

Heritage Statement

Side extension.

78 Wellhouse Green, Golcar HD7 4ET.



November 2020 Rev A

Heritage Statement

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1.0 Context

- 1.1 This statement has been prepared to accompany a planning and listed building applications for a side extension at 78 Wellhouse Green, Wellhouse, Golcar HD7 4ET.
- 1.2 The application site lies within the settlement Wellhouse which is a conservation area and is outside of Green Belt defined in the Kirklees LDF, plans of both are appended to this statement
- 1.3 The dwelling is a Grade 2 Listed Building and was listed on 11th July 1985. The List Entry Number is 1216960.
- 1.4 There is a small single storey lean to extension to the north elevation which is currently used as an entrance/utility room.
- 1.5 The application was originally to increase the footprint of the extension and make it two storey to provide an additional bedroom, but the conservation officer was not able to support that proposal so it remains single story with a continuation of the lean to roof.
- 1.6 The existing dwelling comprises of an entrance/utility room, dining kitchen and lounge at ground floor, and two bedrooms and bathroom at first floor.
- 1.7 The applicants have lived there for over 12 years and have two children, aged 5 and 7 who attend the local school and all the family are well integrated within the local community.
- 1.8 There are very limited options to move house and upsize within the area and so are looking to extend their existing home.
- 1.8 The children currently share a bedroom, so the additional bedroom will enable them to have a bedroom each and provide longevity for the family within the home.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The proposed scope of work will involve taking off the extension lean to roof, moving the front wall forward and taking the extension up to two stories with a dual pitched stone slate roof .
- 2.2 The size of the existing ground floor lean to is approximately 2.7m x 2.4m measured internally.
- 2.2 The internal footprint of the new extension is 2.7m x 4.5m and heights to the eaves and abutment with existing are approximately 2.4m and 3.3m respectively.
- 2.3 The extension will be built in natural stone with a natural stone slate roof and timber windows.

The existing walling stone and stone window and door surrounds will be reused.
- 2.4 Other than the increase in extension footprint, the layout of the site remains largely unchanged.

3.0 Access.

- 3.1 Pedestrian access to the dwelling will remain unchanged.
- 3.2 There is currently no off road parking facility and this will remain the case.

4.0 Heritage Impact Statement.

- 4.1 The dwelling is Grade 2 Listed as previously mentioned and the description within the Heritage Gateway is as follows:

Late C18 to early C19. Two houses.

Hammer dressed stone. Large quoins to east elevation.

Pitched stone slate roof. Coped gables onto moulded footstones.

3 ashlar stacks. 2 storeys (ground floor back to earth).

East elevation has: Ground floor; Entrance with stone surround.

One 5-light stone mullioned windows; three 4-light stone mullioned windows.

First floor; Two 4-light stone mullioned windows;

Two 3- light stone mullioned windows (one has one light blocked).

West elevation has: Two entrances with stone surrounds (one part blocked).

North gable has: Ground floor; Small lean-to extension.

First floor; One 3-light stone mullioned window (each side light blocked).

Attic; Two single lights with stone surrounds (blocked).

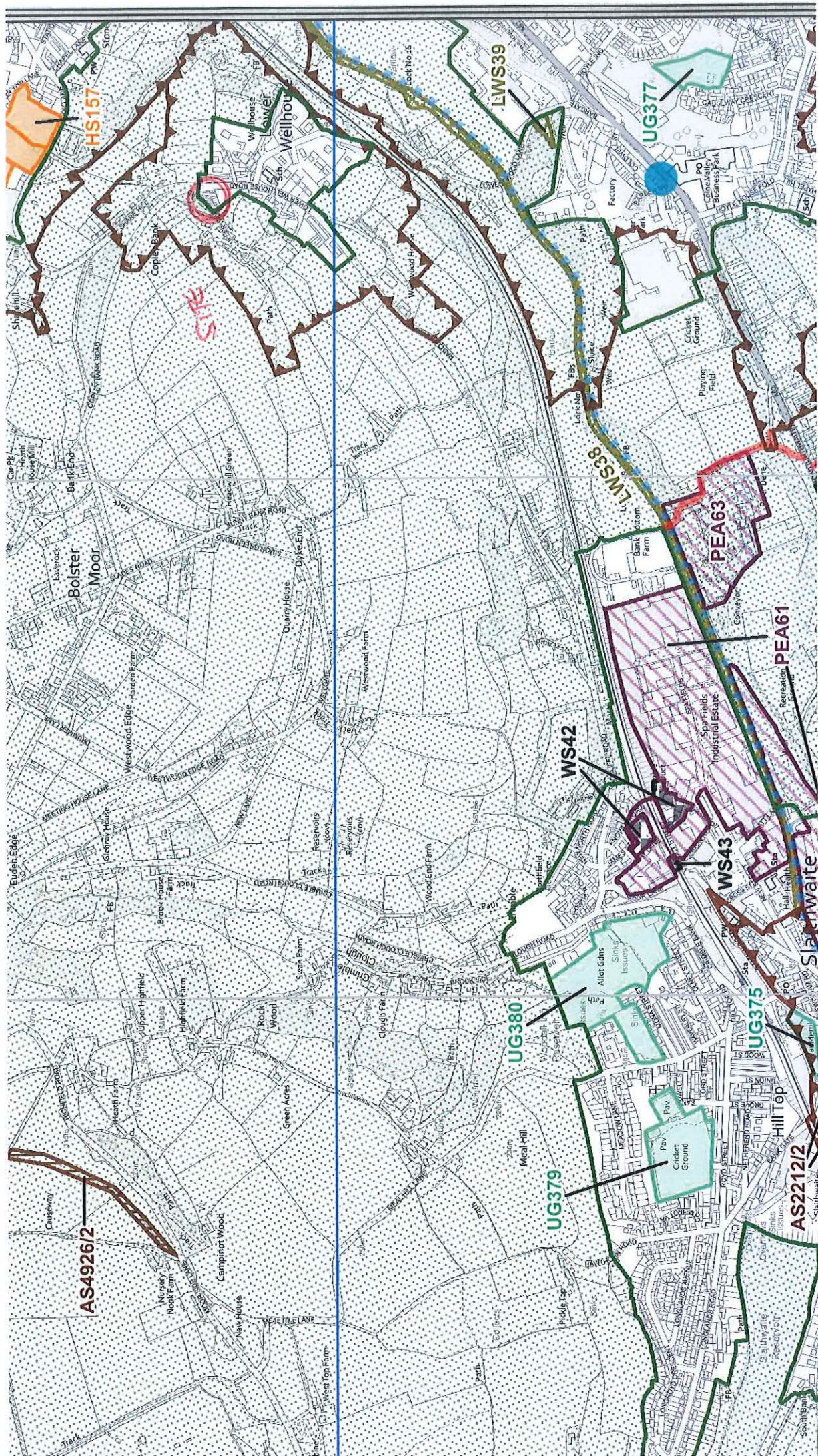
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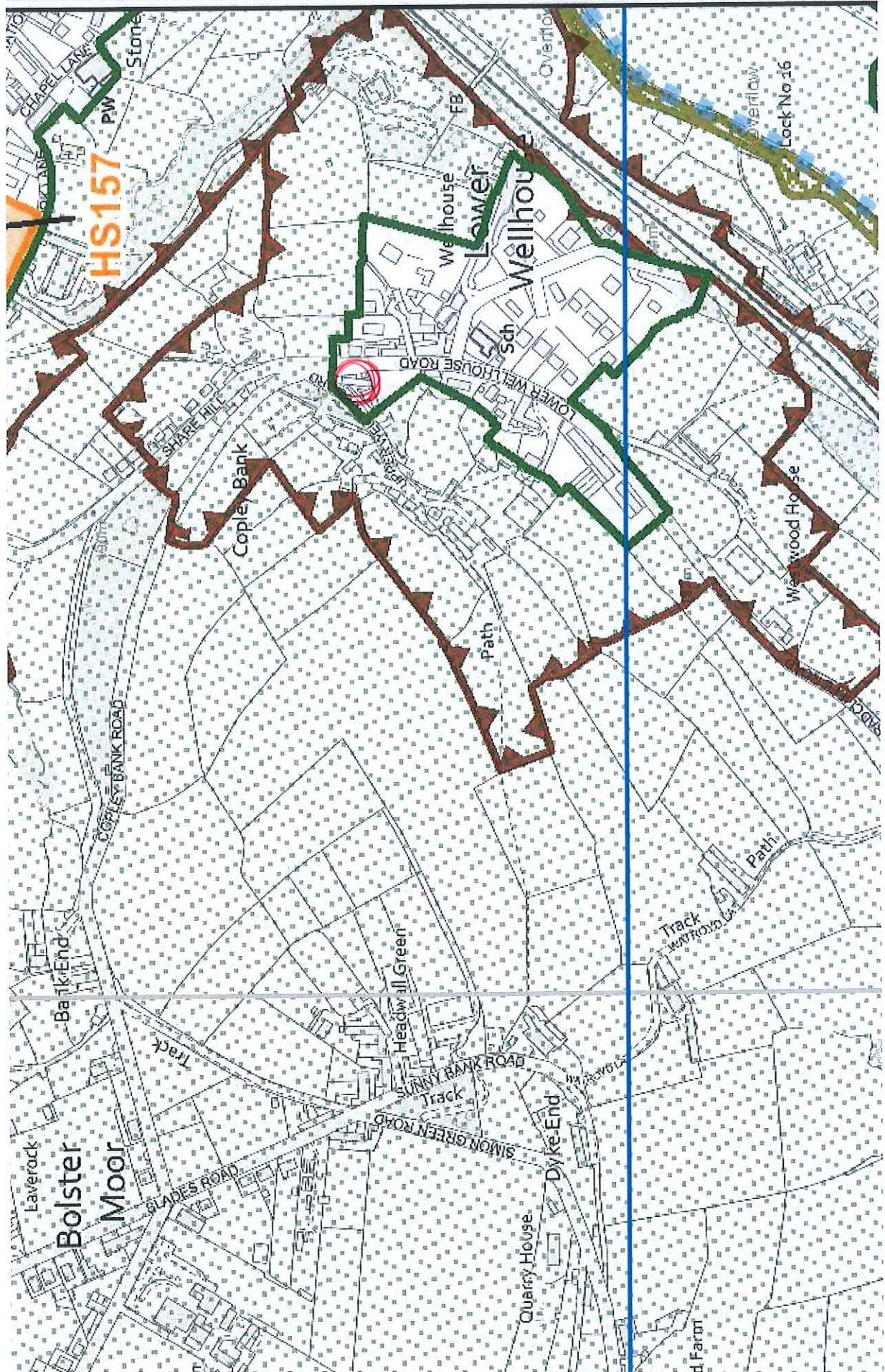
- 4.2 The proposed extension is dual pitched and has a stone slate covering. The walls will be in natural reclaimed stone with natural stone surrounds to the windows all in line with those used within the existing building.
- 4.3 The roof has been set down so it can be 'read' as an extension and sufficiently to not interfere with the stone kneeler at the eaves.
- 4.4 The front of the extension is set back from that of the main dwelling to ensure that the stone quoin corners remain visible.
- 4.5 Due to the design and size of the extension, the host dwelling will remain dominant once the extension is built.
- 4.4 In terms of justification, the extension provides additional bedroom space to the dwelling to allow the family to stay there for years to come as their family grow older.

Appendix A

Extract from KMC Local Plan.







Appendix B

Photos.







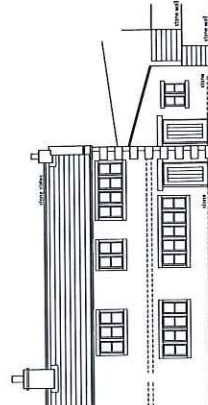


Appendix C

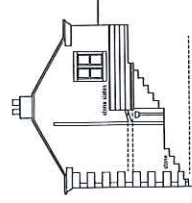
Drawing

Notes:
1. Existing drawings to be the responsibility of owner for
2. Getting the drawings to be particular attention to scale of roof and landscape of site.
3. Any discrepancies to be reported to Coline Valley Design.

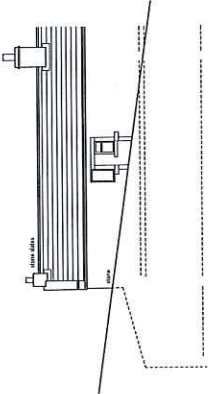
Scale 1:250
Scale 1:200
Scale 1:150
Scale 1:100
Scale 1:50
Scale 1:25
Scale 1:10
Scale 1:5
Scale 1:2
Scale 1:1



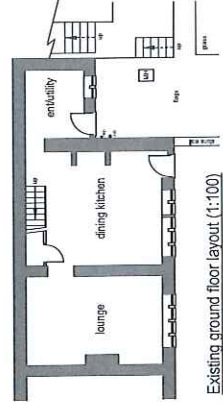
Existing front elevation (1:100)



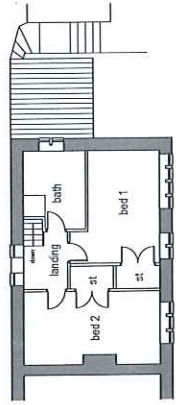
Existing side elevation (1:100)



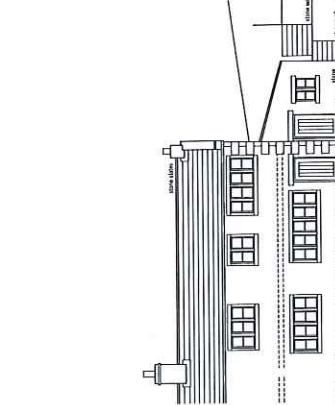
Existing rear elevation (1:100)



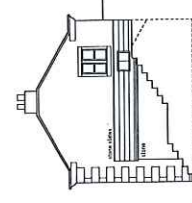
Existing ground floor layout (1:100)



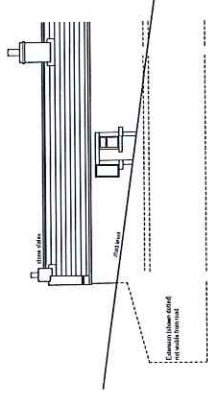
Existing first floor layout (1:100)



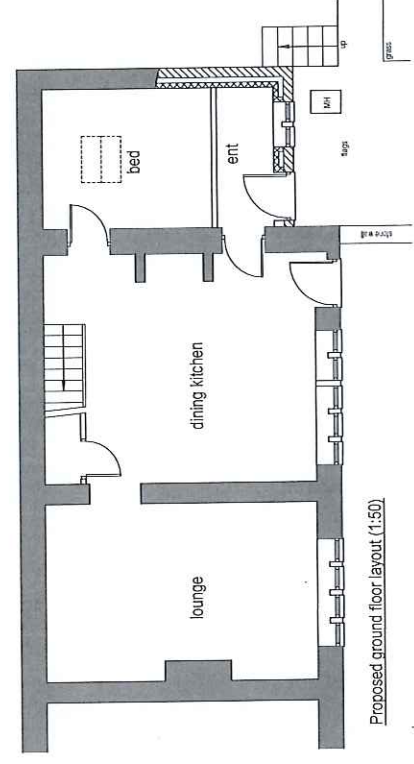
Proposed front elevation (1:100)



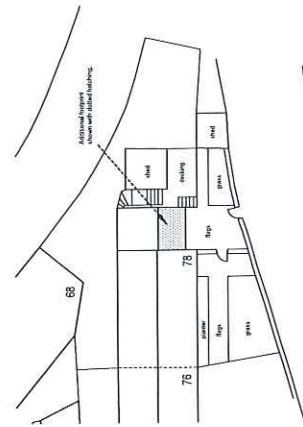
Proposed side elevation (1:100)



Proposed rear elevation (1:100)



Proposed ground floor layout (1:50)



Location plan (1:1250)

Ref: E 03/05/2020 Door and window to front elevation amended.
Ref: E 03/05/2020 Front elevation amended to single storey.
Ref: E 03/05/2020 Single storey amended to single storey.
Ref: E 03/05/2020 Single storey amended to single storey.
Ref: E 03/05/2020 Single storey amended to single storey.



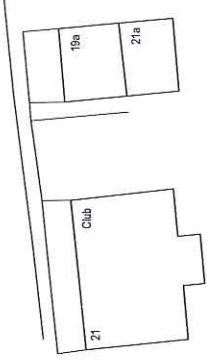
Coline Valley Design
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Tel: 01424 842937
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Proposed: 1/1/2020

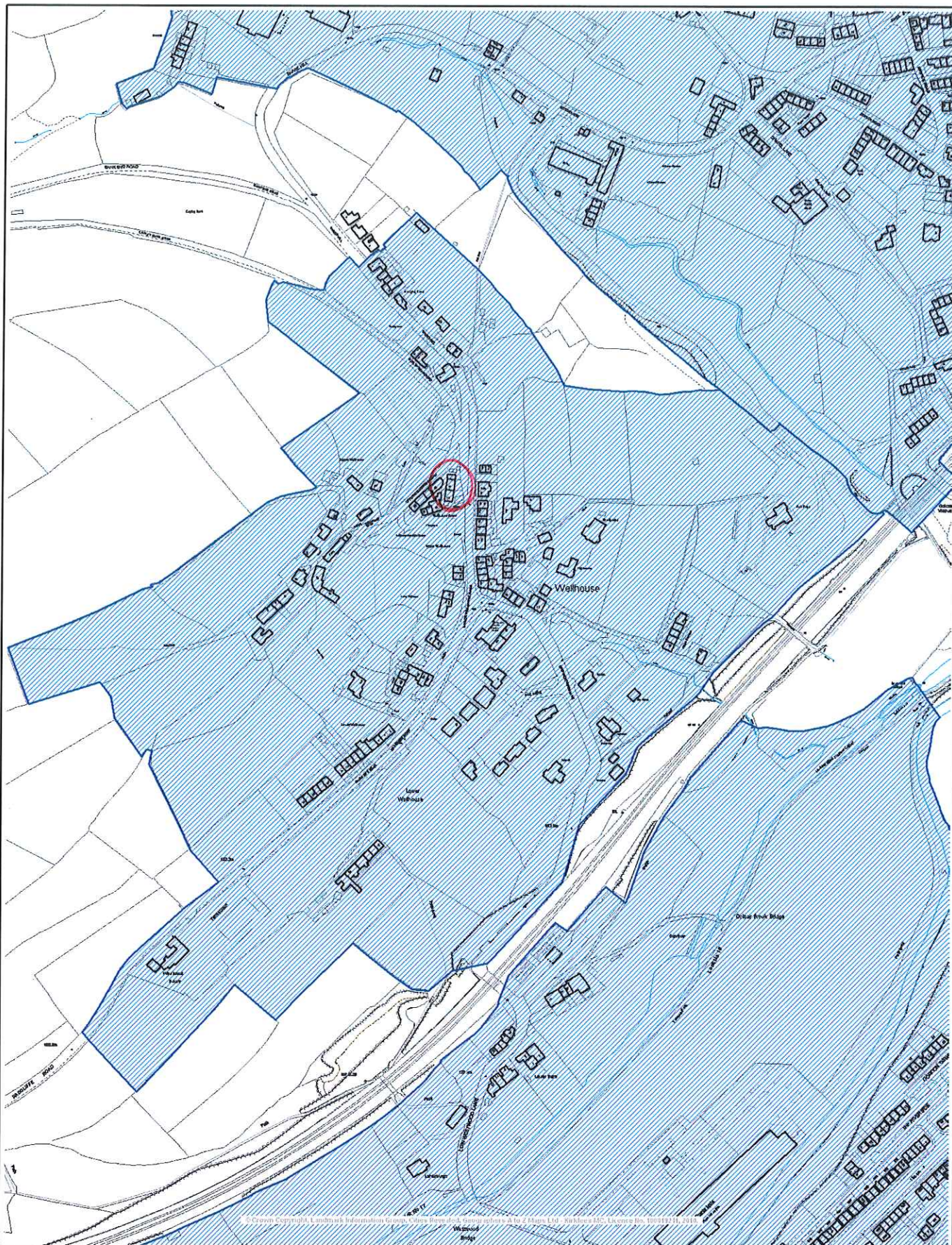
Project	Proposed side extension.
For	Mr & Mrs E Blackmore.
Address	78 Wellhouse Green Golcar HD7 4ET.
Title	Planning Drawing.
Job No.	20 J 41.
Drawing number	01 E.
Date	Oct 2020.

Block plan (1:200)



Appendix D

Wellhouse Conservation Area Plan



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Scale 1/4000

Date 14/4/2010

OS Grid Ref of Centre = 409575 E 415130 N

