

Design and Access Statement-Householder extension in a Conservation area

No 15 Low Westwood Lane, Golcar Huddersfield HD7 4EW

Existing site features

This is an end terrace old weavers cottage which was built circa 1850, extended circa 1920 (2 storey extension) and 2007(single storey dining room sloping roof extension)

It comprises of mainly 2 storeys with a single storey dining room and a small basement

It is constructed from natural York rubble filled stone walls to the original house walls and natural stone cavity walling to the 2007 dining room extension with PVCu windows and doors and York stone slates to the pitched/sloping roofs with pebble dashed chimney stacks.

At the rear of the property is a small garden enclosed by bushes/planting/timber fencing and natural York stone walling

Our understanding is that originally our property and nos 11 and 7 were a large weavers cottage which at some unknown point was split into 3 properties and 2 storey extensions built to the roadside (we believe circa 1920 but not proved)

The cottages nos 7, 11 and 15 form part of the original Westwood hamlet

Access issues

The current house is accessed via 2 single steps(1 step up from right of way outside of our boundary at the rear and 1 step up into the porch) into the dining room area

Access to the current Bed 3 is via 3 steps internally from the bottom of the main staircase and 1 external door(currently not used)-access to the external door is via 3 steps and very narrow path externally.

Internal access to the dining room extension will be via the existing dining room area

Internal access to the new Bed 3 and shower/wc will be via the existing 3 steps from the bottom of the main staircase

Scale/appearance of the new extensions

The extension to the dining room walls will be constructed in stone to match existing with natural blue slate roof which reflects some of the properties in the hamlet(reference Laurel Bank)

The extension creating bed 3/shower and wc walls will be constructed in natural stone to match existing with stone slate roof to match existing.

The car port will be constructed from green oak timber with a natural blue slate roof

The new natural blue slate roofs reflect some of the roof materials used in the area(Laurel Bank) and generally well used in Huddersfield and surrounding areas-its use will create more architectural/design interest to the property and will allow the installation in the future of solar panels on the dining room extension and car port elevations facing the rear of the property. Our plan is to make the property more eco friendly by the installation of:

- solar panels
- battery storage
- Air source heat pump

Heritage Assets

The use of natural York stone walling, stone slates, green oak and natural blue slates reflects the natural heritage of the area and will improve the architectural landscape of the area especially with the removal of the 1980s single storey Grimston concrete garage and cement roof.

The extensions to the dining room and creation of bed 3/shower and wc are small in size, scale and will have minimal impact and appearance/scale of the existing building

The green oak car port will massively improve the roadside appearance and overall the development will enhance and contribute to the architectural merit of the hamlet

All extensions will be consistent with the character of the Conservation area