

Heritage and Design & Access Statement for 58 Carr Lane, Slaithwaite, HD7 5AG

1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Ms A Brown, to prepare a Planning Application for their property at 58 Carr Lane, Slaithwaite. The proposal is to construct a dormer roof extension to the rear elevation of the property to formalise the existing mezzanine bedroom arrangement and create Building Regulation approved living accommodation.

1.1 Site Location

Slaithwaite is an old mill town located in the Colne Valley which travels out from Huddersfield town centre in a south-westerly direction. The property is on the edge of the Slaithwaite Conservation Area and is a detached dwelling located at the junction of Carr Lane and Station Road. Access is via Carr Lane. The rear elevation of the property overlooks Station Road which is primarily used for daytime commuter parking for visitors using the train station.

2.0 The Proposal

It is proposed to construct a dormer loft extension to the rear elevation, this will allow a compliant staircase to be constructed for safe access to the loft bedroom and new ensuite. The dormer cheeks and face will be clad in hung slate tiles to tie in with the existing roof and the dormer roof will be finished with single ply roofing membrane in a dark grey colour. The windows will be grey UPVC.

The rear elevation currently boasts two large glazed openings and there is evidence of a previously infilled door. It is proposed to install a window within this historic door opening to allow natural light to the staircase landing, and then two new windows within the dormer to line through with the windows below giving natural light and ventilation to the bedroom and staircase.

2.1 The Justification

The existing layout of this property was ambiguous with the first floor being access through a small kitchen area and then the stair split at a ¼ landing to access two bedrooms to one side and the bathroom and a third bedroom to the other. The stairs to the bathroom are dangerously close to the bathroom door and the stair and landings are poorly lit with no natural light. Access to the mezzanine is from a ladder within Bedroom 1, which is steep and not convenient for hosting overnight visitors.

The current owners have already carried out extensive renovation works to the ground floor to re-model the staircase so that there will be safe escape route to the front door without passing through a kitchen and to modernise the property, bringing it up to date with modern living expectations. It is now time to carry out works to the first floor to improve the access to the bathroom and the loft accommodation, bringing this family property into alignment with current Building Regulations.

3.0 Conclusion

The proposed extension to the rear elevation will have very limited impact on the Conservation Area and any damage to the Conservation Area is far outweighed by the benefits, which are the safety of the occupants and functionality of the dwelling.