

Design, Access and Heritage Statement

Project: 30 Midway, South Crosland, Huddersfield, HD4 7DA

Project No: 267

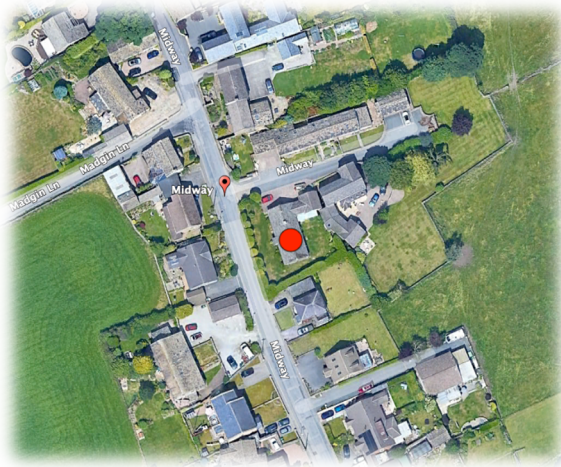
Date: 13th Nov 2024.

1.0 Introduction

This design and access statement has been produced to support a householder planning application for the demolition of an existing conservatory and porch plus the erection of a new rear extension, replacement structure in place of the porch and other external alterations.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 267 (0-) 01 & 02.

2.0 Project Location & the site

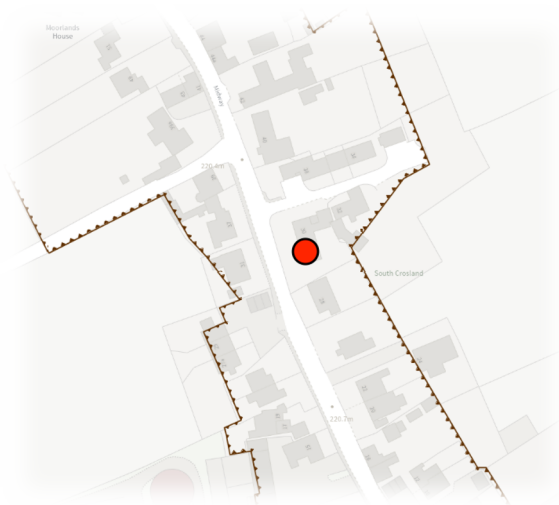


Google earth image to show site.

- The site is located in the small village of South Crosland and sits approximately 2.75 miles south west of Huddersfield Town Centre.
- The building is located off Midway.
- There is an existing shared driveway leading to ample parking at the north of the property. There is also a double garage that is linked to the property.
- The property has good sized gardens to the east, south and west.

- The site is within South Crosland conservation area and is within the greenbelt on the Kirklees Local Development Plan.

- The building is not listed, but is situated close to grade II listed buildings on the opposite side of the shared drive.



Local Development Plan showing Conservation Area.

3.0 Site History

There are no visible planning application on the Kirklees Council website.

The dwelling sits in the place of historic buildings that were demolished.

Pre application advice

There have been no pre application discussions.

4.0 Design

Brief

Bamford Architectural Ltd. were appointed to design a new day room, reconfigure the ground floor accommodation to create a better use of space and to provide a brighter kitchen / dining room. A new entrance and replacement structure for an un-used porch was requested.

A careful and pragmatic approach has been taken to retain and enhance the existing property.

Existing

The property is a 1970's bungalow with natural stone walling, concrete roof tiles and uPVC windows and doors.

The double garage has rendered walls, it is assumed this was constructed when the kitchen relocation took place as noted below.

The kitchen is located in what is believed to be a converted garage, but it feels disconnected from the main living accommodation.

The existing walling stone and natural stone roof are key features to the building and provide some connection to the conservation area.

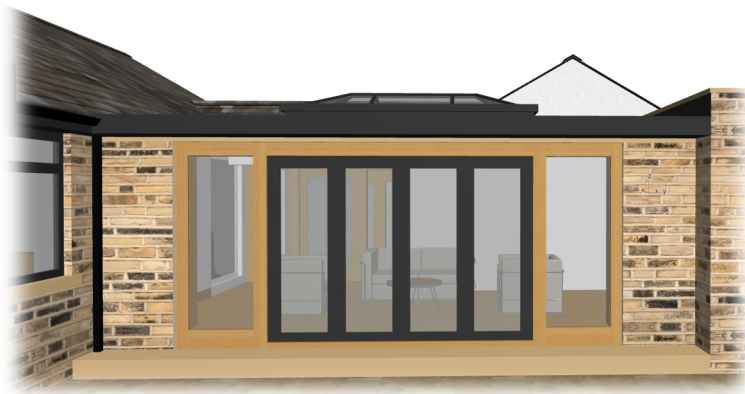
The existing windows are white uPVC, but are in need of replacement.

The porch is mainly uPVC with stone low level walling and an awkward roof arrangement, linking into the main roof.

The uPVC conservatory is only partially usable due to the narrow width to the rear of the garage, this ultimately becomes an area for storage.

Proposed

Rear Extension



A new extension is proposed in the location of the conservatory, albeit slightly larger in size. This will create a more usable day space and provide good links with the private garden.

The extension will be constructed with natural stone walls, oak framing and a flat roof with a roof lantern.

Due to the south facing orientation, an oversailing roof canopy has been included to prevent overheating in summer.

Porch

The porch to the west elevation is not used for access / egress purposes, it is felt this would make a useful office space. The existing uPVC windows are to be removed to allow for new stone walling and a pitched roof.

Entrance Screen

A new oak framed entrance is proposed, set within the envelope of the existing property. The new entrance will allow for a larger entrance lobby making improved access to the property.



External alterations



The existing windows are to be replaced with new uPVC windows, similar to windows used on adjacent properties.

New openings are proposed to provide access to the garden from the new dining space, which will also be linked to the kitchen via a new internal opening

Reroofing work is required due to the tiles deteriorating, new tiles to match the existing (concrete are proposed).

New fascia's in grey to match the windows are proposed.

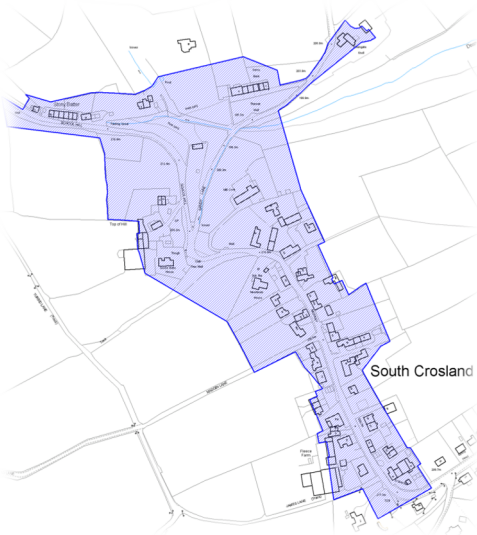
Scale

The extension is small scale and has been designed with a simple form. The flat roof is the cleanest option to ensure the extension works with the existing roof slopes. The openness of the greenbelt is preserved due to the setting and scale of the extension.

5.0 Heritage

South Crosland Conservation Area

There is no appraisal available for the South Crosland Conservation Area.



South Crosland is a historic small agricultural community.

The character of the area is an attractive example of agricultural and weaving settlement.

The village is compact and includes small groups of houses and farm buildings. Eighteenth century farm buildings form the historic core of the village.

There are a number of 20th /21st century builds within the conservation area.

A number the buildings within the conservation area are listed buildings, all of which are grade II listed.

The property opposite, to the north of the application site is grade II listed.

There are also a number of key buildings that are unlisted within the area.

Boundaries within the village generally comprise of dry stone walls.

The listed property to the north:

Green Fold Farm, Farmhouse including Barn, 38 Midway

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1287695**

Date first listed: **29-Sep-1978**

List Entry Name: **GREEN FOLD FARMHOUSE INCLUDING BARN**

Statutory Address 1: **GREEN FOLD FARMHOUSE INCLUDING BARN, 38, MIDWA**

Details

MIDWAY 1. 5113 (East Side) South Crosland No 38 (Green Fold Farmhouse) including barn SE 1112 50/936 II 2. 1776 (cottage possibly earlier). Longhouse type farm. Hammer-dressed stone. Pitched stone slate roof. East gable end coped, with moulded kneeler. 2 storeys. 4 windows on 1st floor, all blocked. Ground floor has one 5-light and one 4-light stone mullioned window, mullions recessed within frame and each with 2 blocked lights. 2 blocked doors and one planked door recessed within thickness of wall. Barn has one door, trabeated barn door masked by modern porch and one blocked door at east end. Pigeon holes and ledges in east gable end. Datestone over barn porch is inscribed "[?] I H 1776".

Impact on heritage assets

The extension to the rear is not visible from the public road / pavement or the listed building.

The replacement porch structure is located facing the road, but this is lined with tall hedging, it also improves the appearance of the property.

The entrance screen is proposed within the envelope of the existing building and will be formed using oak, this will silver to provide a soft and more traditional appearance.

The local heritage assets and overall conservation area will benefit from the property upgrades.

6.0 Access

Access to the site is from Midway and will largely remain unaltered. The new entrance will provide a new internal space to remove cloaks / footwear.

7.0 Conclusion:

The proposed scheme improves the existing building by enhancing the amount of natural light within the property.

The design is sympathetic to the conservation area and adjacent listed building.

There is sufficient parking provided.

The planning policies have been considered and the design has been developed with these in mind.