

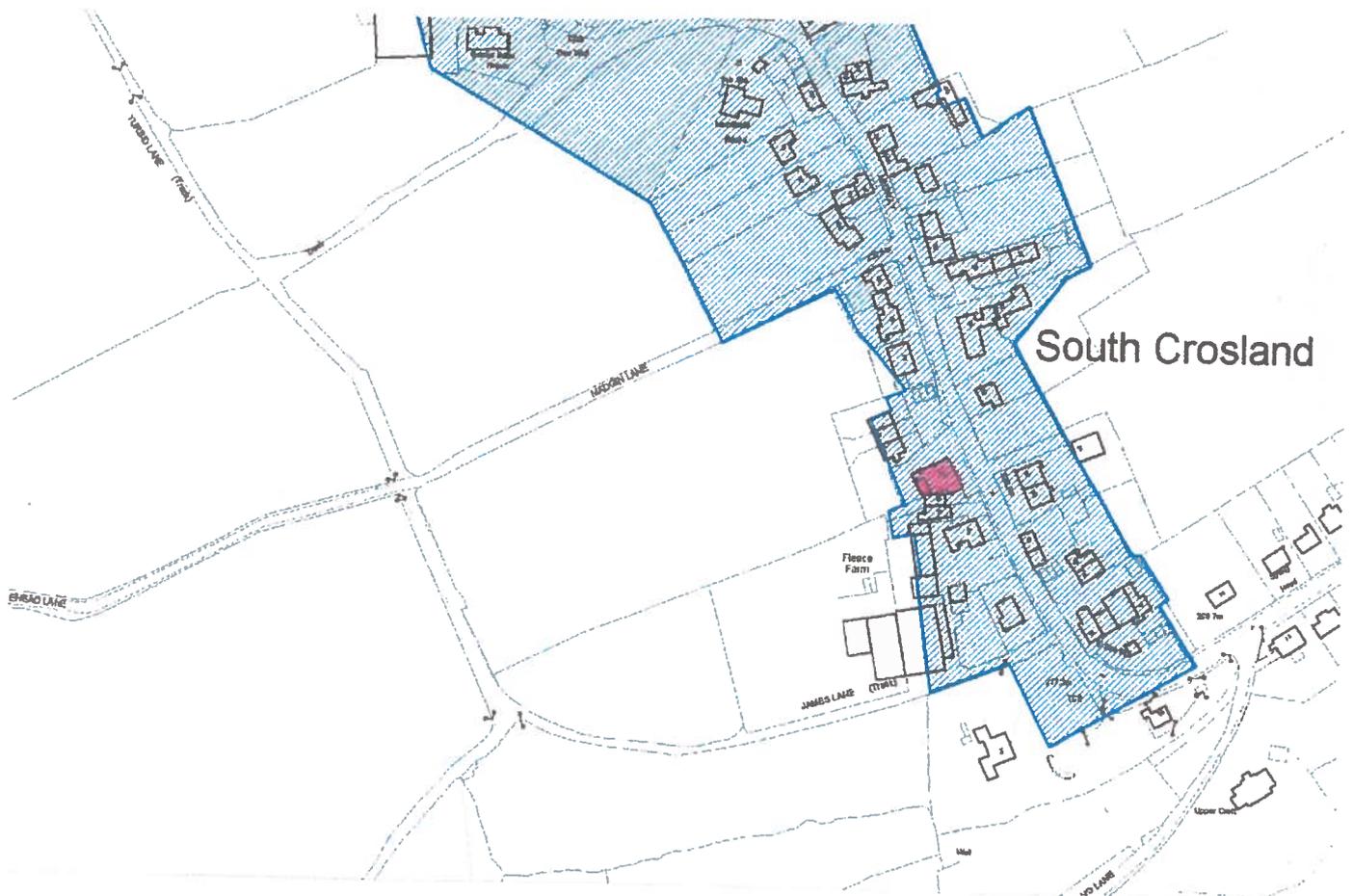
DESIGN and ACCESS and HERITAGE STATEMENT with JUSTIFICATION

Proposed New Porch and Sun Room at 23 Midway, South Crosland,
Huddersfield HD4 7DA

for

Mr and Mrs Wilson

March 2017



The South Crosland Conservation Area and Heritage Statement

The site lies to the South end of the South Crosland Conservation Area, designated as such due to its special architectural and historic interest and which covers most of the village.

It is indicated by red shading to the old public house, the Kings Arms, which was demolished to make way for the pair of semi-detached houses now on the site.

There are a number of Listed Buildings in the village and those near the site are;

Sun End Farmhouse Including Barn, South Crosland

DESCRIPTION: Sun End Farmhouse Including Barn

GRADE: II DATE LISTED: 29 September 1978 **ENGLISH HERITAGE BUILDING ID:** 401587

OS GRID REFERENCE: SE1156412674 **OS GRID COORDINATES:** 411564, 412674

LOCATION: Midway, South Crosland, Huddersfield, Kirklees HD4 7DA

Listing Text

MIDWAY 1. 5113 (East Side) South Crosland

No 10 (Sun End Farmhouse) including barn SE 1112 50/934 II GV

2. Barn is C17 or C18 at west end, but rebuilt and east end added in C19. House is early C19. Hammer-dressed stone. Pitched stone slate roof. House is 2 storey and has coped gable ends with moulded kneelers and continuous sill on 1st floor. Modern windows, replacing 3-light stone mullioned. One 3-light stone mullioned window (2 lights blocked) in south end wall. Barn has coped gable end on moulded kneelers at west end: round-headed barn doors on north side. 2 outshuts to north and one to south, with lean-to roofs. Inside are various timbers of its aisled predecessor, including one of the posts and part of the aisle plate built into a later partition wall.

25, Midway, South Crosland

DESCRIPTION: 25, Midway **GRADE: II DATE LISTED:** 29 September 1978

ENGLISH HERITAGE BUILDING ID: 401593 **OS GRID REFERENCE:** SE1149612714

OS GRID COORDINATES: 411496, 412714

LOCATION: Midway, South Crosland, Huddersfield, Kirklees HD4 7DA

Listing Text

MIDWAY 1. 5113 (West Side) South Crosland No 25 SE 1112 50/945 II

2. Early C19. Pitched stone slate roof. 2 storeys. One 6-light stone mullioned window on 1st floor (2 lights blocked). One 5-light stone mullioned window (one light blocked) on ground floor. Lean-to outshuts to north.

Barn to North of Number 23, South Crosland

DESCRIPTION: Barn to North of Number 23 **GRADE: II DATE LISTED:** 29 September 1978

ENGLISH HERITAGE BUILDING ID: 401594 **OS GRID REFERENCE:** SE1147712734

Listing Text

MIDWAY 1. 5113 (West Side) South Crosland Barn to north of No 23 SE 1112 50/946 II

2. Probably C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys.

Lean-to outshut along full length of east side. 2 ranges of sashes at south end. Barn door. Stable door at north end.

The listing numbering is however misleading as the current address of the two houses built on the site of the old Public House are nos 23 and 25 Midway. The old wall of the public house is clearly seen on the drawings and is rendered with a stone coping.

The Heritage Impact and Design and Access Statement submitted in May 2013 adequately puts forward the design and heritage impact on the area with the erection of the two houses following the demolition of the Public House.

The proposed small front porch and rear sun room will respect the design of the new houses and the heritage aspect of the village and the surrounding listed buildings.

Design and Access

Context

The front porch is to provide a sheltered access into the house and allow some storage with a clear route through to the rear of the property (for the neighbouring householder for maintenance only) and the rear sun room for additional space and views. Vehicular access is not affected by the proposal.

The Proposals in Detail, Appearance and Scale



The face of the front porch, the return to the boundary wall and the other elevations are all matching coursed stone with heads, cills and jambs under a matching pitched slate roof. The rear sun room is similarly constructed but with a coping above a small parapet wall, a flat roof and glazed lantern.

Doors and windows will be of matching timber to those on the house and of a similar colour.

The appearance of the porch and sun room extension will therefore respect that of the adjoining house and respect the character of the village. The scale of the extensions is shown on the drawings.

Justification in a Conservation Area

The first application for this site was for a garage and this was refused (2016/91438) on 4th July 2016 and dismissed at appeal.

The Conservation Area map shows the outline of the old Kings Arms (shaded red) and a photograph of the building illustrates the scale and clearly shows the extent of the white rendered gable end (and return) which is the wall presently at the side of no 23 Midway.

The original building extended past the adjoining property as a single storey restaurant extension.

The proposed porch and store with open arched access will therefore have only a small impact on the present aspect of the Conservation Area bearing in mind the original and massive building that was previously forward of the new houses.

The design is open with the archway and separates a small gable fronted porch and a pitched roof store tucked into the corner of the old pub wall.

Policy context and NPPF

The design considerations are produced in relation to the existing Kirklees UDP and the recent NPPF and in particular; All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Promotes safety, including crime prevention and reduction of hazards to highway users;
4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
5. Is energy efficient in terms of building design and orientation and conducive to energy efficient.

And also;



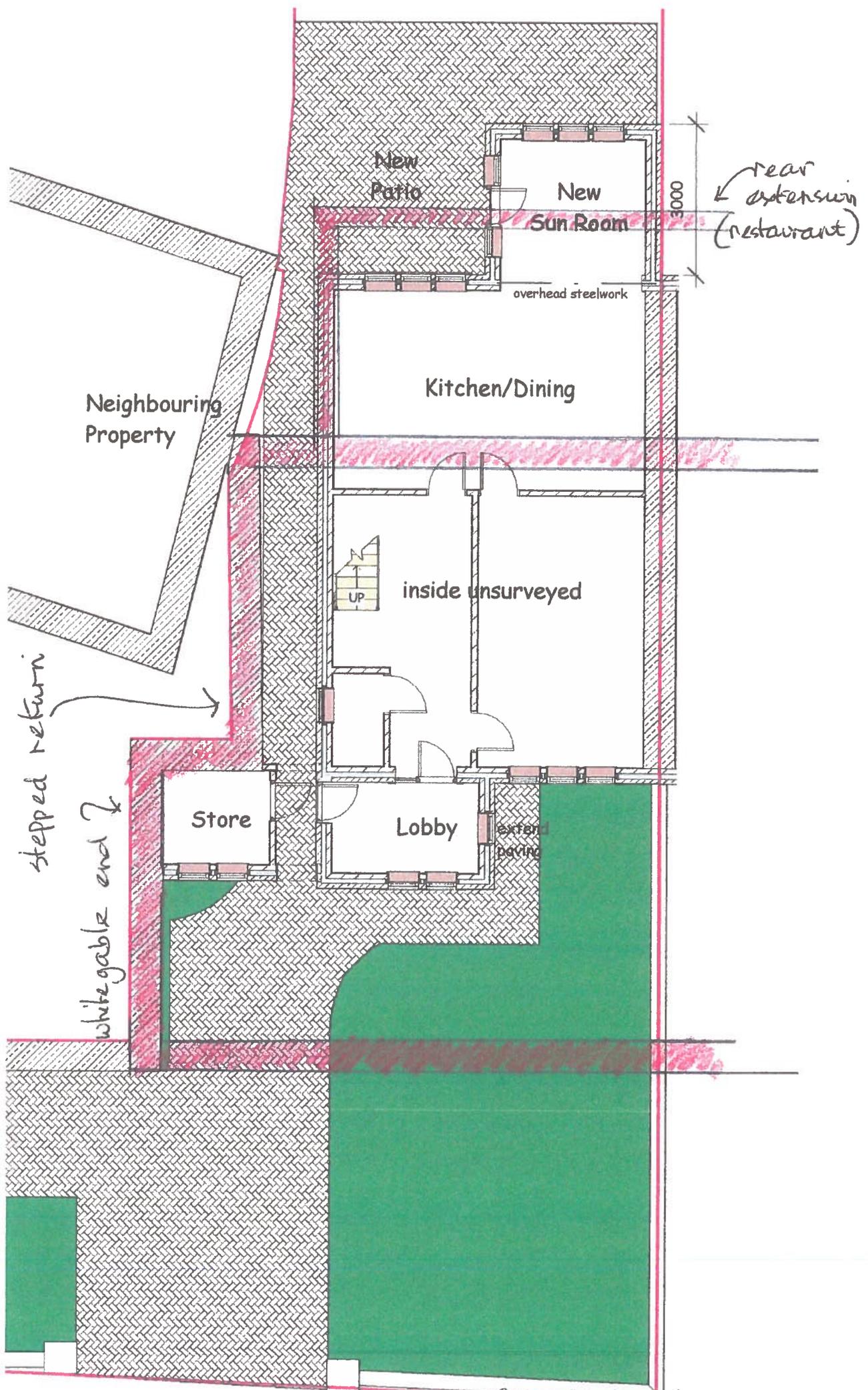
Google Earth

feet 10
meters 3



The old 'Király Áru' building is shown shielding the adjacent cottage and clearly indicates the scale of the old pub and the white-rendered gable wall.

The front edge was only about 6 m away from the back of pavement.



Ground Floor Plan showing outline of the Kings Arms.
1:100

1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
2. The topography of the site (particularly changes in level) is taken into account;
3. Satisfactory access to existing highways can be achieved;

These have been addressed in the proposal.

Conclusion and Compliance

Generally, Conservation Area does not mean that there will be no new development or building but puts the duty on the Council to make sure that all changes increase the attractiveness of the area and does not harm its special character.

This has been addressed in this statement and the drawings accompanying this application.

The proposed extension is small and designed to reflect the character of the area and is well within the confines of the original building and will not significantly affect the heritage aspect of the Conservation Area and adjacent buildings.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABI publication 2006*