

Design & Access & Heritage Statement

Single storey Sunroom/Garden Room Extension proposal

15 Mountjoy Road, Edgerton, Huddersfield HD1 5QB

For Mr. A. Khalil



The Proposal in outline

The proposal is for a single storey Sunroom/Garden Room extension situated to the rear of the property at No. 15 Mountjoy Road and is to support the Householder application made to Kirklees Council.

This statement is to assess the impact that this development may have on any heritage assets in its locality. This statement then aims to justify the proposal for a very simple modest householder development on this property that is situated within Greenhead Conservation Area.

Background & Heritage

Number 15 Mountjoy Road is one of a small cluster of 5 Bungalows that were clearly built within a different era of time to most properties on Mountjoy Road. Most properties along this road can be generally identified as large Victorian properties. In terms of architectural interest, the property would likely represent a negative contribution to the area when considered in purely conservation terms, especially when viewed in context with older historic properties situated in the locality. Nevertheless, they represent a different period when housing requirements had clearly changed. The property was likely built circa 1960's/1970's and approved by Kirklees Council.

The design

It is appropriate given the setting of the site, that any new building should make a positive contribution and harmonise as much as possible with its host building in terms of appearance, scale and materials.

Layout

Is for a Simple single storey Sunroom arrangement with access achieved off the existing dining space. External access will be by means of French door to the existing patio area. Natural lighting brought in via rooflights glazed screen arrangement and French door pair.

Use/Amount

The extensions Gross external footprint will be 15m².

Appearance & Scale

The proposals seek to add a simple structure to the rear of the property. The eaves height and gutter lines will match the host dwelling. The stone proposed will be to match and is Marshalite in Buff stone colour. Roof materials will also match double roman interlocking slate materials in grey. All of this will ensure that the proposal does not detract from its current setting and seeks to fit in with the current design detailing of the property.

(See main picture)

Access

Vehicle access remains unchanged.

Planning Policy

Kirklees Local Plan under section 14 paragraph 14.1 Historic Environment states that the (NPPF) local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the Historic environment, including heritage assets most at risk through neglect decay or other threats.

The NPPF defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area, in the case of the application Greenhead Conservation Area. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.

Policy LP35 states development proposals should preserve and enhance the significance of any heritage asset.

The proposal will have minimal impact on the conservation area and as it is set within private gardens that are unseen from the main street scene on Mountjoy Road it would not detract from the area's asset value.

Heritage Context

The site is situated within the Greenhead Conservation Area, however it appears no detailed appraisal is available for this particular area. The character of the Conservation Area is predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds. The mature trees, shrubs and hedges in the private gardens, partially screen the buildings.

The property is located within the vicinity of a few Grade II Churches which are highlighted below and in **Fig.1**. The Church of the Holy Trinity towers over these bungalow's to the rear of Mountjoy Road but is softened to some degree by a mature tree line within the Church Grounds along the stone boundary condition to the rear. The rear elevation of Trinity House can also be seen at some distance from the rear garden of 15 Mountjoy Road.

Listed buildings within the immediate vicinity are highlighted as follows: -

CHURCH OF THE HOLY TRINITY

Heritage Category: Listed Building Grade: II* List Entry Number: 1223128

THE APOSTOLIC CHURCH

Heritage Category: Listed Building Grade: II List Entry Number: 1228182

TRINITY HOUSE Heritage Category: Listed Building Grade: II List Entry Number: 1222849

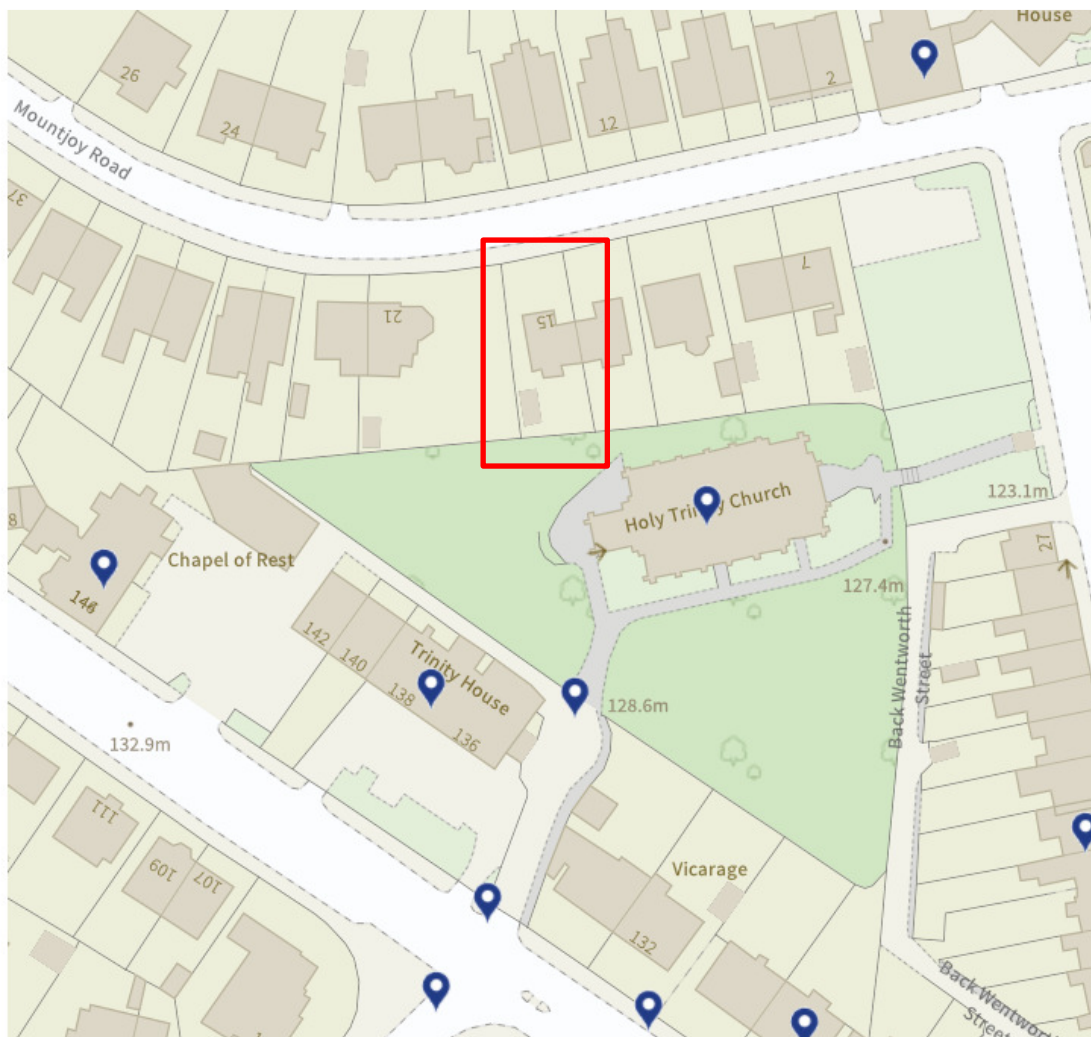


Fig.1 – Listed Buildings local to 15 Mountjoy Road