

Design and Access Statement, Including Heritage Statement
Proposed Extension to Existing Garden Equipment Store
The Lofts, Ward Place Lane, Holmfirth, HD9 2AB
August 2020

Background

This statement is prepared to be read alongside a planning and listed building application to extend the existing garden equipment store at the above property. The Lofts is a residential building within a small group of dwellings that lie within the green belt just outside Holmfirth near Huddersfield. The proposal is to extend the existing outbuilding following conversion/rebuilding of the original barn in 2017/2018.

Planning & Site History

The Lofts is part of a small group of 5 separate properties that has undergone development over the last few years, based around the original Farm at Ward Place. The Lofts is not in itself listed, but is within the curtilage of Ward Place House which is Grade II Listed under Historic England entry number 1288012. The listing is included at Appendix 1 of this statement.

The house lies within the green belt and as such will be subject to those specific planning and listed building policies and considerations.

Design

Context

The submitted proposal is for a modest extension to the existing outbuilding at the rear and uphill side of the property to accommodate a substantial ride-on mower for maintenance of the applicant's land adjacent to the house. The land is steeply sloping and therefore use of domestic type machinery is dangerous due to overturning hazards and a larger unit with roll bar is required.

Use

The proposed extension will allow the larger machinery to be housed safely and securely along with the ancillary requirements of looking after the property. Effectively a semi-agricultural over a domestic solution is required

Amount

The proposed extension is larger than the original building but this is a function of its required use. The design has been carefully thought out to minimise its impact and maintain the character of the existing buildings.

Layout

The layout of the building area is determined by the land topography and proximity to the rear retaining wall, and as such the layout is set by these principal factors

Scale

Although larger than the original store building, we are of the opinion that when this was rebuilt during construction/conversion works, for some reason it is smaller than the original outbuilding. However the new extension would still be larger than this due to its required use

Landscaping

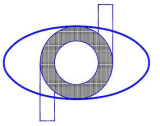
There is very little landscaping included within this application, as the proposals have only a small impact on the site.

Architecture & Design // Project Management // Event Management

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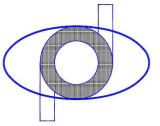
Appearance

A mono-pitch roof is proposed to tie in with the existing store, and due to the size has to rise above the existing parapet line. Most if not all other similar storage/garage buildings to properties further along the building development have this mono-ptich roof arrangement so the new proposal ties in with the local vernacular



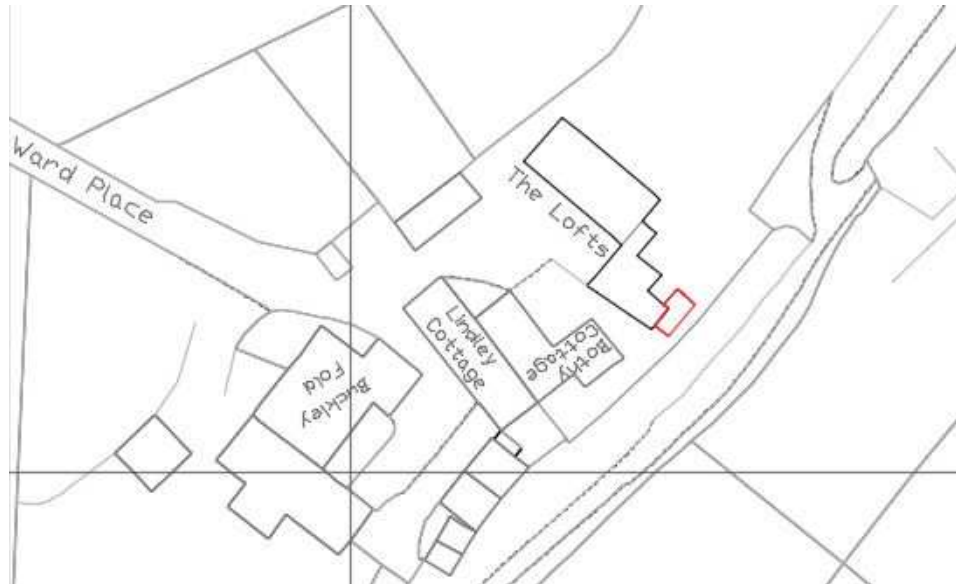
Access

Access is not a significant factor for this proposal as no access is required to public roads – just the substantial ride on mower for land maintenance

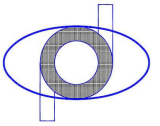


Heritage Statement

The Lofts is not a listed building, but as it lies within the curtilage of Ward Place House (Grade II listed) is subject to listed building approval. No listing is therefore available to refer to, and the layout of the development is as below showing the proposed store extension location;



The Historic England listing for Ward Place House is included at Appendix 1 below



Appendix 1 – Listing documents for adjacent properties



WARD PLACE HOUSE TO EAST OF GROUP

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1288012

Date first listed:
04-Aug-1983

Statutory Address:
WARD PLACE HOUSE TO EAST OF GROUP, CEMETERY ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1288012.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Aug-2020 at 11:52:31.

Location

Statutory Address:

WARD PLACE HOUSE TO EAST OF GROUP, CEMETERY ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Kirklees (Metropolitan Authority)

Parish:

Holme Valley

National Grid Reference:
SE 13919 07417

Details

SE 10 NW CEMETERY ROAD 4/25 (Holmfirth)

Ward Place House to east of group GV II

Dwelling, part of group. Mid C18. Hammer dressed stone. Quoins. Stone slate roof with gable copings. Entrance to right with deep lintel and chamfered surround. One 3-light window to left. To first floor: one 4-light window. Window openings are chamfered and recessed. Blocked 3-light window, as before, to rear. Adjoining wing to south, not included in the item.

Listing NGR: SE1391907417

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
340252

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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