originally as 4no. 1 up and 1 down cottage's and was later converted into a single house circa. 1990.

4.02- Nearby listed Buildings are located at 181 and 40-44 Westgate, the settings of these listed buildings are not in any way compromised by the proposals.

5.0 – CONCLUSION

The proposed first floor extension sits appropriately atop the existing garage with very little intrusion to any surrounding building, blending well with the front elevation stepped back and roof pitch sat below the main house.

The replacement windows and doors provide a needed improvement to the properties thermal efficiency and will afford the dwelling much more daylight due to reduced frame and mullions.

The frameless box windows will create a modern addition without detracting from the main characteristics of the traditional stone dwelling.

The proposals are considered to harmonise with the existing and surrounding buildings with a good level of privacy from Westgate.