

Design & Access Statement for 3 Carr Top Lane, Golcar, HD7 4JB



Front Elevation – 3 Carr Top Lane



Rear Elevation – 3 Carr Top Lane

1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Mr C Townend, to prepare a Planning Application for the property at 3 Carr Top Lane, Golcar. The proposal is to add a simple, stone built, detached garden store to the side of the property.

1.1 Site Location/Context

Golcar is located approximately 6.5km west of Huddersfield town centre. Carr Top Lane is dropping down the valley to the south west of the village centre and within the Golcar Conservation Area.

The Golcar Conservation Area Appraisal of 2010 describes Golcar as *'being a large, closely-knit hillside village of picturesque quality, with steep slopes, steps and narrow lanes with homogenous vernacular stone architecture and stone retaining and boundary walls characterising the settlement.'*

The site boundary is the domestic curtilage of a stone detached family home adjacent to a development of more recently built properties. There is a stone perimeter wall forming the boundary to the property and an area of the garden adjacent Carr Top Lane that must be kept clear to allow for the 2.4x35m visibility splay, for access onto the highway. The site slopes downhill across the site from north to south.

2.0 The Proposal

There is currently no secure external storage associated with the property, so it is proposed to construct a simple detached garden store with a pitched roof. The walls will be constructed using reclaimed stone to tie in with the existing boundary wall and the roof finished with slate tiles to match the main dwelling. There will be a small fixed light painted timber window facing the dwelling for natural light and the access door will be a metal powder coated roller shutter door painted to match the house windows.

The footprint of the proposed store is 13.6m² and the height to the ridge is 3.5m viewed from the front elevation and 2.7m viewed from the rear elevation. There will be level access into the store from the front elevation. The rear wall will retain an area of the lawned back garden with stepped access to the garden maintained between the dwelling and the store.

3.0 Conclusion

The construction of the garden store will provide an essential amenity for the dwelling. It is small in scale and the proposed faceted stone walling, pitched roof and simple detailing is all in keeping with the principals of the Golcar conservation area. It has been located adjacent the property to have minimal impact on the setting, and is for the use of the occupants to store garden equipment and furniture.