



Heritage statement

application: Two storey extension to front elevation at 51 Binns Lane, Holmfirth, HD9 3JU
client: Mr M and Mrs C Batchelor
job nr: 20028
date: 05 November 2020

Introduction

This heritage statement has been prepared by A+DP on the instructions of Mr M and Mrs C Batchelor and provides sufficient information to accompany a planning application for proposed two storey extension and alterations to 51 Binns Lane, Holmfirth, HD9 3JU.

The property is a modern detached house situated off Binns Lane, with the neighboring properties consisting of mainly two storey, detached houses of a similar size and appearance. The property's orientation results in two main entrance elevations, however unfortunately the internal layout does not accommodate for this. The house lies on the north western edge of the Holmfirth Conservation Area.

The applicants would like to modify the house in order to make it work for them and their family. The house currently has 4 bedrooms however does not provide a WC at the level of the main living accommodation situated on the first floor. The modest two storey extension will provide the clients with a first floor WC located off the existing dining room, while additional floor area will be provided to the existing ground floor office, allowing the room to cater for increased home working requirements.

A previous pre-application enquiry (reference no. 2020/20134) was carried out for a proposed extension to the opposite end of the house to that which is now being applied. The outcome of this pre-app response has been taken into account when preparing this application.

Amount, Layout and Scale

The feedback received from the previous pre-application enquiry submitted to Kirklees Local Planning Authority (reference no. 2020/20134), stated that a modest extension to the eastern elevation would be an appropriate proposal for the house subject to the design and consideration of the amenity space of the closest neighbours. Therefore, the two-storey extension currently proposed looks only to extend as far as the existing two storey porch, thus having no additional impact on the amenity space and overall form/aesthetic of the host dwelling.

Appearance

Traditional, good quality, materials are to be used in the construction of the proposed extension, to match with the existing; the extension to the existing house will be constructed in natural stone with sawn stone ashlar heads, cills and jambs, the roof will be surfaced in natural blue slate, all to match the existing house.

The detailed appearance of the proposals is all as shown in the application drawings.

Significance of the Heritage Asset

The property at 51 Binns Lane lies on the edge of the north western boundary of the Holmfirth Conservation Area and by definition it is therefore part of a Heritage Asset. The property alone does not specifically contribute to the Heritage Asset, albeit it stands in a naturally elevated position within the site.

Impact of the proposed development upon significance of the Heritage Asset

The proposed development will have no detrimental impact upon the significance of the Heritage Asset. Although the proposal looks to increase the volume of the existing house by providing a modest two storey extension, this will not affect or change the properties contribution to the Conservation Area, it will also not affect its setting or position within the lane and on the outer boundary of said area. The proposals are in-keeping, very modest in size, of quality materials to match existing and will pose no harm to the Heritage Asset.

Conclusion

The alterations to the dwelling will provide the clients with the additional space they require in order to enhance the existing layout and for it to better suit their needs. It will improve the property with a more practical arrangement for the living requirements and provide a more prominent attractive entrance. We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.