



Client: Mr C. Benham and Ms M Heywood

Date: 29/10/2020

Job: 5-7 Gill Birks, Wilshaw

Job No: 1667

Heritage Statement

Heritage Statement for:

Alterations to 5-7 Gill Birks, Wilshaw, Holmfirth

Introduction

The proposals set forth are for the extension of 5-7 Gill Birks (known as Gill Birks Farm), part of which is a grade II listed building.

Assessment of Significance

The application relates to the portion of 5-7 Gill Birks that not listed. The former farmhouse referred to under listing 1313690 is the portion of the dwelling that is grade II listed; the adjacent barn and garages are not listed.

In that respect the proposals represented herein only affect the setting of a listed building and do not directly impact the listed items.

The impact on the setting of the listed building is deemed to minimal. A previous consent and subsequent variation of condition approval have already served to establish the principle of the proposals set out in this application.

This application presents the following amendments to the previously approved variation of condition application 2020/62/91235/W in the following ways:

1. The enclosure of the previously approved terrace at first floor level to provide an enlarged master bedroom. This is served by a set of sliding doors on the gable end with a Juliet balcony. The entirely glazed side elevations have been replaced with masonry walls and a floor to eaves picture window on each side elevation with natural cut stone detailing.
2. The 2 no. previously consented windows in the gable end at ground floor level have been replaced with a bi-fold door.
3. There is a new entrance canopy in oak with a natural stone slate roof proposed over a modified entrance screen showing a centralised door.
4. There are 4 no. additional roof lights shown; 2 to the front elevation over the entrance and 2 to the study area above the kitchen.
5. One additional window is shown at first floor level on the south elevation



The purpose of the proposed alterations is to provide an improved internal layout to the existing dwelling. All the external alterations are in keeping with the host dwelling and the previously consented scheme. The impact of these on the listed building will be negligible. Where new windows are proposed; at ground floor level these will be in keeping with the existing both in term of proportion and surround treatment; at first floor level where they are located on the extension, they will have a more contemporary proportion but maintain the surround detailing; where they are located in the host building they will reflect the proportions, materiality and surround detailing of the host building. This will serve to distinguish the extension from the host dwelling. The new entrance canopy will be in materials that are sensitive to the host building.

In summary, the proposed alterations don't directly affect the listed portion of the building. In respect of their effect on the setting of the listed portion, it is considered that the proposals have limited effect and are certainly no more onerous than was previously consented.

As such, we believe the proposals set out in this application should be deemed acceptable.

RIBA 

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