

# Heritage Statement

## Proposed detached garage and garden room at 1 West Avenue Lindley Huddersfield HD3 3LR

### Context

The property in question is a stone built detached property which is one of 8 properties off a small residential cul-de-sac the property sits within a sizable plot. I would estimate its age to be circa 1930 and the property falls within The Edgerton Conservation Area.

### Proposals

The proposals are to construct a double detached garage and garden room with floor areas of 31.36m<sup>2</sup> and 19.95m<sup>2</sup> respectively within the garden of the property. The Garage would utilise the existing vehicular point of entry to West Avenue and would replace the small single integral garage within the house which has poor accessibility. The garden is currently well screened with a tall beech and shrub hedge. Included in the proposed garage are alterations to the existing entrance gateposts. These alterations will comprise of taking down the existing stone gateposts and moving sideways approximately 2.5 metres to improve vehicular manoeuvrability within the site. Any required alteration to the adjacent boundary wall will be carried using the existing materials with matching copings as illustrated on the submitted drawings.

### Scale

The Garage will have a pitched roof and an overall height to the ridge of 3.9m, the garden room will have a green roof and an overall height of 2.7m.

### Materials

It is proposed to construct both the garage and garden room in a timber framed construction faced in Cedar weather boarding all from sustainable forestry giving the building a low carbon footprint.

Windows/doors within the garden room will be grey powder coated aluminium or prefinished softwood unless otherwise agreed.

The garage would have a natural blue slate pitched roof and the garden room a flat green Sedum roof.

### Conclusion

It is my opinion that the proposal will have no detrimental affect on the street scene being well screened and should not be harmful to the character of the conservation area.

