

Heritage Statement

Proposed rear extension, 31 Peel Street, Marsden
HD7 6BW.



April 2023.

Heritage Statement

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Context

- 1.1 This statement has been prepared to accompany a planning application for a single storey extension to the rear of 31 Peel Street, Marsden HD7 6BW.
- 1.2 The site is within the conservation of Marsden and unallocated as defined in Kirklees Local Plan – plans of both are appended to this statement.
- 1.3 The property comprises of a florist shop (Lily Blossom) fronting onto Peel Street, and residential accommodation for the proprietors of the shop.
- 1.4 The accommodation is laid out over 4 floors and comprises a non habitable basement, at ground floor there is the florist shop, an office/store for the shop, and a kitchen with stairs leading to the first floor where there is a lounge/dining room, bedroom and bathroom. There is a further bedroom in the attic.
- 1.5 The applicants have run the shop and lived in the property for 10 years and have a two and half year old son.
- 1.6 The purpose of the extension is to provide living space at ground floor level so that both parents can be at ground floor level to oversee the shop and supervise their son – one parent currently has to be at first floor level as there is no living space at ground floor level.

The current situation has been manageable up to now but going forward it will be very restrictive for the family.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The application is for a single storey lean to extension.
- 2.2 The side boundaries are splayed relative to the rear elevation which results in a tapered footprint which projects 4.0m and is 6.7m at its widest point narrowing to 5.8m.
- 2.3 The heights to eaves and abutment with existing are 2.4m and 3.7m respectively.

- 2.4 The external materials will match the host building, these being blue slates to the roof and natural stone walls.
- 2.5 The site layout remains generally the same except for the removal of a brick wall within the garden.

3.0 Access.

- 3.1 Access to the dwelling will remain as existing.

4.0 Heritage Impact Assessment.

- 4.1 The building is within the conservation of Marsden and the frontage is in a very prominent position, fronting onto Peel Street, which is the main shopping street within the village/town centre.
- 4.2 The proposed extension is to the rear and can only be accessed, and be visible via a path leading to the property.
- 4.3 The boundary to the east is well screened as it is into the playground of Marsden Infants School.

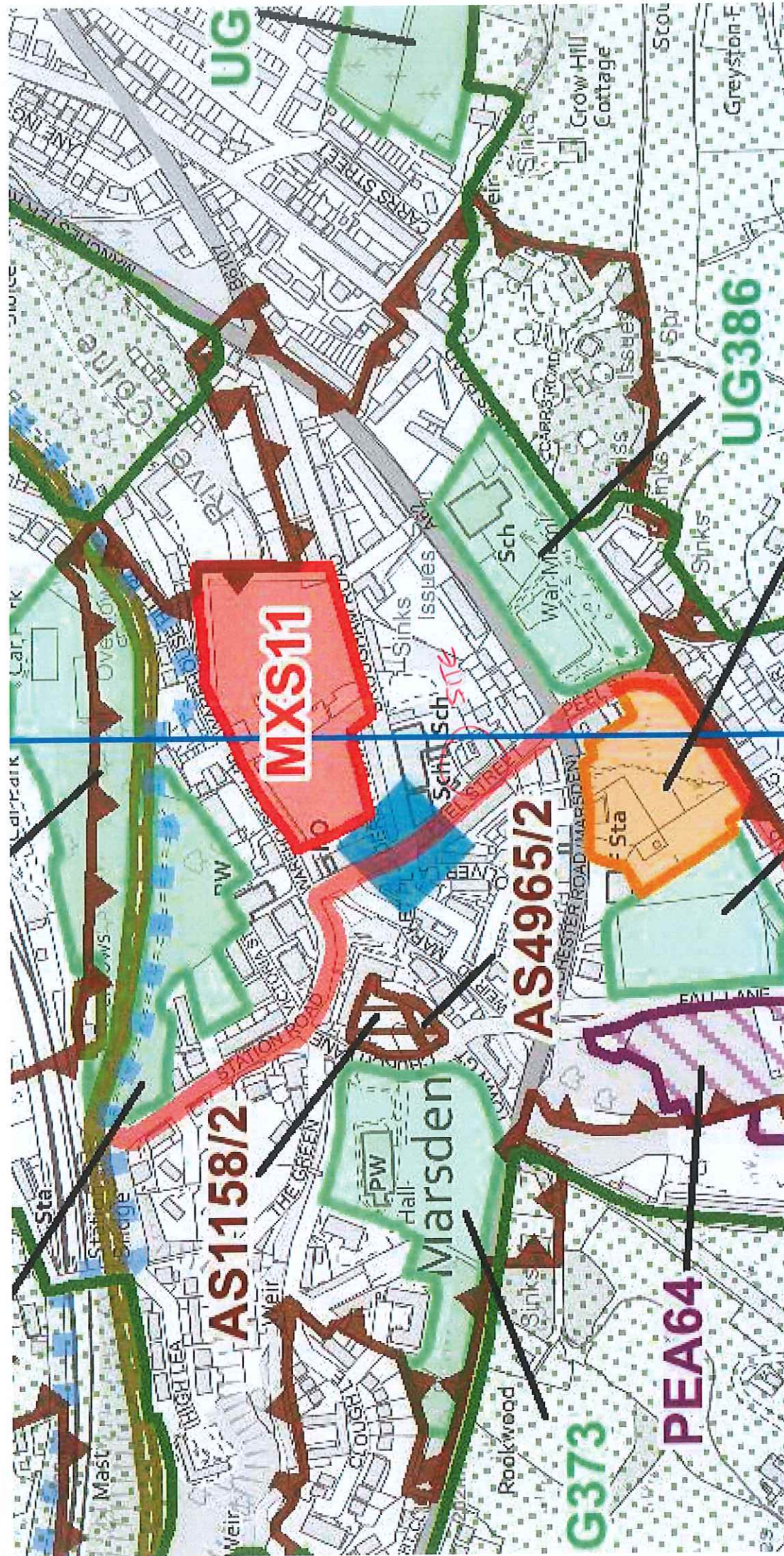
To the south is the Shakespeare Public House behind a high brick wall boundary.

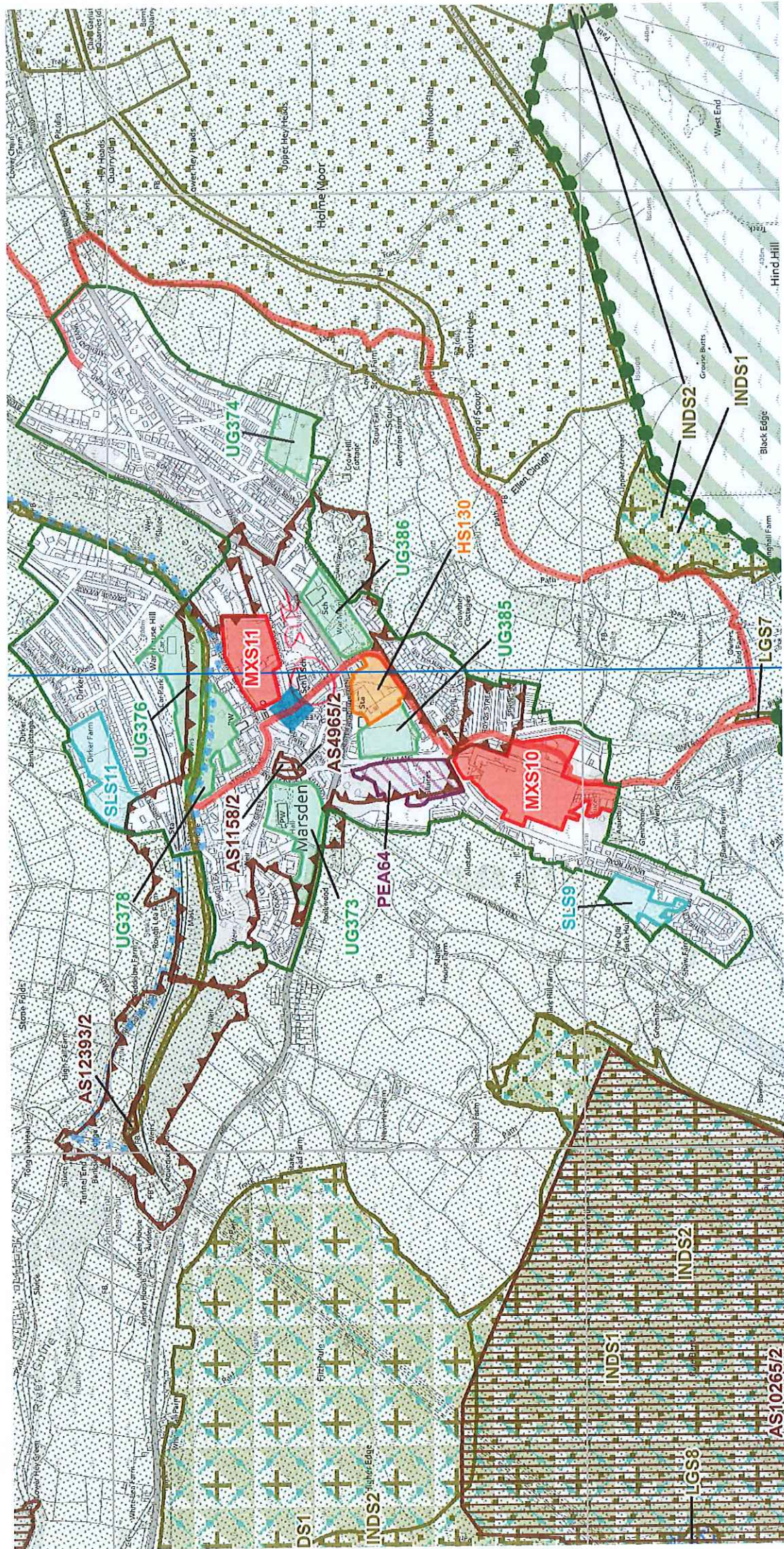
The property to the north is a fish and chip shop which occupies the whole of the ground floor (i.e. no residential use) and the external space to the rear is a flagged area (i.e. not garden space).

- 4.4 Regardless of it's location, the proposed materials will be traditional in nature and in line with those of the host building as previously mentioned.
- 4.5 It can be concluded that the proposed extension has a neutral contribution to the conservation area – that is to say neither positive or negative.

Appendix A

Extracts from KMC Local Plan.





Green Belt and Green Space

- Green Belt
- Strategic Green Infrastructure Proposed (SGIP)
- Urban Green Space (UGS)
- Local Green Space (LGS)

Housing, Employment & Other Significant Development

- Employment (E3)
- Priority Employment Areas (PEA)
- Housing (H5)
- Mixed Use (MU3)

Land at Bourne Hall (MUGS)

- Options And Traveling & Traveling Showpeople (GTT)
- Sequestered Land (SL3)

Heritage Assets

- Archaeological Sites (Class 2) (A5)
- Conservation Area
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste

- Minerals Area of Search (MAS)
- Minerals Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MI)
- Waste Site (W)
- Waste Site (Refused) (WR)

Natural Environment

- Peak District National Park
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres

- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport

- Highways England Transport Scheme
- Core Walking, Cycling and Riding Network
- Existing
- Proposed
- Transport Scheme (TS)
- Another improvement
- Connected transport improvement scheme route
- Refined to comply with Local & North Yorkshire Growth Zone

The map is a representation of the policies and proposals in the Local Plan. It is not a guarantee of the future. The map is subject to change without notice. The map is not a substitute for the Local Plan. The map is not a legal document. The map is not a guarantee of the future. The map is subject to change without notice. The map is not a substitute for the Local Plan. The map is not a legal document.

Map scale: 1:15,000 @ A1

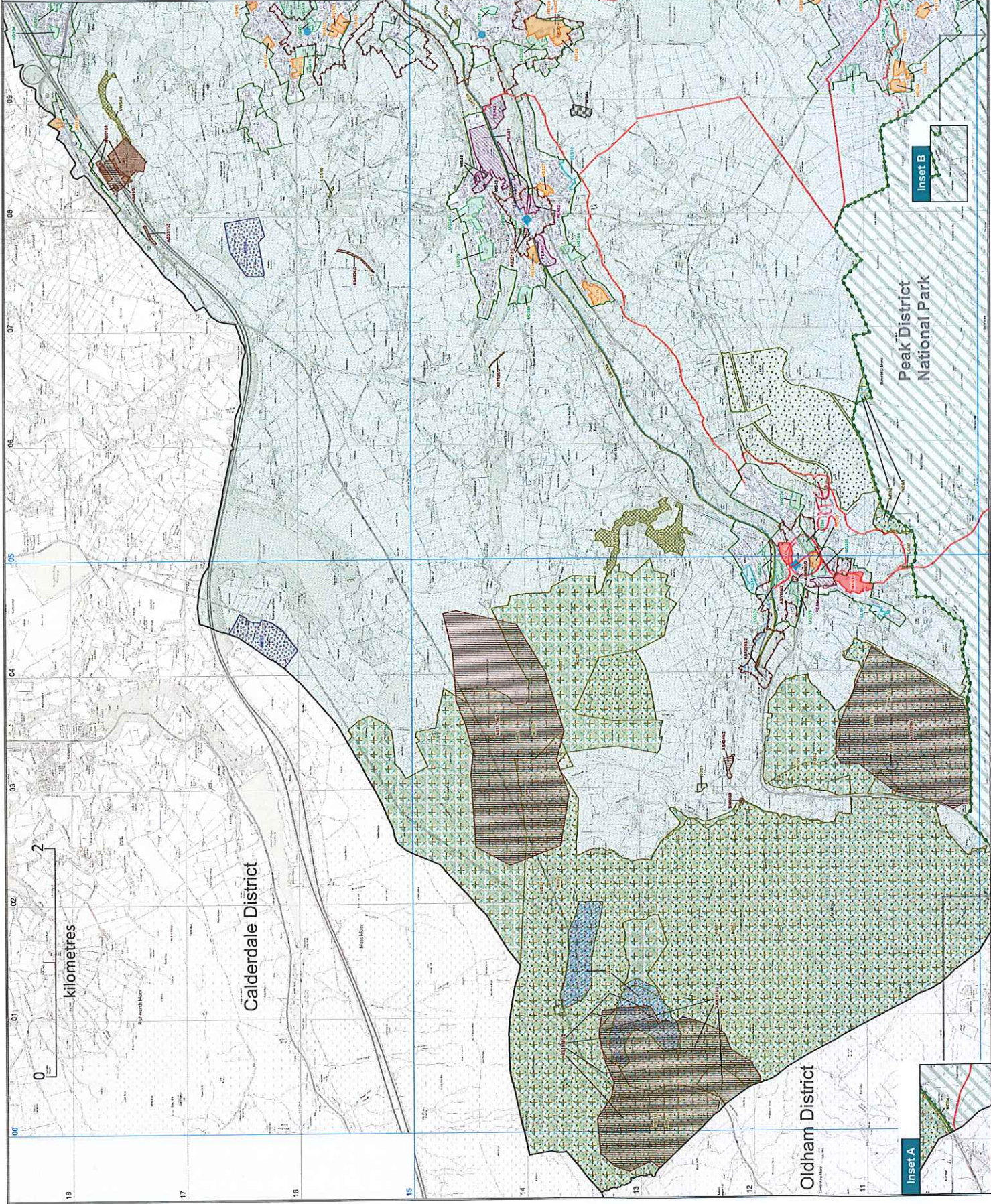
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Kirklees Local Planning Authority

Index to (A1) Map Sheets



Area administered by Peak District National Park Authority



Inset B

Peak District National Park

Inset A

Oldham District

Calderdale District

kilometres

0

2

00

01

02

03

04

05

06

07

08

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14

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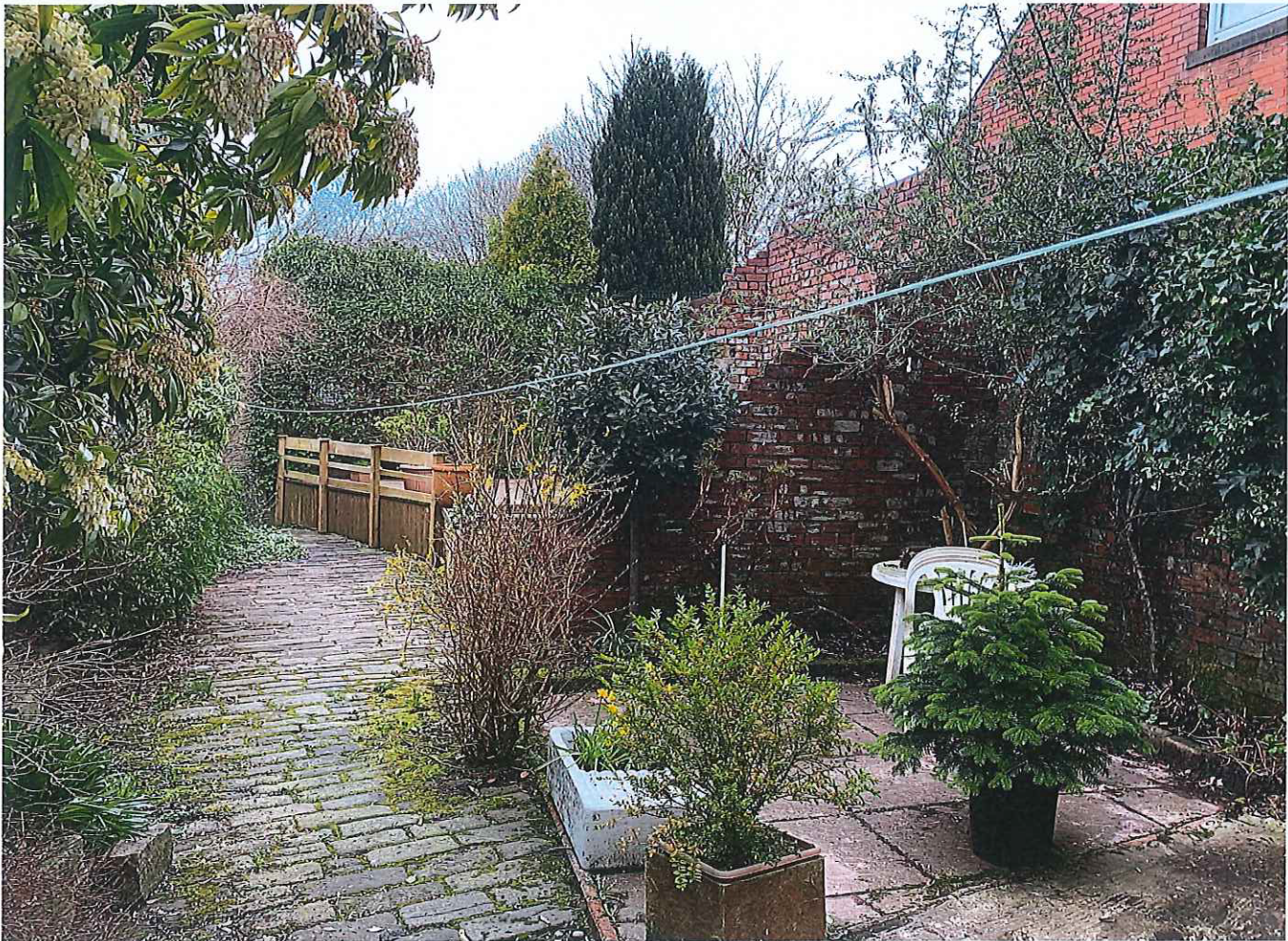
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Appendix B
Photos.













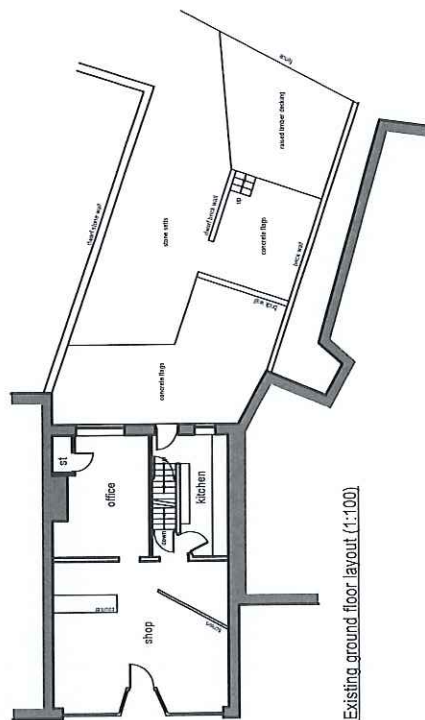


Appendix C
Drawing.

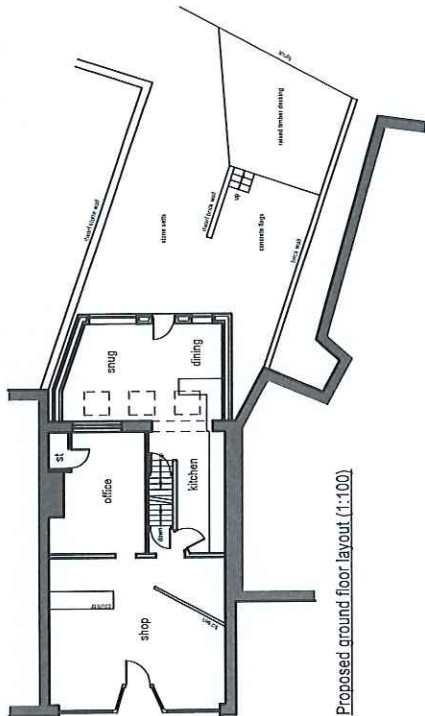
Notes:

1. Setting out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at stairs.
3. Any discrepancies to be reported to Color Valley Design.

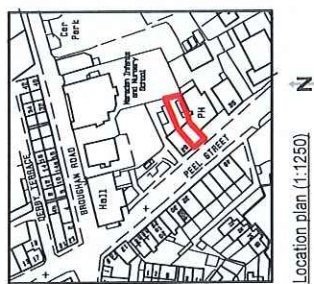
Scale	4m	8m	16m	40m	100m
Scale 1:50					
Scale 1:100					
Scale 1:200					
Scale 1:500					
Scale 1:1250					



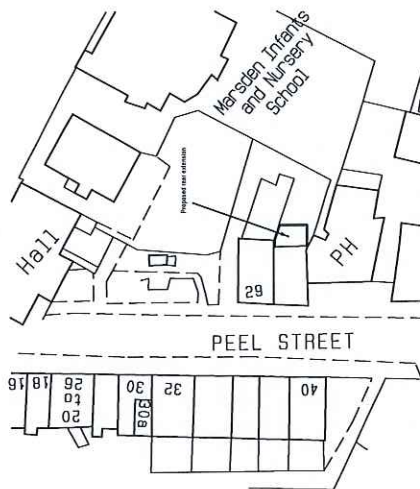
Existing ground floor layout (1:100)



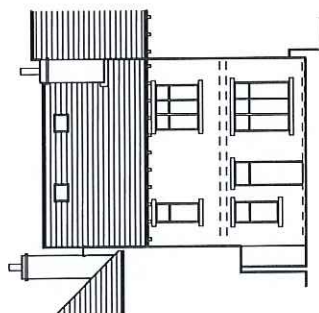
Proposed ground floor layout (1:100)



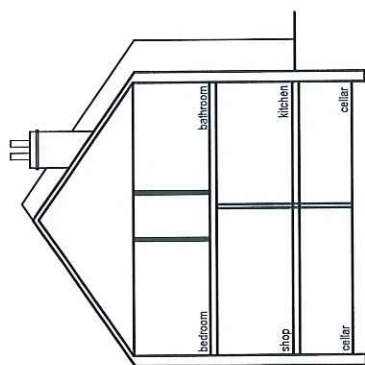
Location plan (1:1250)



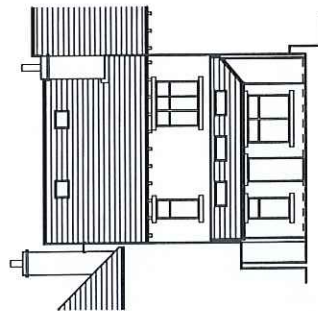
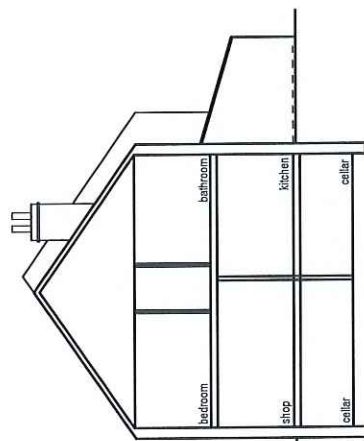
Block plan (1:50)



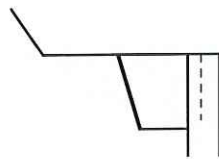
Existing rear elevation (1:100)



Existing sectional elevation (1:100)

Proposed rear elevation (1:100)

Proposed sectional elevation (1:100)



Proposed side elevation (1:100)



Colne Valley Design
8 Meadow Lane
Sialthwaite
Huddersfield HD7 5EX

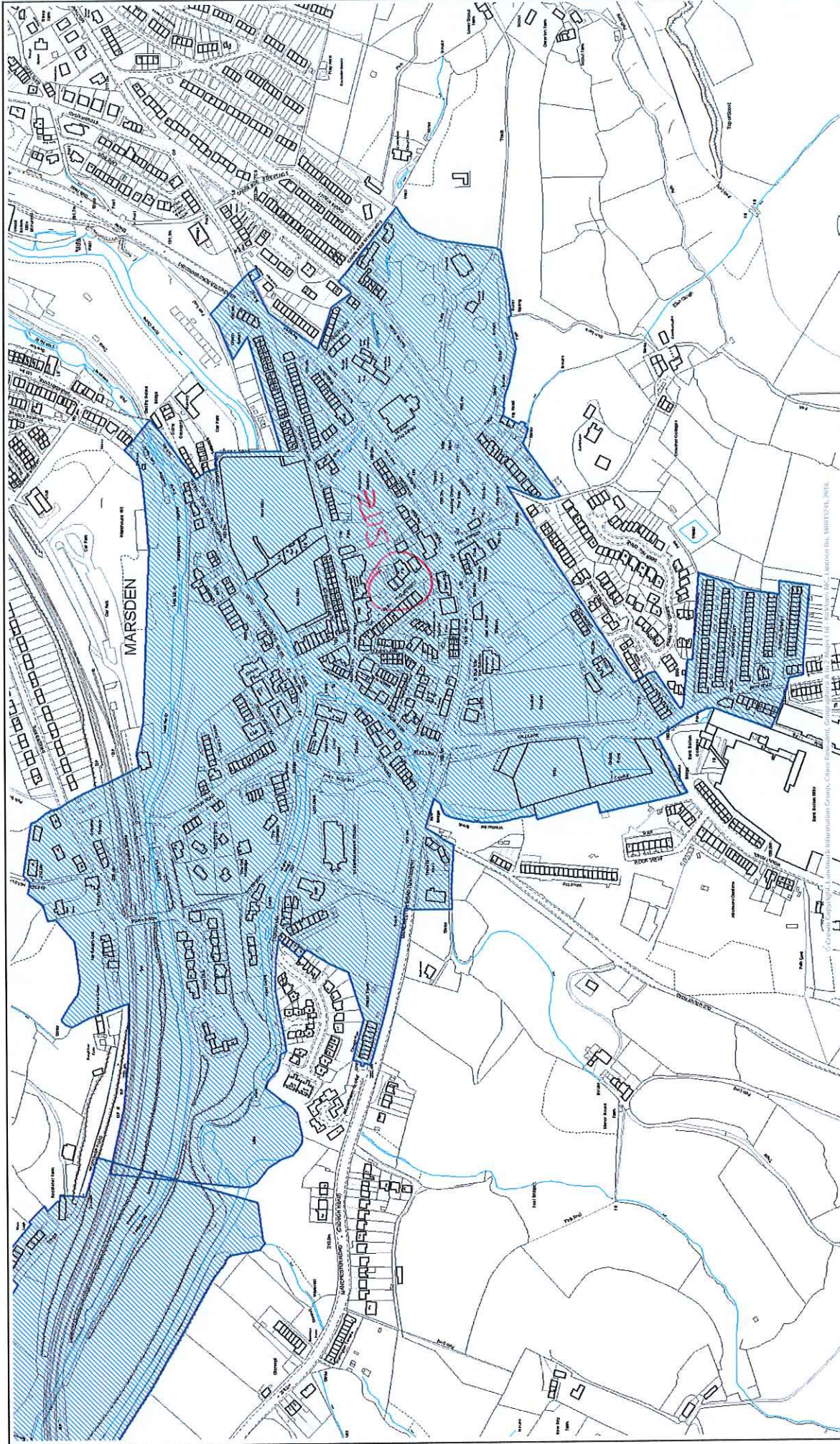
Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhom

Investigator: S. A. Mironov, MCGM

Project	Proposed rear extension.		
For	Mr & Mrs P Southwell.		
Address	31 Peel Street Marsden HD7 6BW.		
Title	Planning Drawing.		
Job No.	Drawing number	Date	
23 J 14.	01.	March 2023.	

Appendix D

Marsden conservation area plan



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Scale 1/5500

Date 3/2/2010

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