

Proposed Extensions to form Sun Room/Dining with raised roof and 4no
Bedrooms to 5a Greenway, Honley HD9 6NQ

for

Mr Graham Crowe

HERITAGE and DESIGN and ACCESS STATEMENT

The Honley Conservation Area

There is no Conservation Area appraisal available but the extent of the area is illustrated on the map on the next page. The site boundary of the house is outlined in red.

It is on the outskirts of the old village in an estate of new houses built some 40 years ago and is a typical 3 bedroomed house but with front dormers and now in need of modernization and extension to meet the requirements of the owner who is relocating to the area. The house has been rented out for a number of years. No 5a was built in 1987.

The character of the surrounding old housing near the main village is not reflected in the design of the estate around Greenway and these are of relatively modern construction and many have already been extended and altered. There is a predominance of houses on the circular road and the main road with some bungalows and no 5a is a mixture of styles which stands out in the street scene with its' sloping roof and small front dormers.

There are no nearby listed buildings that may influence the design or be affected by the proposals.

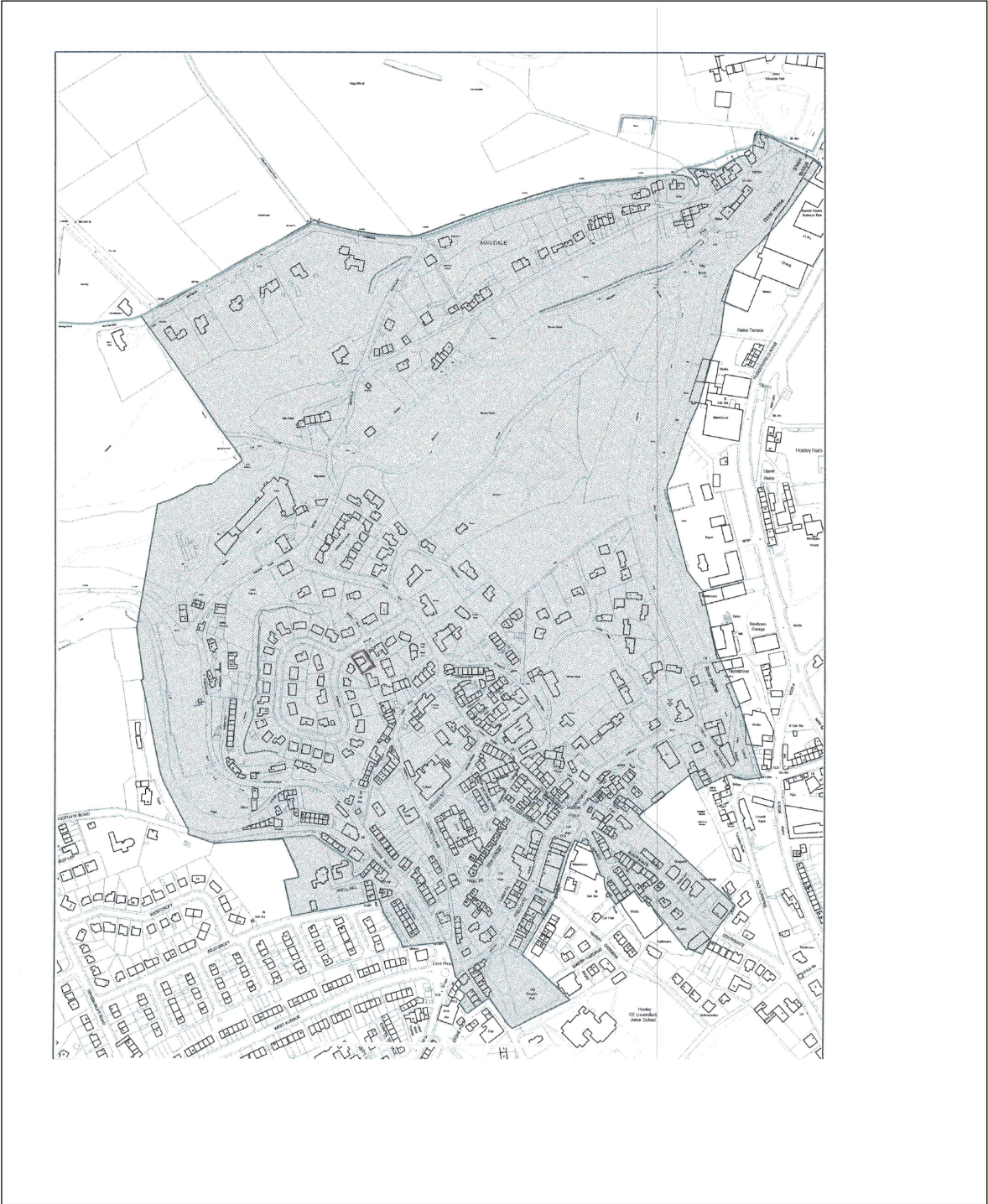
The site lies practically in the middle of the Conservation Area and designated 'modern infill' as it is well away from any significant buildings although quite close to the old village centre.

Building Planning History and New Proposals

There is no early planning history and the house has not been altered or extended since it was built and still has timber windows and fascias although the roof appears to have been re-laid with a modern concrete interlocking tile.

The House is typical of the era in which it was constructed and has separate Living Room, Dining Room and Kitchen and an integral small Garage and 3 Bedrooms upstairs.

The bedrooms on the front have small dormers as does the small Bathroom in between. At the rear the house returns as a small gable serving the third Bedroom.



The Honley Conservation Area

No 5a is outlined in red

An application 2019/92654 to extend the property was approved 14th October 2019. This lapsed and another application 2022/92994 of basically the same proposal was refused 30th May 2023.

The owner is relocating from South Africa to the property and the new proposal is to meet his family requirements.

The Dining Room is to be enlarged by some 2 metres extending out from the rear Kitchen wall and at first floor the existing large sloping roof and small front dormers are to be removed and the walls extended upwards to form enlarged Bedrooms and a better layout and accommodation.

Design

Context

The majority of the houses on this estate are stone built houses including those along Greenlea Court which are of a slightly more modern design. There are some bungalows but the area is predominately 3-4 bedroomed houses.

The extension is to be constructed in matching stone and the roof materials and the construction will include new heads, mullions and cills and fascias, soffites and new grey μ PVC double glazed windows.

The appearance of the house will blend in well with the existing houses in the surrounding area being very similar in design and proportion.

Generally, Conservation Area does not mean that there will be no new developments or building but puts the duty on the Council to make sure that all changes increase the attractiveness of the area and does not harm its special character.

The proposed design does not detract from the character of this modern infill part of the Honley Conservation Area and the extensions and alterations will not therefore substantially harm the heritage aspect of surrounding area.

The new building works will be constructed in accordance with the latest revisions to Part L of the Building Regulations.

Scale

The scale and appearance of the works is indicated on the submission drawings and is sympathetic to the heritage aspect of the building within this Conservation Area setting.

The scale of the revised proposal is very similar to others that exist in the area.

The new proposal will therefore blend in better with the area as the present dwelling is somewhat incongruous on this prominent corner of the estate.

The roof pitch will be similar to other houses removing the present long steep pitches.

Conclusion and Compliance with Policy

Within a Conservation Area a number of criteria to be met and as follows;

All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Is energy efficient in terms of building design and orientation

Proposals for new development within conservation areas should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

The extension and alterations as shown on the submitted drawings and described in this design and access statement addresses all of the above points relative to the proposals.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CBE publication 2006*