

DESIGN, ACCESS and HERITAGE STATEMENT

5a, Town Gate, Highburton, Huddersfield, HD8 0QP

The property 5a Town Gate is a detached two storey private dwelling located within the village of Highburton. The site lies within the Highburton Conservation Area.

The application property sits just off the main road and is within a reasonably new development, 5a is constructed of stone with a slate roof, there is a white upvc conservatory to the rear. The surrounding properties within the development have a similar palette of materials, some also have white upvc conservatories. The surrounding area is predominantly residential in nature. It's fair to say the property contributes positively to the surrounding conservation area.

There are a number of Listed buildings along Town Gate and within the conservation area but there are no Listed buildings near the application site. The proposed will have no measured impact on any of the listed buildings with the area.

The Proposal

To replace the existing conservatory polycarbonate roof with a composite slate roof (Ultra380 Roof system). The applicant would also like to replace the existing white upvc windows within the conservatory to a more energy efficient white upvc frame.

Design

The existing conservatory is to the West elevation of the property. The existing conservatory is an uncomplicated design with a pitched roof. The existing is modest in size and the applicant is not proposing to increase the size. The existing materials within the conservatory are white upvc windows with a polycarbonate roof and stonework that matches the property.

The applicant is proposing to use the existing base and stone walls and just replace the frames and roof. The new frames will be a more energy efficient white upvc window. The roof will be an insulated solid roof with composite slate in a colour to match the property. There will be two roof vents.

The applicant feels the proposed would contribute positively to the overall character and appearance of the area and host building itself. The applicant considers the proposed to be more in keeping with the host property and an improvement on design and materials to the existing conservatory. As the proposed does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall. We also believe the proposed will have no historical significance, no cultural significance, and no archaeological significance.

In this case we consider the proposed replacement of the conservatory frames and roof a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be visible from the wider setting. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the host building or the surrounding area, or any nearby Listed Buildings.

Access

All access when building will be from within the applicant's grounds. The doors will have a low threshold to limit step over.