

PLANNING & HERITAGE STATEMENT

Proposed Extension & Remodel

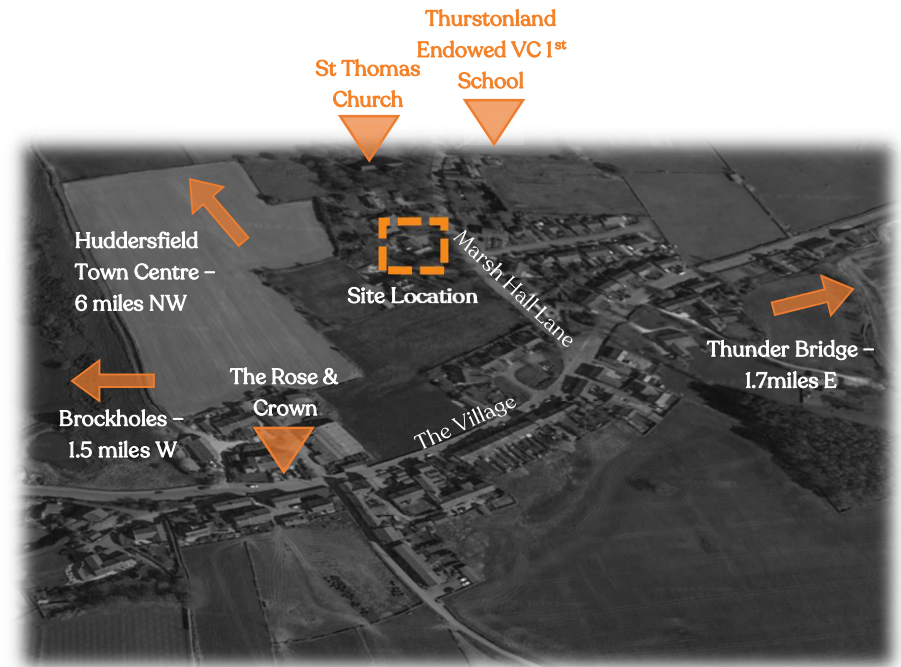
At

Marsh Croft,
11 Marsh Hall Lane,
Huddersfield,
HD4 6XD.

 Farrar
 Bamforth
 Architecture

[1] INTRODUCTION

- 1.1 This Design and Heritage Statement has been prepared on behalf of Lindsey Frith & Martyn Sales in support of a Planning Application for Marsh Croft seeking approval for a first-floor addition to an existing single storey dwelling, a single storey rear extension and an outdoor living area also to the rear.
- 1.2 The site is located in Thurstonland, within walking distance of St Thomas Church & Thurstonland Endowed VC First School; a 5 minute drive from Brockholes Train Station.
- 1.3 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.
- 1.4 The purpose of the development is to provide a more accommodating living space for the applicant's family. The attic space is to be converted, with the addition of a dormer extension, into a new Primary Bedroom accompanied by en-suite and dressing room. The kitchen is to be redesigned to be an open plan kitchen/living space. These changes will allow for a more considered layout throughout the home as well as making better use of the impressive views to the rear of the property.



Satellite image of the site and nearby surroundings with annotations (retrieved from Google Earth on 19.12.2024, edited by FBA)

[2] LOCATION

- 2.1 The site is located in the middle of a row of four similar sized plots. Each plot containing a detached property, set back from the roadside, within a large amount of soft landscaping. This provides the property with a consistent vegetation barrier that disassociates it from the surrounding road and properties.
- 2.2 The property only has a small frontage on the roadside which is lined with trees and shrubbery. The sides and rear of the plot are bounded with 2.1m timber fencing with a selection of large trees beyond. The elevation at the rear increases quickly from the back of the dwelling to the rear boundary, due to this several sections of the garden are tiered at various points. Due to the topography of the area and the size and positioning of the row of plots the property is not overlooked by its neighbours.
- 2.3 The site is within a conservation area, with that in mind a primary consideration in the design of this proposal has been made to have minimal effect to the aesthetic of the property and in turn its neighbourhood. The silhouette of the property's frontage is to remain unchanged, and the extension work to the rear is restrained and only squares off the footprint of the existing building.

■ Farrar
■ Bamforth
■ Architecture



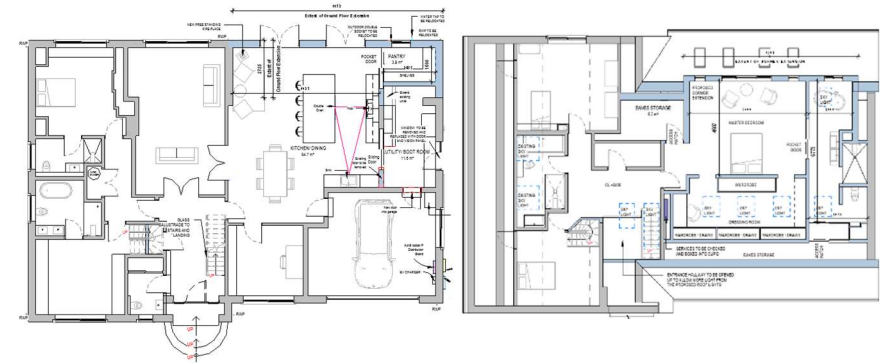
Marsh Croft, Marsh Hall Lane, Site Plan – Farrar Bamforth Architecture



*Marsh Hall Lane, road view of property frontage.
Image taken from Google Maps 19.12.24*

[3] Extension & Re-Model

- 4.1 At ground level, the proposal is for an extension to the rear of the property. This includes the addition of a pantry and expansion of the existing kitchen. The exterior will be clad in stone to match the existing. The front doorway is to remain in the same location and be replaced with a more traditional style door and frame which will be more suited to the neighbourhood.
- 4.2 The roof over the kitchen is to be redesigned and replaced to accommodate the ground floor extension with a shallower pitch to the rear of the property (Ridgeline and front façade to visually remain unchanged). With the first floor being primarily in the roof space roof lights are planned to be included in the front and rear of the replacement roof.
- 4.3 A pale timber effect composite clad dormer extension is to be constructed on the rear face of the roof. This will create space for a new primary bedroom with adjoining en-suite and dressing room.



Proposed Ground Floor

Proposed 1st Floor

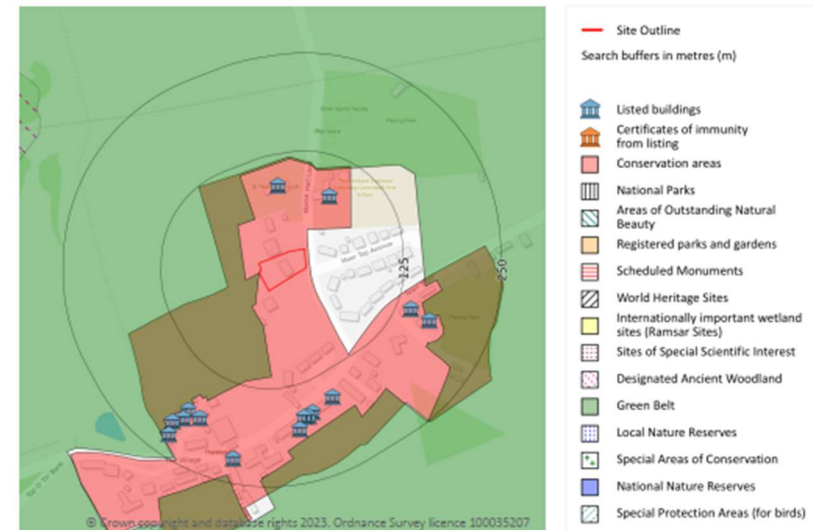
Not to Scale.



3D Concept – Rear Extension

[4] Heritage

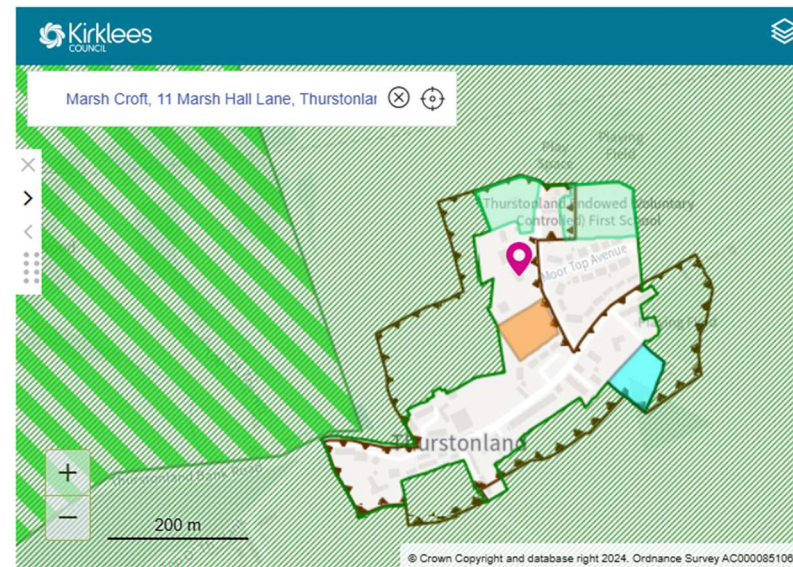
- 4.1 This site is located within a conservation area and, hence, consideration is being taken to design a sympathetic extension and re-model of the existing property. An effort has been made to minimise alteration to the front façade of the house so there is little effect to the roadside view. The Thurstonland Conservation Map does not have an accompanying appraisal but the property in question is one of the more modern buildings in the area with much less historical importance. That being said the existing property is still in keeping with the historically important properties of the area and it is our intention to retain that in the proposal.
- 4.2 The site is not within the boundary of the Green Belt but there is Green Belt directly to the West and in all directions within 250m. Due to this the external cladding materials has been specified to suit the surrounding area.



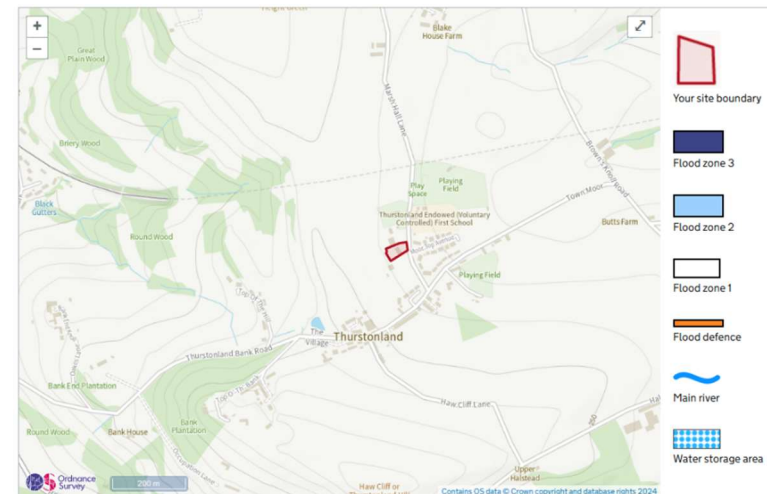
Kirklees Council Planning Constraints – 250m radius

[4] Planning

- 4.1 As well as the Thurstonland Conservation Area, discussed above, the area has an environmental designation as a mid-altitudinal grassland bio-diversity opportunity zone.
- 4.2 The Site is in flood zone 1 and is not located near any higher flood zones, rivers or water storage areas. This, along with the size of the plot, means a flood risk assessment should not be required.
- 4.3 The opening statement in the Kirklees SHMA states, “*The strategy sets out the pivotal role of good housing in enabling and supporting people’s health and wellbeing and helping them to aspire to and achieve happy and successful lives.*” The primary motive for the proposed changes to Marsh Croft is to enable a better co-existence in a family home; creating a better separation between communal areas and small private spaces which is key to supporting mental wellbeing. The clients both often work from home and a slight disassociation from the family area is also necessary at times.



Development Plan policies map – Marsh Croft – Retrieved from <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>



Flood Map – Marsh Croft – Retrieved from [flood-map-for-planning.service.gov.uk](https://planning.service.gov.uk)