

DESIGN AND ACCESS STATEMENT

+ HERITAGE IMPACT ASSESSMENT

location	49 Butterley Lane, New Mill, Holmfirth, HD9 7EZ
application	Retrospective Application for Property Refurbishment and Rebuilding of Single Storey Rear Extension at 49 Butterley Lane, New Mill, Holmfirth, HD9 7EZ
client/applicant	Mr & Mrs L Clough
job number	20/583
date	November 2020

INTRODUCTION/HERITAGE IMPACT ASSESSMENT

This design and access statement forms part of this retrospective planning application for the single storey rear extension.

The subject building was a dilapidated mid terrace stone dwelling set back from the main road in a secluded courtyard of other residential properties.

The property is within the greenbelt.

The property also falls within the Butterley area, see map extract opposite. The subject property is not of listed building status. There is no conservation area appraisal for Butterley on the Kirklees website.



There are 3 listed buildings within the Butterley hamlet as indicated on the map extract opposite.

The subject property could possibly have been two separate dwellings historically/originally. Numerous historic alterations have been made to the property which are clearly obvious to both the front and rear elevations (increasing the depth, size and position of openings).



In more recent years, prior to the applicant purchasing the property, it had been rented out with minimal maintenance or upkeep. This resulted in its dilapidated condition prior to the extensive refurbishment by the applicant in Jan 2019 to July 2020.

The rear lean to, considered to be a previous extension, required reroofing due to an extensive and longstanding leak. Upon opening up the roof it became apparent that the roof structure had suffered due to the timespan of the leak. Many roof timbers were rotten and required replacement, the wall plate was rotten and required replacement which resulted in the whole roof structure having to come off and be reformed/replaced. It then transpired that the cavity walls were uninsulated with mortar snots bridging the cavity potentially contributing to the internal dampness, so the decision was made to fully take down the extension and rebuild it using the same stone for the outerleaf. The extension has been rebuilt in the same location, albeit with slightly more projection (yet still not set back from the two storey rear element). The pitch of the lean to roof has been retained and continued over the slight additional projection of 800mm. This results in a slightly lower eaves level. The extension is very similar in size and appearance to the previous dilapidated lean to.

The property as a whole has undergone an extensive programme of refurbishment and modernisation, these works were predominantly internal (full rewire – previous electrical installation declared dangerous, gas fire and boiler condemned, so a new central heating system has been installed throughout with a feature solid fuel burner to the lounge, installation of a ground floor W/C, removal of internal walls to create a better layout, new bathroom, full property re-plaster, replacement windows and doors, etc, etc). The works, as a whole, have now created a modern property of a significantly higher thermal efficiency.

Photos of before (Appendix A) and after (Appendix B) clearly illustrate this.

The works consisting of development as part of this application are minimal , especially taking into account the previous extension, as such we contend the proposals have no material impact on the historic structure of the property, indeed they create a better, modern, watertight property which in turn preserves the dwelling.

Given the secluded location and physical works to secure the long term existence of the property, we contend the proposals indeed have a positive impact on the immediate conservation area setting.

USE

The proposed use of the property or land is not subject to any change of use.

PROPOSED APPEARANCE

We contend the works have enhanced the overall setting and individual appearance. The refurbishment and modernisation scheme has a positive effect on the setting above and beyond the former dilapidated and neglected appearance.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building.

LANDSCAPING

There are no major changes to the landscaping apart from minor gardening works to re-establish the formal rear garden area.

ECOLOGY

This is a retrospective application. There is no impact on ecology as a result of this application.

HIGHWAYS

Whilst the highway network serving the property is substandard in modern day terms the proposals have no impact on the highway/vehicular movements.

LAYOUT

The layout changes are minimal. We contend the current revised layout and upgrading of the property thermally now provides a modern home fit for a family home.

The submitted plans indicate the proposed layout.

SCALE

Despite a small additional projection of circa 800mm, the scale and massing of the property has not altered.

CONCLUSION

Considering the visual enhancement as evidenced in the photos accompanying this application we contend the proposals provide a benefit to the setting and therefore should be approved without delay.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

BEFORE PHOTOS August-September 2019

Water ingress causing internal mould growth leading to potential respiratory issues for occupants



Damp ingress around first floor window surround causing damage to the internal décor and surfaces (plasterboard)



Severe water ingress
at existing single
storey roof abutment
to head of staircase



Unsafe/exposed electrics within kitchen.



Unsafe fire within existing dining room posing risk to life with Carbon monoxide exposure.

Rear lean to roof failure with rotten roof timbers not adequately supporting stone slate roof covering.



APPENDIX B

AFTER PHOTOS November 2020





