

Design, Access and Heritage Statement

Project: Side Extension & porch, 69 Town Gate, Hepworth, Holmfirth.

Project No: 142

Date: 22nd June 2020

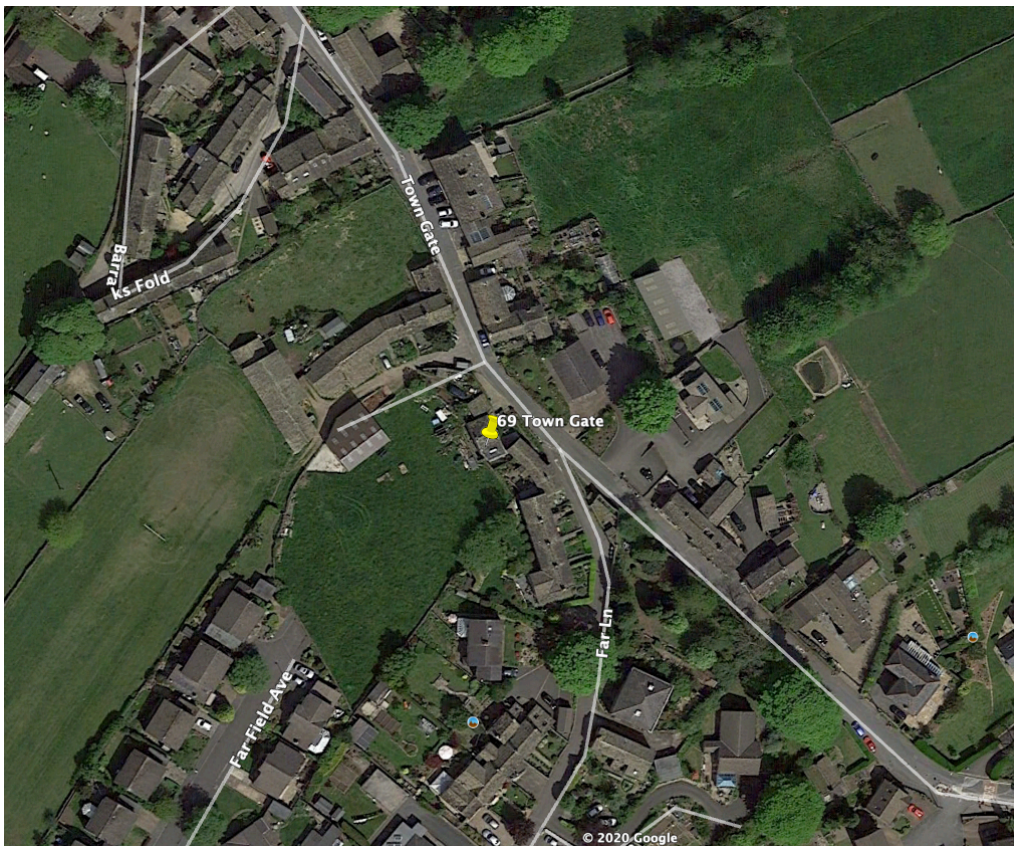
1.0 Introduction:

This Heritage statement has been produced to support a planning application for a side extension, porch and replacement windows and doors at 69 Town End Road, Hepworth, Holmfirth.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no.s 142 (0-) 01 & 02.

2.0 Project Location:

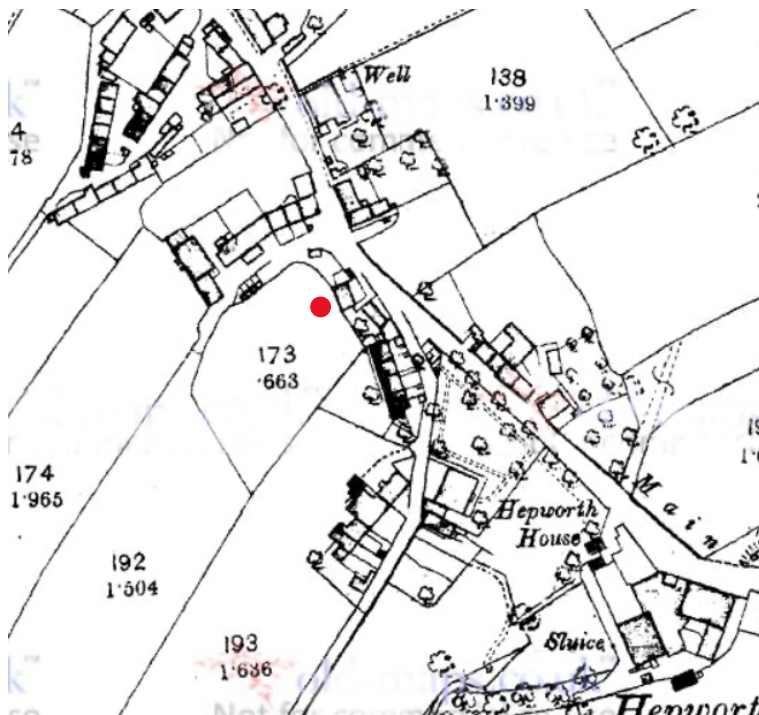
The property is located to the south of Hepworth village, in an elevated position off Town Gate, approximately 2.75km to the south-east of Holmfirth Town Centre. The site is within a conservation area, but there are no other allocations affecting this site.



Google Earth image



Kirklees Council Conservation Map



The map dated 1893 shows the dwelling.

3.0 Site History:

It would appear from historic maps that the building was constructed some time during the 19th century.

There are no planning applications relating to the site on Kirklees Council Website.

A single storey extension is present in the location of the proposed 2 storey extension, but the date of construction is unknown.

No pre application advice has been sought.

4.0 Design:

Existing

The front elevation comprises a natural stone façade with 2no. windows at ground floor, 2 at first floor, 1 to the attic, plus one small window to the central stairwell. The window openings have stone cills, head and mullions.

The roof is finished using stone slate and has stone coping stones front and back.

The front and rear elevations are the gable faces of the building, with the eaves being at each side.

The later added single storey extension is a light weight structure with glazing to the side & rear. The house entrance door is towards the front of the extension which leads into a small lobby, then into the living room. Painted timber cladding has been used to clad the extension.

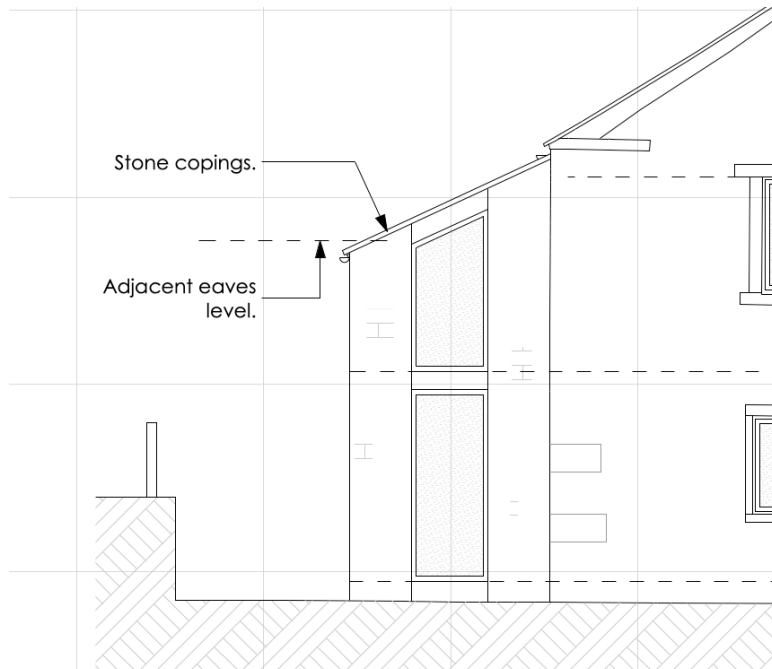
The existing flat roofed extension is out of keeping with the property and is dated. The glazing and construction is poorly insulated and repairs are regularly required.

The existing windows are double glazed timber windows with a fixed lower pane and top opener. The top openers are relatively small.

Proposed

The new side extension is proposed to replace the existing extension and to provide additional space to one of the bedrooms. It has been sized to replicate the existing extension footprint.

The massing and height of the extension have been carefully reviewed. Care and attention has been paid to ensure the extension does not appear to dominate the adjacent dwelling. The eaves have been set at lower level to the adjacent building eaves.



The bifold doors to the side elevation will enter out to the paved outdoor sitting area and privacy is similar to the existing arrangement.

The new porch will enable the internal space to be reconfigured. The new entrance door will provide access into the porch, then into the kitchen. This will provide a better family arrangement for everyday use.

The porch has been designed as a lean-to structure to work with the existing window openings and adjacent structure.

The materials will be carefully sourced and will match those of the existing building.

The new windows proposed are tilt and turn uPVC in grey. The installation of tilt and turn windows will allow for the first floor rooms to have a Building Regulations compliant means of escape. Whilst the attic room does not comply with means of escape due to the height, the installation with the new windows and the new rear window to the bathroom are considered to be an improvement.

uPVC windows have been used widely within Hepworth, including the surrounding properties.

The rear elevation has a rendered finish, but it is old and is failing in areas. A new rendered finish is proposed, this will also include the rear wall of the extension to tie in with the existing building and reduce construction costs.

5.0 Access:

Access to and from the dwelling will be improved. The existing route in / out of the house is through the living room. The new extension and porch will relocate the main entrance closer to the external steps and will lead into the kitchen. The new extension will include bifold doors to the side, providing a secondary route in and out of the dwelling.

6.0 Heritage:

Whilst the building is not listed, the building is within a conservation area and is considered to be of historic value.

Care has been taken to reduce the impact on the surrounding area and setting.

The side extension is a replacement extension with a minor increase in height (1.05m at the eaves) and is considered to be a vast improvement over the existing. The bifold doors to the side elevation look out to a small sitting area and boundary wall / fence and do not alter privacy from the existing extension.

The porch has been designed to sit back from the adjacent structure, and to work with the existing building features.

Materials will be in keeping with the existing building and surrounding dwellings.

7.0 Policy:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (LP):

PLP24 – Design
PLP35 – Historic Environment

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite

(PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 4 – Decision Making

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

The above policy has been taken into consideration during the design stage of the project and looks to enhance the property, both aesthetically and functionally.