PROPOSED NEW HOUSE

Garage to be converted into house on land adjacent to 92 James Street, Golcar, Huddersfield HD7 4HT

Design and Access and Heritage Statement

Introduction, Site Location, Client Brief and Area Considerations

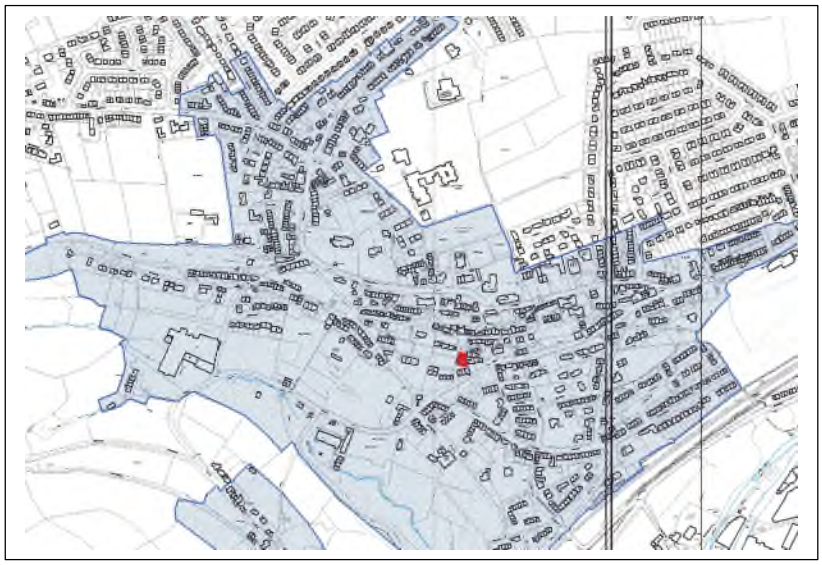
Mr Gledhill has been using the present garage as a workshop for some considerable time and now wishes to retire to a smaller house to that presently occupied (No 92) and wishes to convert this garage into a small dwelling.

The site is accessed off Park Lane which is the steep, narrow lane which links James Street with Handel Street up the West side of the terrace of cottages nos 92,94 and 96. It is about half way up on the east of the lane and provides access to the cottages on this side of the lane.

The site is flat at this point although the garden falls to the South. The house would take advantage of the views to the South and with gardens having the benefit of the sun throughout most of the day and which the present cottage (no 92) doesn't.

Following a brief from the client, Mr Gledhill, a scheme was proposed comprising a ground floor with a Master Bedroom, Study/Guest Bedroom, Bathroom a small Utility Room and a dog-leg stairs to a new first floor. The stairs lead to an open plan Living/Dining/Kitchen area with views over the valley.

Golcar Conservation Area and Listed Buildings



The Conservation area is shown on the previous page with the site shown in red. It is virtually in the centre of the designated area. There is a predominance of stone built terraced cottages in this area and the nearest listed buildings are those adjacent to no 92 James Street.

The listed cottages are shown on the map above with site edged in red above.

There are three cottages in the row but only two were listed although the design and construction is identical. However in past 'improvements' the mullions to the windows of no 92 were removed and so this cottage was not listed. The mullions have since been replaced by the current owner, Mr Gledhill.

The listing describes the cottages as follows;

Mid C19. Part of terrace of 3 houses. Hammer dressed stone. Pitched concrete modern tile and pantile roof. Coped gable. Moulded stone brackets to gutter. 2 Storeys. South elevation; Ground floor; two 4-light, two 8-light stone mullioned windows. Two windows with stone surrounds. First floor; two 8-light stone mullioned windows. North elevation; Ground floor; one 4-light stone mullioned window. Two modern case-ments. First floor; Four 3-light stone mullioned windows.

Listing NGR: SE0986315621

Date first listed 11-Jul-1985

The cottages are some 20 metres away from the garage and about 10 metres lower down.

The design of the garage at present and with the proposed extension and conversion would respect the heritage of these cottages.

Similarly the adjacent houses to the present garage, just along the lane in front of the garage would be respected in terms of design, materials and aspect. These are also listed, described as follows;

SE 0915 JAMES STREET
Golcar 10/208 Nos 86, 88 and 90

Mid C19. Terrace. Hammer dressed stone (part rendered). Pitched stone slate roof. No 90 has concrete tiles. Coped gable to west and footstones. Stone brackets to gutter. 2 storeys. South elevation: One 4-light stone mullioned window. One 5-light stone mullioned window. Two 6-light stone mullioned windows First floor; One 14-light stone mullioned window (5 lights blocked). One 8-light stone mullioned window. One 8-light stone mullioned window (2 lights blocked). East elevation: First floor; Small round arched window with tabled sill. North elevation: Extension with catslide roof with two 2-light stone mullioned window to first floor (one has one light blocked).

Listing NGR: SE0988815640

From the site the arched window is visible (blocked up) and the new roof tiles and the modern plastics verge caps and also the µPVC windows with vents to the extension. Otherwise the cottages are screened by the adjacent cottage on Park lane West.

Design

Context

The land is virtually level with a car parking area directly in front of the garage doors. The new parking area is further down the lane and exists at present but will be improved. This will allow parking for one car and turning on the lane for egress.

The amenity area around the present garage will remain and bounded by the red line shown on the drawing.

The house will be designed to be sympathetic within the confines of the dwellings in the immediate area and will have the same footprint as the present garage albeit with a ridge some 0.6m higher than the cottage adjacent.

The roof construction will be kept as low as possible with the eaves just above windows and small internally sloping ceilings and utilises a warm roof construction maximising both space and heat loss considerations.

Windows are generally of double lights with stone surrounds, in keeping with the style in the area although one feature window is included in the design to allow maximum sunshine and view down the valley and is of the form of a gable end window extending up to the ridge and has a ‘juliet’ style window.

Bin storage is sited at the side of the small porch with collection point as indicated.

House Design Principles, Layout and Appearance

The proposed new small retirement cottage takes advantage of the size of the existing garage and its cavity wall construction.

The present double garage door will be removed and built up in matching coursed natural stone with a new front door and side window including stone surrounds. A small porch provides entrance shelter with bins at the east side. The walls here and above are constructed in matching coursed natural, insulated cavity walling with internal blockwork.

The new front door leads into a small hallway with dog-leg stairs to thee new first floor.

From the hall doors lead into the bathroom, a small cloaks cupboard, a small utility room, a small study/guest bedroom and the main bedroom.

The landing at first floor provides access straight to the open plan living, dining and kitchen area.
The design takes advantage of the sloping ceiling at first floor, keeping the overall height of the dwelling to a minimum whilst providing an acceptable small retirement home.

All windows and surrounds will match those in the area together with the general masonry and ground and first floor lights are included on the elevations.

Samples of the materials to be used for walls and roof will be provided for approval by the Planning Department prior to construction.

Windows are to be white μPVC with timber door with black μPVC gutters (on flush matching eaves) and down pipes.

All services are available and already connected and surface and foul drainage is already connected to appliances in the garage.

Scale

The scale and appearance of the new house is fully indicated on the submission drawings and is sympathetic to the adjacent housing along and within park Lane.

This small detached cottage will fit in with general appearance and scale of the existing houses and cottages along the lane.

Relative heights and other dimensions are as shown on the drawings.

Landscaping

The land surrounding the present garage to the South and West will be retained as garden to the new cottage and comprise mainly a lawned area as it is now.

The overall site area is generous for this small cottage and would provide an excellent setting for this proposal on the lane.

Policy context and NPPF

The design considerations are produced in relation to the Kirklees MC, UDP, the NPPF and the new Kirklees House Extensions and Alterations SPD where it may apply.

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. Promotes safety, including crime prevention and reduction of hazards to highway users;
4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
5. Is energy efficient in terms of building design and orientation and conducive to energy efficient.

And also;

1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
2. The topography of the site (particularly changes in level) is taken into account;
3. Satisfactory access to existing highways can be achieved;

UDP Policies have been addressed together with Section 7 NPPF and as shown on the drawings and described in this design and access statement.

Access

Access will be as before to the garage with the new car space half way up the lane.

Vehicular and Transport Links

The house will provide quality accommodation for retirement and is close to all local amenities. A regular bus service along and up the main road provides convenient commute to the shopping centre, etc., in Golcar and down to Milnsbridge and onwards to Huddersfield.

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