

Heritage, Design & Access Statement

Project: Rear porch extension, 1-2 Winney Bank Lane, Holmfirth.

Project No: 124

Date: 5th February 2020

1.0 Introduction:

This statement has been produced to support a planning and listed building consent application for a rear porch at 1-2 Winney Bank Lane, Holmfirth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no's 124 (0-) 01 & 02.

2.0 Project Location:

The property is located approximately 0.5 miles to the East of Holmfirth centre, and fronts Winney Bank Lane. There is little amenity space to the front of the property, but there is a large rear garden, private parking and garage.

The building is a grade II listed building.

The property is within the Green Belt.



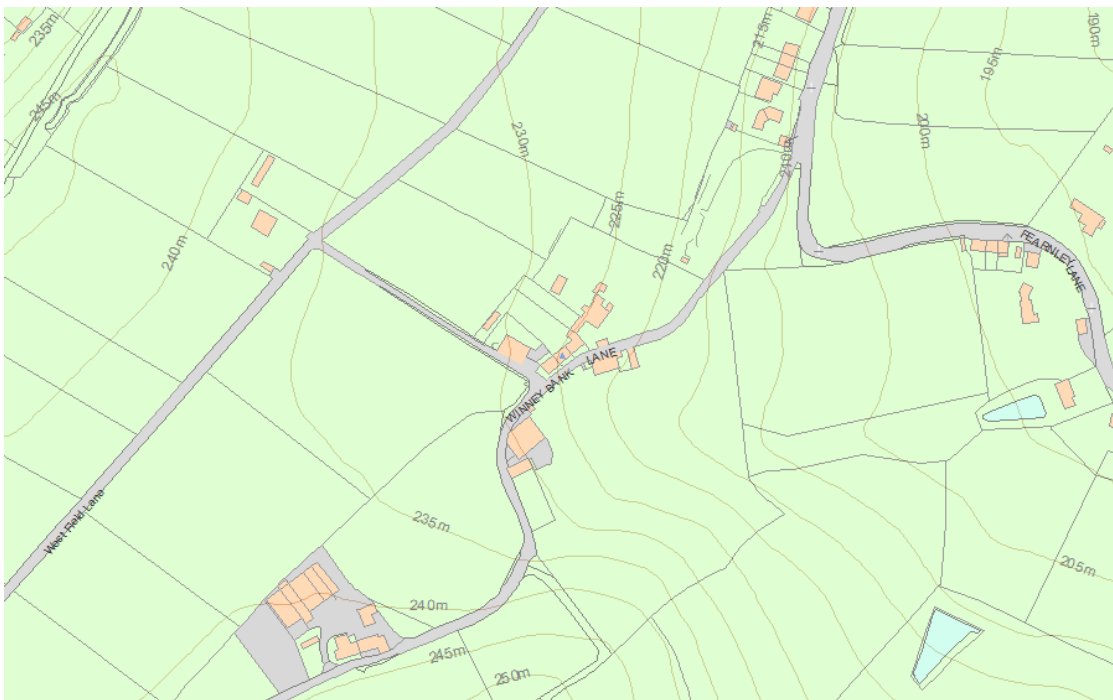
Site overview

3.0 List Entry:

1/2 Whinney Bank Cottage is part of a row of cottages, known as Whinney Bank Cottages, these are Grade II Listed (List entry nr. 1279117).

The property was listed on 4th August 1983.

Row of formerly 5 dwellings, now 3. Late C18. Hammer dressed stone. Quoins. Stone slate roof with gable copings on carved kneelers. Three ashlar stacks. Two storeys and attic to right. To left, formerly 3 dwellings, now 2, each have entrance and 3-light stone mullioned windows to first floor. To right, formerly handed pair, now one dwelling. Entrance to left and right, and two 3-light stone mullioned windows to ground floor. Four 2-light stone mullioned windows to first floor and second floors, the latter having smaller windows.



Historic England plan

4.0 Heritage assessment:

Existing Building:

The front of the building is considered to be the most significant Heritage Asset, the listing notes the traditional mullioned windows with hammer dressed stone, and carved kneeler stones on the gable ends.

Whilst it is appreciated that a listing does not solely relate to the described elements, it is considered that the rear of the property has little significance in terms of the Heritage Asset. There has previously been a lean to section added, which has then had a first floor added with a flat roof. The elevation is fairly bland with very few windows. The extension has a double door at ground floor and window above. The lower sections of the external walls are finished in white render, with the upper parts being natural stone.

5.0 Design / Access:

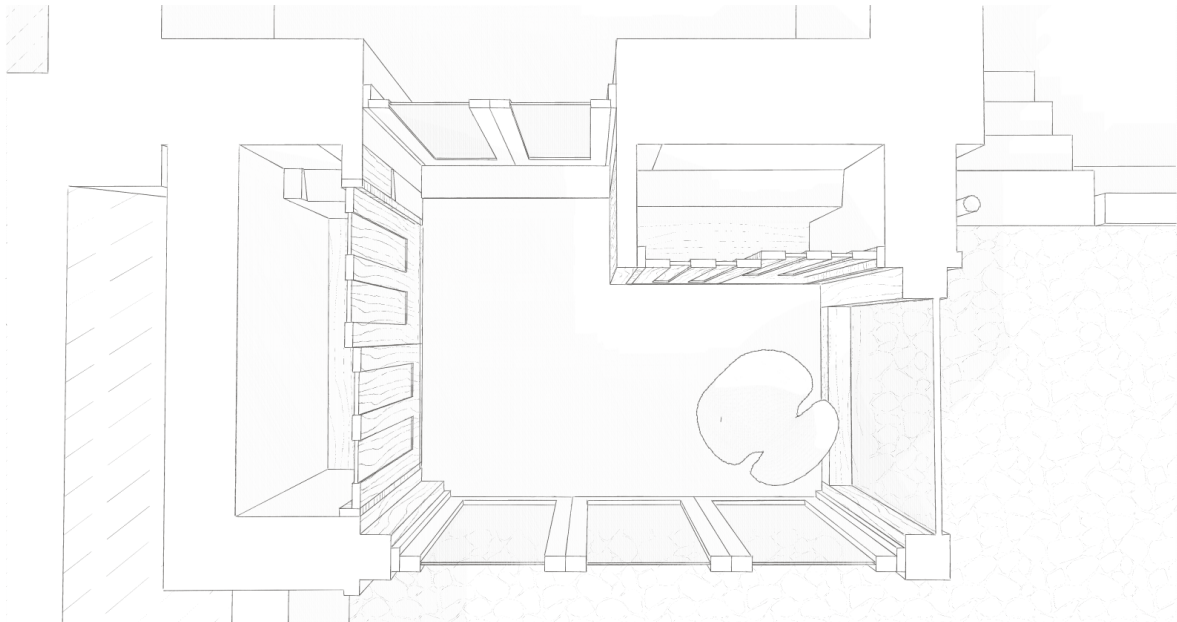
Due to the close proximity of the road and the fact it opens straight into the kitchen, the front entrance is rarely used. The existing double doors to the rear are the main access point, being accessible from the rear garden and parking area / garage. The rear doors currently open into the dining area, this has unfortunately meant it is currently used as a multi functional room rather than a dining room.

Bamford Architectural Ltd. were approached to design a cost effecting porch that would enable the dining space to be reclaimed for its true purpose.

The design allows for 2 storage units to be installed for cloaks and footwear, plus a space to sit to put on shoes.

To ensure the porch extension is a clear addition to the existing dwelling it is to be constructed from a mixture of Oak and reclaimed stone. The roof will be a flat roof with a lead grey coloured membrane, this will be covered with a living roof.

The layout of the extension will ensure the cloaks and footwear can be put away and the dining space can be used for its true purpose.



Plan sketch render

6.0 Scheme justification:

In order to minimise the impact on the existing building, the extension will be self supporting. This means there will not be a requirement for creating pockets to support purlins / beams.

There will be no alterations to existing openings and no new structural openings are proposed.

The roof will be butted up to the existing wall with new lead flashings installed, these will work with the existing coursing and sit below the first floor window cill.

Whilst alterations and extensions to listed buildings are generally considered harmful it is considered that the proposed alterations further enhance the building and reinstate the dining space.

The independent structures proposed will ensure harm to the building is kept to a minimum.

The property had approval for a larger extension – see application nos. 2016/62/92551 & 2016/62/92552. In terms of scale in relation to the green belt, the proposal is smaller than the already approved scheme.

7.0 Planning Policy:

Planning policy in relation to design proposals

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 12 – Achieving well-designed places

“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

“optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development”

Chapter 13 - Protecting Green Belt land

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

Chapter 16 - Conserving and enhancing the historic environment

“In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Kirklees Local Plan

The following points within the Kirklees Local Plan are considered relevant to this application:

Policy PLP 24 – Design

“Proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers”

“The needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places.”

Policy PLP 35 – Historic environment

“Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.”

Policy PLP 57 – The extension, alteration or replacement of existing buildings

“Proposals for the extension, alteration or replacement of buildings in the green belt will normally be acceptable provided that: in the case of extensions the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building; the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the green belt setting”

The NPPF and Kirklees Local plan policies show the application should be supported. The existing site is under utilised and the additions to the existing dwelling ensure the original building remains the dominant feature.

The dwelling sits in a large plot and the design is focused on preserving the openness of the greenbelt. The corner of the extension is formed using Oak to soften the overall appearance.

The extension is small in relation to the existing dwelling meaning the existing house clearly remains the dominant element.

8.0 Conclusion:

The harm caused to the building will be outweighed by the future protection and use of the building.

The heritage assets of the building including the form and nature of the existing building and its existing features will be retained.

It is considered that the extension are all of good, sympathetic design and will enhance the existing building. All materials used for the development will be carefully sourced and be of the highest quality.