

Heritage Statement

Proposed Loft Conversion with Rear Facing Mansard Dormer Window/ Juliette Balcony at 4 High Lea, Marsden.

Introduction

4 High Lea is a semi-detached home built in 2004. It is constructed of natural stone, dark grey roof tiles and brown UPVC windows. The site is modern infill, falling within the boundaries of the Marsden Conservation Area. High Lea is a cul-de-sac with buildings of a similar appearance and age. It is not in close proximity to any listed buildings or notable local landmarks – other than the Huddersfield Narrow Canal to the North. The property was built with some consideration to local heritage and materials but is modern in appearance and has no architectural or heritage value to the Conservation Area.

Proposal Overview

The proposal is for a loft conversion to create a 2nd Floor with rear facing 'Mansard' Dormer with Glazed doors and Juliette Balcony. The existing roof is gable ended and this will remain unchanged. Care has been taken with the design including Mansard feature to ensure that the external aesthetic will be sympathetic to the host property and fit well within the conservation area.

It is proposed that the face of the dormer will match the colour and style of the roof, and windows and doors will be in line with and match the style of existing windows and doors on the floors below. Following advice from Joshua Merriman of Kirklees planning, the overall width has been reduced compared to our previous application, narrowing as far as possible while maintaining the alignment of the windows and doors with the floor below to reduce the visual mass. Similarly, development has been set back to preserve more of the existing roof and reduce visual mass.

Materials have been chosen to match or emulate those already in place and maintain the character of the building.

Given the height to the rear of the property, the visibility of the dormer itself will be extremely limited to the rear and it will blend into the roof itself. The house cannot be seen from the towpath of the canal as it sits much higher and there is a ten foot wall along the towpath. The previous application brought no comment or complaint from local residents (we spoke to our neighbours before submitting) and the revisions address the concerns highlighted in the manner suggested in the pre-application meeting. We hope they will satisfy the conservation criteria while allowing us to develop our family home to accommodate our adult son who is returning from University to work in the Marsden area, as housing costs in the area have risen considerably in recent years.

Access

The proposal has no impact on current access.

Parking

Parking on site will not be altered.

Conclusion

With the proposal having a sensitive approach in terms of scale & design, it is hoped that the council will approve the proposals to provide a sustainable & improved remodel of an existing listed dwelling for the modern family.