

Design, Access and Heritage Statement



Hill Top Lodge 428 Spen Lane, Gomersal, Cleckheaton
BRADFORD, BD19 4LS

This Heritage Statement has been produced to support the Planning Application (within a Conservation Area) and being a grade II listed building for the internal and external works at 428 Spen Lane, Gomersal, Cleckheaton, BD19 4LS.

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Design

1. Introduction

The design and access statement has been prepared to accompany the Householder application for Planning Permission for the internal and external works to the existing outbuildings connected to the existing grade II host building. The purpose of the proposal is to utilise existing floor space into one and to ensure that the roof coverings and structure to be adequate for the works in hand.

The site consists of a grade II listed 3 storey stone building located in a conservation setting the property does have tree preservation orders in place which will not be affected with the proposed works. The statement should be read in conjunction with the application form and plans attached. The works attached to this dwelling to utilise the existing dead space and to provide the need for more space and adequate roof covering as a new pitched style roof to match existing with a number of conservation type roof – lights as per design.

2. Assessment – Site Location

The site is located on Spen Lane the property is a detached grade II stone listed building. The surrounding of the site is located with other similar types of detached properties with similar setting and character.

3. Movement and Circulation

The proposed internal works will not greatly increase the footfall of the existing this will make the internal areas more usable and provide an open plan layout this will include new access from the existing hallway into the existing utility room removing some internal structural walls without having any major impact to the host dwelling the new walls will be extended via mortar joints and where applicable new all ties. The dwelling has its own private driveway and access to remote iron gates to the rear of the property.

4. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant. Following which existing and proposed plans were produced for client approval. The opportunity provided by the proposal provides a ground floor level access shower W.C and utility room. which will also accommodate a lobby link into the office / conservatory room 3 steps down. The proposal makes appropriate use the area allocated for proposal which is primarily providing an access into the existing hallway wall into the outbuildings and providing solid roof structure by providing internal brick piers or concrete pads and steel RSJ beams subject to structural engineer's calculations and design. All is subjected to Planning and Building Regulation approval.

5. Design Proposals

The following points have been considered:

- The site comprises of an area of land which is suitable to accommodate the proposal.
- The setting and character of the site is to remain as existing apart from the addition of proposed works which includes a new pitched roof.
- Private parking / driveway will remain as existing.
- Not considered being disproportionate additions.
- Material choice to match existing.
- Form, bulk and general design is to match existing.
- Reclaimed stone or brick from attached outbuildings to be used where possible depending on condition.

- New matching stone slates to new roof.
- New matching rainwater pipes.

6. Appearance

The general form and layout of the proposal has already been described and is as indicated on the application plan.

7. Neighbourhood Consultation

To our knowledge the applicant has been in contact with their immediate neighbours to discuss the proposal and has highlighted no issues.

8. Heritage Statement

The proposal has already been described and is illustrated on the application plans. However, having referred to PPS5 – Panning for Historic Environment, please note the following that has been considering:

- Material Consideration – To strictly match the appearance of existing dwelling and other with the similar extension.
- Use of external area for the proposal in an appropriate manner.
- The extent / scale of the new pitched roof proposed is considered minimal therefore will not have an adverse impact to the historical environment and heritage assets in the area.
- Scale and form should not impact the existing setting.
- The existing historic features to the building will not be affected.

9. Conclusions

The approach taken for this application has been practical based upon the assessments and considering the issue raised through consultation and related guidance. The existing character and appearance of the property accompanied by the surroundings have been considered therefore based on information provided – a grant of planning permission is justified.

My personal assessment is that this will not have a major visual or environmental impact on the existing amenity. The existing property will benefit with a watertight pitched roof and the existing solid outbuilding walls will be structurally stable as built into the existing grade II listed building without causing any harm to the existing host dwelling. The existing external doors and windows and stonework will stay as existing without affecting or harming the existing character.

If more information is required, then an expertise view on the affect if any should be sought from the Councils relevant departments concerned.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the Local Planning Authority

