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Proposed External Steps to dwelling at 106 Lamb Hall Road, HD33TJ
Ref 2023/737/10A : Heritage, Design and Access Statement in support of the
Application for Planning Approval.

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1.0 Introduction

This application is for the replacement of the existing unsafe and non ambulant access steps to the existing house front door with new to provide a safe and ambulant accessible stepped access.

2.0 The Existing Site

106 Lamb Hall Road is one of a terrace of two storey houses with a small hardstanding area to the frontage directly adjacent the road. 106 does in fact include number 108 Lamb Hall Road with both being combined into a single house. The previous owner replaced the existing steps with the current steps which are non compliant with the building regulations due to the depth of the treads at 215mm and are certainly not compliant as ambulant steps which should be limited to risers of 150mm which these are not. These can be seen on photograph 06 included in the application.

3.0 The Proposals including Access and Safety

The proposed steps will comply with the building regulations as ambulant steps with risers of 150mm and treads of 300mm. A landing will be extended from the front door step allowing the steps to turn 90deg in front of the existing planter so that access is achieved from the paved property safely without having to step onto the road.

The design will incorporate stone or concrete treads with side walls of coursed natural stone with stone copings. The balustrade will be formed with black powder coated stainless steel uprights with a hard wood handrail. Balustrade panels will be toughened glass.

4.0 Heritage Statement

The adjacent dwelling at number 104 Lamb Hall Road is listed grade 2 and the design of the stairs has respected this by the use of natural coursed stone of which there is a plentiful supply on site for re use matching the existing building. The balustrade due to the use of glazing will have a light and transparent appearance.

It is considered therefore that the proposals do not cause any damage to the setting of the listed building and it should be noted that in the Conservation Officer Sue Brooks' response of 12th June 2023 that a listed building consent application will not be required due to the steps being set away from the curtilage of the adjacent listed building.

5.0 Impact

The proposed steps are contained within the curtilage of the existing property which has a paved area which extends 2.7 metres to the edge of the road. Original photograph 05 in fact shows stone walls extending by the same amount up to the road edge assumed to be coal bunkers and photograph 08 shows a recreation alongside an original photograph.

6.0 Pre Application Advice

Advice was received by both the Planning Officer John Holmes and the Conservation Officer Sue Brooks (see 4.0 above). We were advised that due to the landing extending as shown and forming a platform that the proposals did require planning approval despite the wall being less than 1.0 m and the location of the original external walls and earlier steps.

7.0 Conclusion

In conclusion it is considered that approval should be given for the following reasons:

- 1) The need to remove the existing dangerous and difficult steps and to provide safe ambulant stepped access to the front door of No 106.
- 2) That there is little or no impact on the surroundings including the setting of the listed dwelling.
- 3) The steps by turning 90deg provide safe protection from vehicles who currently can stray onto the paved area in the ownership of the applicant.

8.0 Application Drawings and Documents

These accompany the application as follows:

- 2023 737 01 Location Map
- 2023 737 02A Existing Site Plan and Front Elevation
- 2023 737 03A Proposed Plans and Elevations showing proposed steps
- 2023 737 05 Historic Photograph (permission has been given by the individuals shown)
- 2023 737 06 Photograph: Existing Steps to 106 and adjacent listed building.
- 2023 737 07 Photograph: Existing Paving and Steps to 106 Lamb Hall Road.
- 2023 737 08 Historic Photograph and current recreation.

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