

Design, Access and Heritage Statement

Utility room extension to the rear at Chapel Lodge,
Cliff Road, Wooldale, Holmfirth. HD9 1QP

For Mr and Mrs Hobson

March 2020

Introduction

The property (shaded red) is situated just within the west area of the Wooldale Conservation Area, next to the Grade II listed cottages (shaded blue) at no 92 - 102 Cliff Road.

The property, Chapel Lodge, has been altered over a number of years and the proposal is to enlarge the current utility room to provide an additional WC and better internal circulation.

The Wooldale Conservation Area

There is no appraisal, but the area is included below with the site marked in red.



The Wooldale Conservation Area

The Listed Properties

There are two listings associated with the blue shaded block: -

SE 10 NE CLIFF ROAD 5/47 (Town End, Wooldale)

1. Nos 92, 94, 96 and 100 GV II

Back to back group. Early C19. Hammer dressed stone. Stone slate roof. Two ashlar stacks. Three storeys. South-west gable: entrance to left and right and 2 central 3-light stone mullioned windows. Four 2-light stone mullioned windows to first and second floors. 1982 ground floor extension to north-west elevation with two 2-light stone mullioned windows to first floor (mullions removed). North-east gable (No 100): is part obscured by No 98 but has two 2-light windows to first and second floors. South-east elevation obscured by No 102.

Listing NGR: SE1502009079

E 10 NE CLIFF ROAD 5/49 (Town End, Wooldale)

2. No 102 GV II

Part of group. Early to mid C19. Hammer dressed stone. Stone slate roof. Two storeys. Central door with one 4-light and one 3-light stone mullioned window, the former with one mullion removed. First floor sill band with three 2-light stone mullioned windows. Arched access to cellars.

Listing NGR: SE1503009075

Photographs

Photograph shows the location of the proposed utility room extension.



Photographs show the location is not visible from any of the listed buildings by virtue of its location. No 102 in the background





Photographs from Chapel Lodge living room showing the minimal impact that the proposed utility room extension will have, this is to be mitigated by the decorative reveal on the side elevation to emulate a window.



Design

The utility room extension

The new utility room extension will be constructed from matching coursed Yorkshire rubble walling under a stone coping. The roof will be a lead lined gutter box with a black or anthracite prefabricated fixed glass lantern.

Scale

The design and appearance of the extension is indicated on the submission drawings and is sympathetic to appearance and proportion of the existing and adjacent buildings.

Access

Access is unaffected

Policy

All development should be of good quality design and contribute to the built environment.

Proposals should respect the architectural qualities of the surrounding buildings and their materials of construction and contribute to the preservation or enhancement of the character or appearance of the area and in this case the proximity of the listed cottages.

The proposed extension as shown on the drawings and described in this design and access statement addresses all of these points relative to the proposals