

**Client: Mr D Briggs**

**Description: Proposed Dormer**

**Address: 58 Prescott Street, Halifax, HX12QW**

## **Heritage Statement**

### **1.0 Introduction**

This statement has been prepared by P.N. Bakes Architectural Consultancy on behalf of Mr. D. Briggs. This statement has been prepared to accompany and support a Planning application for the erection of a dormer to the front of No. 58.



*Fig.1- Front Elevation of No. 58 and neighbouring property*

## 2.0 Brief / Description

The brief is to erect a flat roof dormer to improve the existing attic accommodation within the building.

The host property sits on the edge of Halifax Town Centre Conservation Area, but is not listed. There are a number of dormers on existing properties along the same road, which also sit within the Conservation Area, which are much larger than our proposed dormer.

We have designed a dormer which is fully glazed to the front and has slate tile hanging to the dormer cheeks.

The width of the dormer is 3m, which is the usually accepted maximum dimension for flat roof dormers.



*Fig. 2 Photo of properties further down Prescott Street with dormers*

## 3.0 Effect on the Heritage Asset

The proposed dormer is sat so that existing guttering and slate roof will run through below dormer, which will limit any effect on the Heritage Asset.

Additionally the dormer is to be fully glazed to the front, and will have slate finish to the dormer cheeks.

We feel that the size, positioning and materials used will mean any effects on the Heritage asset will be minimal, and much less than other dormers on the same street.

## 4.0 Effect on the Setting of the Heritage Asset

The provision of the dormer window is limited to the building itself and will have no effect on the setting of the Heritage Asset.

## **5.0 Conclusion**

In assessing the effects of a development on the Conservation Area or Heritage asset, it is stated that the works should either enhance or as a minimum not have a negative effect.

It is our view that whilst it would be difficult to argue that the provision of a dormer would enhance the Conservation Area or Heritage Asset, given the size, style, position and materials used, we would consider that there is a neutral effect on both the building and the Conservation Area as a whole.