DESIGN, ACCESS & HERITAGE STATEMENT

7, High Lea, Marsden, Huddersfield, HD7 6DZ

7 High Lea is a two-storey semi-detached artificial stone-built dwelling, built in 1976. The property is in the Marsden Conservation area, but is not listed and does not lie within the vicinity of a listed building. The property sits outside a flood risk area on the EA map. The property benefits from an attached garage, front porch, rear sunroom, driveway to the front, and gardens to the front and rear. The property has not had any permitted development rights removed. The site and surrounding properties are all of similar appearance built from artificial stone with concrete roof tiles.

Proposal

Convert the existing garage, utility and sunroom to a new utility, bathroom and home office. A change of front elevation for the garage – changing the existing garage door to a double-glazed single door and brickwork matching the dwelling house. A conservatory to be built at the rear of the property with doors through to the existing dining room.

Design

The proposed garage, utility and sunroom conversion will cover the same footprint as it does currently. The greatest change will be that of the front elevation, removing the garage door and replacing with a single double-glazed door and brickwork to match the dwelling house. Planning for this was granted on the neighbouring attached property and will blend in with the property's surroundings, improving the overall aesthetic of the front elevation. The garage roof will be raised to account for head height with the new insulated floor. However, the flat roof will be replaced with a new insulated flat roof to match the neighbouring property's flat roof. The insulation will improve the energy efficiency of this space. The view from the front elevation will be vastly improved with the removal of the garage door and installation of new brickwork and stone caps to match the dwelling house. Building regulations have already been sought and approved for these changes.

The new conservatory will be built at the rear of the property in anthracite grey double glazed UPVC to match the dwelling house. The conservatory will be built with a mono pitched high energy efficiency glazed roof or a lightweight tiled roof to match the existing property. The design of the conservatory will blend in with its surroundings and the grey anthracite colour will blend in with its natural surroundings of trees and woodland. Viewing from surrounding public land, the rear elevation of this development would not be noticeable and would work sympathetically with its surroundings.

Access

Access will remain unchanged. Site access will be through the site property only and will not affect neighbouring properties.