

HERITAGE STATEMENT



This statement has been written to support the information submitted as part of the proposal for an application for Planning Permission in relation to a proposed two storey extension and single storey extension at 27 Church Street, Golcar, Huddersfield, HD7 4PX

OVERVIEW

The property at 27 Church Street, Golcar is a detached house situated off Church Street, Golcar.

The following statements are relevant to the property:

- The property is situated within the Golcar Conservation Area
- The building is not a listed building
- The property has not had its 'permitted development' rights removed.

The proposed works look to minimise impact on the Golcar Conservation Area, which is a designated heritage asset. Policies from the Unitary Development Plan (UDP) and Planning Policy Statement 5 (PPS5) are relevant in the assessment of this application, as outlined below:

- UDP: BE1 (local distinctiveness), BE2 (Quality of Design – Materials, Scale, Density, layout, Height and Mass), BE5 (Conservation Areas).
- PPS5: HE6 (Significance and Impact Assessment), HE7 (Sustaining/Enhancing and making a positive contribution to the character and local distinctiveness – scale, height, massing, alignment, materials, use, of the historic environment), HE9 (designated heritage assets), HE10 (preserving, enhancing and better revealing the setting of the heritage asset).

ASSESSMENT OF SIGNIFIANCE

27 Church Street is detached and set back from surrounding properties. The surrounding properties are predominantly terraced, unlisted buildings that date to different periods of the 19th century and a more recent detached building of the 21st century.

The Conservation Area Appraisal for Golcar describes the built environment in this area as *'the building style, materials and plan form are characteristic of Golcar'*.

Reviewing historic maps from 1892-1893 it is evident that the original site was host to a row of terraced dwellings, however at present day only the 3 storey original dwelling remains. Furthermore, pictures on the accompanying pages show the remains of these cottages and their relationship to the remaining building. Following demolition of these terraced buildings many years ago it appears the land has since been partly backfilled.

The later addition in 1992 of the existing two storey extension appears insensitive and harms the appearance of the host building as well as the appearance of the conservation area.

The original building retains a stone slate roof, original window openings and some original quoin stones which resemble those traditionally found on weavers cottages. To the right of the building, when viewed on the principal elevation, the remnants of the original cottages can be partly seen.

The proposed development has been designed to reintroduce the terraced like appearance of the building with the front façades now being aligned but set back from the original, thus appearing subservient to the original dwelling. Design features of the new development incorporate large window openings to match those of the original dwelling and replicate what would have originally stood in its place. The design has been steered from its inception to be sympathetic to the Conservation area and enhance the original three storey building.

Furthermore, a prominent feature of the Golcar Conservation Area is the contribution made by stone walls which greatly contribute to the appearance of the area. The proposal would not affect any of the existing stone boundary walls.



