

HERITAGE IMPACT ASSESSMENT

location	28 Sharp Lane, Almondbury, Huddersfield, HD4 6SW
application	Demolition and Rebuilding of Rear Kitchen with First Floor Extension over and Associated Alterations to Dwelling
client/applicant	Mr & Mrs S Dyson
job number	24/1105
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Ltd
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The application seeks permission for the Demolition and Rebuilding of Rear Kitchen with First Floor Extension over and Associated Alterations to Dwelling at, 28 Sharp Lane, Almondbury, Huddersfield, HD4 6SW.

The site falls within the Almondbury Conservation Area but the dwelling is not listed. The land and area of works cannot easily be seen from any public highway. No. 28 is located off the North of Sharp Lane with traditional style construction and material to the area.

The significance of Conservation Areas is outlined by Kirklees as follows; *“Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced.”*

As the preservation of character is paramount in designing within a Conservation Area it is key to note that all proposed works are to the rear of the property on which the rear elevation holds significantly less fenestration, detail or historical value.



The is no relevant planning history on the public records relating to this property.

PROPOSALS

The proposals are to extend the existing narrow kitchen into the existing low-level courtyard to the rear of the property. This area currently offers little amenity to the dwelling due to the topography and size.

The existing outshot to the rear is also proposed to be extended to the edge of the rear elevation at first floor level to create an office space for the occupants with associated internal alterations.

Currently, the kitchen of the dwelling is of an awkward size, being narrow and long. The proposals aim to extend the kitchen out into the rear patio space to create an infill extension within what could be seen as negative space. The rear patio is not afforded sufficient light levels nor views hence the raised decking/garden area which is found also to the rear at an elevated level.

As part of the proposal, the existing stone store to the rear or the patio is to be removed with a new boundary wall constructed in place to allow for a larger available footprint for the extension.

The aspect of the proposal will be mostly hidden from view from all orientations due to the dropped level.

Where the new proposed pitched roof is seen, this will be a stone slate roof similar to the existing context and complete with Conservation Rooflights to ensure sufficient internal light levels.

It is proposed that the existing high-level wall is to be reduced down to a safe level and reinforced as part of the works.

The existing out shot to the rear is proposed to be extended to line through with the existing side elevation with materials and new window to be matching the existing dwelling.

An existing window opening is to be vertically elongated to create an external personnel door which will allow access to the rear garden, the proposed glazed door will replicate the style of the existing front double doors.

USE

The proposed use of the site will not change as a result of this proposal.

PROPOSED APPEARANCE

We contend the proposed works significantly enhance the overall setting, efficiency, access and use.

MEANS OF ACCESS

There is no proposed change to the means of access to the site.

LANDSCAPING

There are no major changes to the landscaping as a result of this proposal.

ECOLOGY

There will be no changes to the ecology of the site as a result of the proposals.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements.

LAYOUT

The minimal changes to layout can be seen within the drawing package for the proposals.

SCALE

Minimal change.

CONCLUSION

Considering the use of negative space, visual amenity and thermal enhancement we contend the proposals provide a benefit to the current user, future property users and setting as a whole. The proposals provide a significant benefit to dwelling and therefore should be approved without delay.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

SITE/PROPERTY PHOTOS







