

Heritage/Design and Access Statement

54 Knowler Hill, Albion Inn

Liversedge

West Yorkshire

WF15 6DP

Brief History of the Existing Grade II Listed Building (Albion Inn)

Public house. Late C.17 or early C.18. Altered. Totally rendered. Pitched slate roofs. 3 storeys. Double pile plan. The front was formerly the rear of the house since it has a central stair window between ground and 1st floors. The centre mullion is missing along with one or possibly 2 transoms. 4-light windows to left and right, all floors, all with 2 mullions removed, except ground floor right which is a single light opening presumably altered. Central 2-light window to 2nd floor with mullion removed. All windows double chamfered. The present rear of the house is part obscured by recent ground floor extension leaving only one 4-light double chamfered window, with 2 mullions removed, to right. 1st and 2nd floors each have 4-light window to left and right with central blocked 2-light window to 2nd floor, all double chamfered. Recent doorway to 1st floor balcony over extension.

Ref: <https://historicengland.org.uk/listing/the-list/list-entry/1313714>

Extract taken from Historic England website on listed building entries.

As you can see from the picture below, the stone work is currently visible all the way around the old building with render only on the rear extension part of the building which was added at a later date.



Justification of the Proposed Garage

The existing building (which used to be the Albion Inn) built in the late 17thC or early 18thC is constructed with natural stone (pitched face) walls and blue slate roof. The proposed garage in question is to match that building, which will subsequently give a minor visual impact on the surrounding area. The aim of the proposed work is to provide a safe place to store cars, tools and equipment which also provides a more private and secure rear garden, that ties in with the look of the once Old Albion Inn.

The materials to be used on the proposed garage will be as follows:

- Walls - Natural stone (pitched & rumbled) to give an old effect on the stone to match the existing building.
- Roof - Reclaimed Blue Slate (to match existing building).
- Fascia boards & Guttering (to match existing building).
- Garage doors to be made out of composite material. Colour in keeping with door and window frames of existing building.

The garage will not affect any of the surrounding buildings in regards to natural light. It will have a sufficient amount of distance away from any building nearby, not causing shadows or over empowerment. All neighbouring properties are well within their right to light boundaries. The height of the proposed garage will not be an issue either at 4.15m which is around half the height of the existing building.

No neighbouring views are restricted, the house adjacent has no windows facing onto the garage, and the houses to the rear are facing onto the back road.

The aesthetic look of the garage must be in keeping with the existing building and surrounding area, we will make every effort to do so.

The garage will add extra security to the garden round the back of the existing building, providing a secure locked environment to keep 2 cars in safely. Currently a large black fence/gate is the only form of security.



All work has to ensure the preservation and conservation of the existing building, so it is not affected as the works will be close to it. Great care must be taken during any works carried out near to the Old Albion Inn.

Access changes

Once the proposed garage is erected, you will be able to access the back garden by either going through the double garage out of the rear door, or through the gate at the side which will be between the house and the garage.

Neighbouring properties or the public won't be affected by any of these changes, all minor.



I feel the reasons I have gave for the erection of the proposed garage on Knowler Hill Liversedge substantial enough, not to affect anyone in the neighbouring area as well as keeping within the boundaries of the visual impact this building will have on the area.