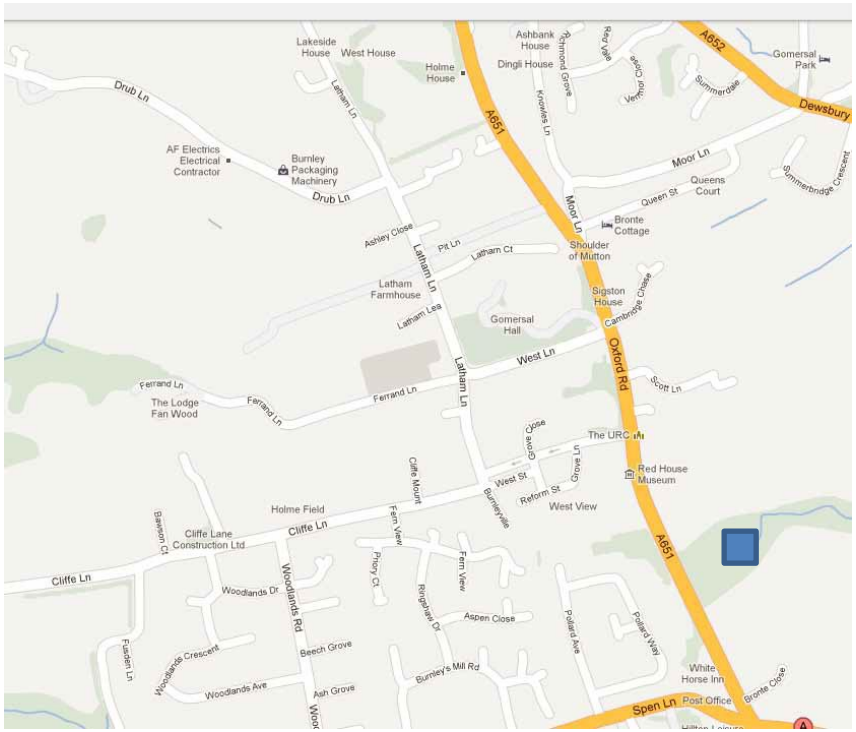
LAND ADJACENT TO 287 OXFORD ROAD GOMERSAL





Conservation & Heritage Statement









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Site Location

287 OXFORD ROAD, GOMERSAL BD19 4JP

This statement form part of a planning and Conservation area application for detached doubled storied residential building for the client to be used as his main house. The building access remains existing access from the south of Former Police station from Oxford Road.

It is not to be considered a standalone document must be read with conjunction with the Plans, Elevations, Sections drawing and Design statement constitutes principal information.

1. INTRODUCTION: -

1.1 This heritage statement has been prepared for the building consent and planning permission of the creation of detached doubled storied domestic dwelling to be used as main house of our client.

1.2 The proposal has been formally at various stages with client Parvez Aftab, Sue Oakley (Conservation officer of Kirk less Council) and Jennifer Booth (Planning Officer Kirklees Council) whom has been kept informed of the proposal and scope of the intended development this led us to the form, design, height and opening size of door and windows of the proposal.

2. THE AMOUNT

The application is for the detached five bed room dwelling doubled-storied building on the site of now removed Ten Garages which used to serve the former Police Station. He accesses will be from via the existing access to the south of former Police station building.



Aerial photograph of the site showing the red line boundary.
This aerial image shows the site located between 287 Oxford Road and the Gomersal Public Hall



Back side of the Gomersal Public Hall



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3. PROPOSAL

3.1 SITE

The site consists of the demolished 10 garages/ Stores and parking area adjacent to the former police station (Converted to 4 apartments with approval) It front onto Oxford Road with the access from the south of the former Police station from Oxford Road.
Beyond the site to North are residential properties served from the Groves Lane with further properties beyond.
The listed Building Gomersal Public Hall Building is located on the south. Towards the east across Oxford Road are the Sunday school and Gomersal School presently redundant for the redevelopment proposal whilst to the west behind the site are residential properties.
The access to the site will via the existing access from the oxford road to the south of former Police station.

3.2 LAYOUT

The proposed design consists of the construction of doubled-storied building configured in an L shaped around a central backyard with an integral new parking adjacent with the front Garden area within existing site.
The application site is set within an existing established residential area in which there are predominantly number of large detached properties therefore the proposal meets the requirements of the Adopted UDP.

3.2 DESIGN

The building has designed in such a way that it be as unobtrusive as possible by the nature of positioning of the building and its location in the existing landscape area and the use of material stated and the design of the building, the proposal will harmonies with the existing surrounding buildings giving the consistency to the street elevation of the area. Hence considering this point the proposal meets the requirements of the policy **BE2.**
There is sufficient plot space to provide and maintain private amenity space to the proposal and to the surrounding properties.
The proposal will harmonies with the surrounding area and will be built to meet the current guidelines for the disable access by applying with part M of the building regulations.

3.3 SACLE

As previously discussed, the proposal will have accessed via the existing drive way to the south of the former police station building and due to levels will not allow the service water from the site to flow onto the main road.
The existing access to the south of the building serving the proposed single residential dwelling building will have a greatly reduced risk to the existing users since the vehicle movement will be reduced from ten garages to one dwelling.

3.4 LANDSCAPING

Existing concrete base and tarmac on the site will be removed and replaced with the construction of building L shaped foot print with soft and hard landscaped in its open areas to complement with external building elements and of the surrounding building in the areas.
The new areas of the vehicle parking / turning will be finished in cobbled stoned paving, gravel or permeable tarmac. The remaining area will be soft landscaped incorporating the existing garden area.
The proposed building is to be constructed of local coursed natural stone with slightly recessed pointing, dark/ mid grey paint finish aluminum windows and timber hard core main door along with natural stone slates to the roof therefore meeting the guideline of UPD







4. EVALUATION OF TRANSPOT LINKS AND ACCESS

The development will use the existing access and the parking will be as shown on drawings. These provisions meet the stated current guidelines and there is specified bin parking space within the development which link to the easy access route to the refuse collection and to the emergency vehicle.

All new vehicle parking areas within the site will be constructed and drained so that to prevent surface water discharge onto the adjacent main road.

The site is within close proximity of public access route and to encourages the use of public transport as mean of using all amenities just as all the other dwellings in the area benefits and can be said to be located at a suitable location.

5. LAND CONTEMINATION

Previously since the land use has been the police station and is situated in an area where no such process could cause contamination, it is envisaged that there will not be any contamination on the site.

6. CLIMATE CHANGE

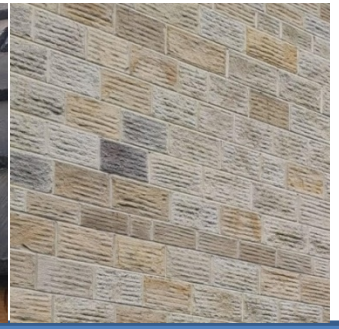
The construction of the building will incorporate insulation and ventilation standards which along with energy saving and water consumption limitation and by using infra-red, motion and heat sensor and harvesting rain water which will comply with the current Building regulations and hence reduce the impact on the environment and climate.

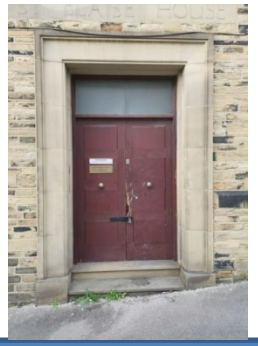
7. CONSERVATION AND HERITAGE STATEMENT

The location of the site is within the Gomersal Conservation area and it is immediately adjacent to the Grade 1 listed Gomersal Public Hall. Considering that there has been discussion with Conservation Officer Sue Oakley and Planning officer Jennifer Booth to agree with the Size and Scale of the proposed building including the no of openings and its positioning on the site so as to reduce its impact on the conservation area and the listed building.

Considering all this while proposing external finishes, the material to be used such as natural stone parallel punch walling and natural stone slate to the roof with conservation roof lights will ensure that the proposal improves the area since the site was previously occupied by the prefabricated lockup garage.







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