

DESIGN, ACCESS & HERITAGE STATEMENT

REF: 23/07/2024/3KING

3 King Cliff Road

Huddersfield

HD2 2RR

CONTEXT

The proposal is to install two small dormer roof extensions in place of existing rooflight windows (velux). There are similar dormer extensions which have previously been approved in the area.

We understand this is in a conservation area and would uphold the level of high quality build to match the character of the area (Birkby)

LAYOUT

No 3 is a large and imposing corner property with natural Yorkshire stone with dark roof tiles and a mixture of large and standard sized featured windows.

APPEARANCE

The dormers have been designed to be of a traditional pitched roof appearance in keeping with the conservation area and complying with the new planning guidelines set out for dormers. The material set to be used for the front dormer will be dark cladding or similar material to match the existing character of the existing roof. The material for the dormer cheeks (sides) will also be of dark cladding or similar material to match the existing character of the existing roof.

The dormer pitched roof will be made to match the existing roof slates.

The dormer windows will be complying with new building regulation and Fire Safety Regulation Part B1. The windows will be of UPVC frames with toughened glass to match the existing UPVC windows on the property.

The dormers are set back from the gutter line and set down from the main house ridge.

ACCESS

Access into the existing dwelling will continue as current. There is no requirement to upgrade the access for Building regulations or the DDA.