

Design and Access Statement

Mount Pleasant, Moorside Edge, Moor Side Lane, Slaithwaite, HD7 5UU

January 2026

Description

This listed building consent application is for the installation of 4no. CCTV cameras and 1no. ventilation extract at the Grade II-listed Mount Pleasant, a private dwelling house.

The property is accessed via a private drive off Moor Side Lane through Campinot Wood. It is largely screened from public view, although long views are provided from the south, across the field from Meal Hill Lane and limited views are provided from the public footpaths to the north and south of the site. Mount Pleasant is not visible from the neighbouring properties.

Proposed installation of CCTV cameras

Installation of CCTV provides valuable home security for this secluded location.

The proposed positions of the 4no. cameras have been carefully selected to minimise visual disruption, whilst still providing adequate camera coverage around the property.

The cameras are Hikvision DS-2CE72UF3T-E 4K ColorVu POC Fixed Turret Cameras (see separate datasheet). The most discrete type of camera fitting (the “junction box”) has been specified, and the cameras are proposed in a black finish to minimise visual intrusion on the façade.

The necessary cabling will be routed in the least intrusive position, e.g. under roof eaves or behind rainwater goods.

Proposed kitchen ventilation extract

The existing cooker hood is a recirculating type, which in combination with the fixed kitchen windows, does not adequately ventilate the room.

A new ventilation extract through the rear wall is therefore proposed to improve airflow and to reduce the potential for damp in the kitchen, improving the long-term health of the building.

The position of the louvred ventilation outlet, which will be finished in a brown colour to match other outlets on the property, is sited in a secluded area of the north elevation, to minimise visual interference.

Access

The proposed works have no impact on the access to the building.

Conclusion

The proposed installation and positioning of 4no. CCTV cameras and 1no. ventilation extract have been carefully considered to minimise the visual impact on the building. The proposed works will contribute greatly to home security and improved ventilation.