

Heritage Statement For 9 Gill Birks, Wilshaw, HD9 4DZ

Introduction

This heritage statement accompanies a full planning application with Conservation Area consent for the demolition of an existing domestic dwelling and erection of a replacement detached 2 storey dwelling.

The building which has now been demolished was not listed but the site is in the Wilshaw Conservation Area and also within the setting of a grade II listed building; Gill Banks Farm.

Proposals

A scheme for demolition and erection of a replacement dwelling has already been approved and the heritage basis for that consent is consistent with this one also. Indeed the proposals only moderately differ and the expression of all the new elements is entirely in keeping with the consented scheme. The only additions that are really pertinent to the heritage aspect of this application are the inclusion of composite aluminium windows instead of timber ones and the use of solar panels on the roof.

The scheme proposed here seeks to adopt and maintain the key design principles outlined under the heritage statement that accompanied the consented scheme. These are as follows:

- strong vertical and horizontal emphasis using more consistent eaves and ridge lines;
- a more harmonious set of traditional mullioned windows;
- the introduction of high quality contemporary design features in the form of Oak framed glazed openings and sun room extension on the eastern elevation (including vertical and horizontal timber cross-members);
- use of reclaimed natural stone as opposed to new natural stone, to enable the new dwelling to look 'old' immediately without the need for longer term weathering;
- introduction of stone quoins and corbels ;
- the opportunity to move the property slightly further away from the listed Gill Birks Farm and reduce the roofline at this point, enhancing its setting; and
- the proposals for vertical timber entrance and garage doors.

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impact

In addition to the heritage benefits outlined in the original heritage statement to support the consent, we would point to the following public benefits of the proposed alterations:

- The proposed extensions will provide more articulated façades, which will be more in keeping with the typology one would expect of the setting of a heritage asset in this location. The longer and more blank elevations consented under the original scheme, will be more broken up and articulated in keeping with the heritage setting of the property.
- The introduction of a cat slide roof is the introduction of a feature which is prominent in the area and helps to soften the roof line and profile of the house. This has the effect of allowing the new build to blend more seamlessly with its heritage surroundings.
- The realignment of windows has served to improve the overall appearance of the house and will make for a more subtle intervention to the setting of the heritage asset.
- The use of composite windows will maintain a consistent high quality appearance to the property, securing the longevity of the heritage setting.
- The introduction of solar panels will further improve the energy efficiency of the house.

As such this revised proposal, whilst retaining much of the good work already consented, seeks to enhance that scheme and better reflect the setting of Gill Banks Farm and the character of the conservation area as whole.