

CLEINT:

Mr & Mrs M. Battye

TITLE:

**Design, Access and Planning Statement,
including Heritage Assessment Statement.**

PROJECT:

**Demolition of existing dwelling and
reinstatement of 1No. dwelling.**



DATE:

29.10.2019

LOCATION:

**27 Church Street
Golcar
Huddersfield
HD7 4PX**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764
info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a planning application for demolition of the existing original dwelling due to structural instability and health and safety concerns (demolition has commenced as agreed with Kirklees Planning Department on 25.10.2019) and the reinstatement of the original dwelling along with the previously approved 2 storey side extension and single storey lower level extension to effectively form a new dwelling.

Overview

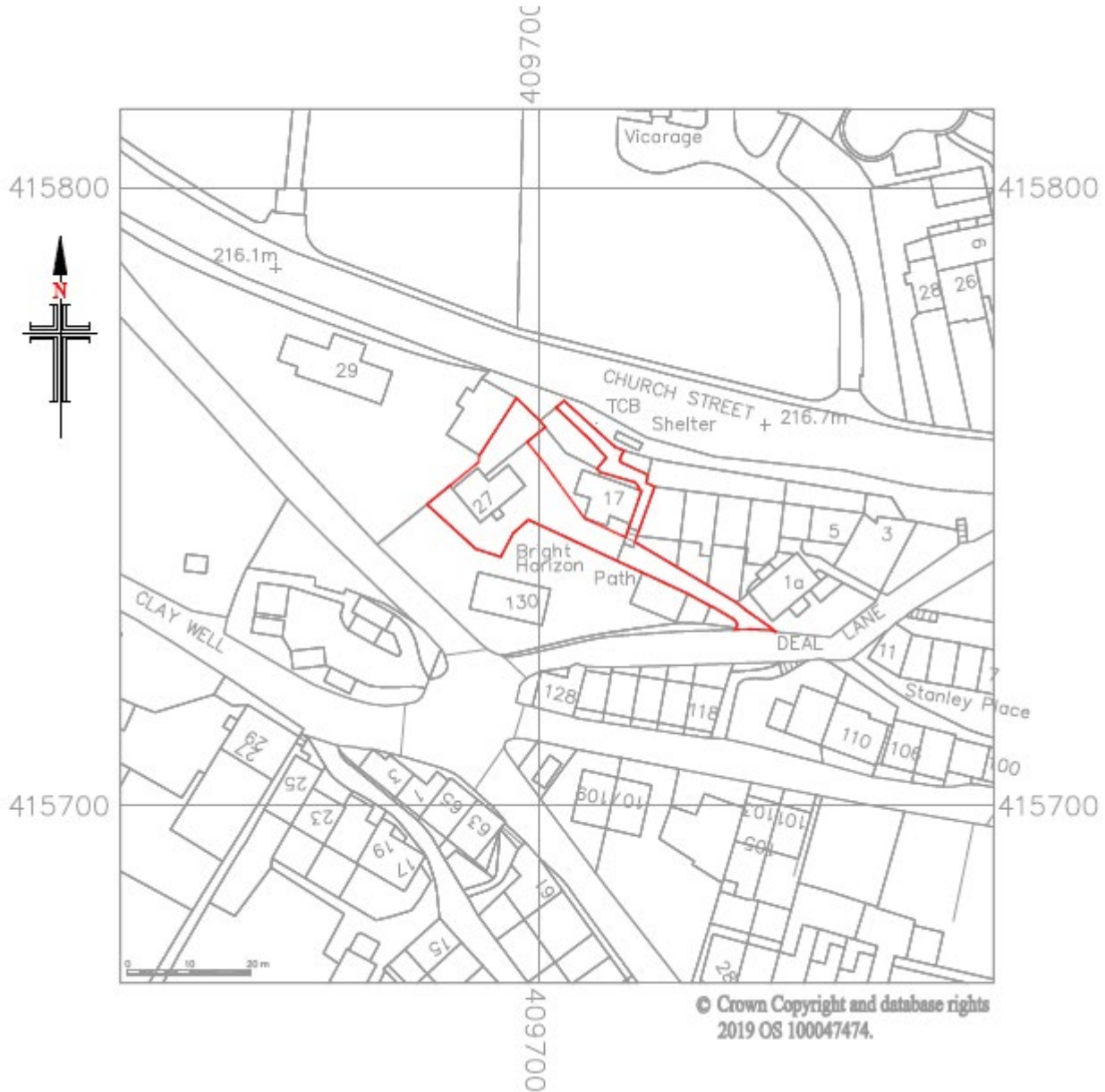
- 27 Church Street is located towards to the Centre of the village of Golcar. By foot it is approximately 5 minutes to the centre of the village.
- Pedestrian access is served from Church Street situated to the North of the property, via stairs leading directly down to the property serving No.17 & No.27 and vehicular access remains unaltered and is currently served via access from Deal Lane running between Church Street and Handel Street
- The area in the immediate vicinity of Church Street is residential.
- The site is located in an area designation on the Local plan as a Conservation Area as is the majority of the village of Golcar.
- The existing property retains a stone slate roof, original large window openings and natural coursed stone, all of which typical of a traditional weavers cottage.
- The site is approximately 468.75m² / 0.046875ha
- This application is effectively a variant on application 2019/90237. Works had commenced to undertake those works, these have stopped due to the existing 3 storey building originally to be retained having been found to be structurally defective & a Health & Safety risk requiring demolition. As such this application is the same principal as the previous application and the applicants only seek to reinstate the existing original 3 storey building as it originally stood.



hinchliffe

Location / Ownership

The below plan indicates the clients' ownership boundary:



Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162

01484 520 764

info@hinch-architecture.co.uk

www.hinch-architecture.co.uk



Design

- This application is principally the same as the previously approved application 2019/90237. The design remains unchanged from that application in terms of appearance. This application seeks to reinstate the original 3 storey dwelling which has to be demolished due to Health & Safety concerns.
- This application retains all the existing features of the building to be demolished. Window openings and door openings are to be retained and to the original opening size
- 3 additional window openings are sought in the proposed 3 storey gable.
- All materials are to be salvaged from the demolition of the existing building, to include all window and door surrounds and facing stone and are to be reused throughout the reinstatement of the 3 storey property.

Access

- Existing access to the dwelling will remain unaltered by the proposals.
- The proposed scheme will be maintained as residential use and will be inhabited by the applicants and their family.
- Pedestrian access is served from Church Street situated to the North of the property, via stairs leading directly down to the property serving No.17 & No.27 and vehicular access remains unaltered and is currently served via access from Deal Lane running between Church Street and Handel Street.
- The reinstatement of the original dwelling and the 2 storey element will allow for level access throughout the floor plans to ensure DDA compliance.
- The site benefits from ample off street parking.



Heritage Impact Assessment

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).

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.

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, this has already been demolished under application 2019/62/90237/W..

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 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 building to be reinstated, 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 (due to unforeseen circumstances the original property now requires demolition but this application aims to reinstate that property to the same footprint, height, scale and appearance).

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.

Planning History

- 2019/62/90237/W - Demolition of existing two storey extension and porch and erection of two storey extension with integral garage and single storey extension (within a Conservation Area). - APPROVED
- 92/62/00573/C1 – Erection of 2-storey extension - APPROVED

National Planning Policy Framework (NPPF) 2019 relevant policies:

The proposal achieves the recommendations established in the following planning policy.

- Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
-NPPF Paragraph 200 Conserving and Enhancing the Historic Environment



hinchliffe



Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162

01484 520 764

info@hinch-architecture.co.uk

www.hinch-architecture.co.uk





Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764

info@hinch-architecture.co.uk
www.hinch-architecture.co.uk

