

## **THE APPLICATION SITE**

**Site Address: 336 Scar Lane, Golcar, HD7 4AR**

The development site is within a designated conservation area.

## **THE NATURE OF THE ASSET**

Golcar is a small village in Huddersfield town, 3.2 miles from the application site. The village is bounded by open fields and farming land and populated with family homes. Golcar is a conservation area, and the village centre can be accessed by “three major radial routes, via Scar Lane at the east of the village, Share Hill at the southeast of the village and Town End at the northwest of the village. Historically these routes were important access points to Golcar. Today, these radial routes are important ‘visual gateways’ into the centre of Golcar and all have a strong character”. The rejuvenating works that we are planning for the property will enhance the appearance of the location. With Scar lane being one of the main routes into the village and located on the Golcar Lily route the location would benefit from the development of the current garden by adding character from locally sourced stone, handcrafted to suit the surrounding areas keeping up with the heritage. Parking is a detrimental issue in the populated village therefore off-road parking would make this a safer place. To the surrounding of the development site, properties adjacent and neighbouring have driveways to the front of their properties.

## **THE EXTENT OF THE ASSET**

*Located on Scare Lane, 336 is an end terraced two-storey property with a cellar constructed in the 1800s.* The site is located within a well-defined area of residential development which comprises a mix of terraced and semi-detached properties with off-road parking. Although the site is located within the conservation area, the property currently lacks in quality architectural detailing. However, once works are complete on the site it will contribute highly to the conservation area, taking into account keeping original features and reusing materials where possible. The current state of the front of the property is in a run-down condition after years of neglect. The property is undergoing full renovation to rejuvenate the appearance and functionality. This would benefit the conservation area once works complete. Please see image below of current garden.

## **THE PROPOSED WORKS (Combined Design & Access Statement)**

**Landscape** – hard landscaping will take the form of a new tarmacadam access drive from the highway.

**Access** – a new access drive is proposed with this application through the removal of garden wall and small amount of subsoil. A new off-street parking space will enable one less car to be on the road.