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Heritage Statement

7th June 2021

For :-
Proposed Works to Moss View
Cinder Hills
Holmfirth
HD91EE

This Heritage statement is submitted as part of a planning application to extend the existing rear dormer , construct new front dormers and first floor balcony and to roof the existing property .

Assessment of Significance

The existing property is a 1960's stone build detached bungalow build across the boundary of the Under Bank Conservation Map boundary . The Conservation boundary quiet literally splits the property in half with the North Eastern half being outside of the conservation boundary map

The property faces North West directly towards an area known as New Gate which has since the conservation map was prepared been extensively developed with new detached dwellings.

To the north east of the bungalow is a further 1950's detached bungalow separated by a field, (which has recently been include within the curledge of the adjacent bungalow)

To the rear of the property there are detached modern houses predominately outside of the conservation area.

To the South west of the property hidden behind mature hedges is a line of traditional terraced dwellings constructed of stone within the conservation area boundary .

Having fully assessed the impact on the adjacent conservation area the following observations and conclusion were made

The property itself due to its design and year of construction has no conservation relevance

The proposed enlargement of the rear dormer is on a section of the roof outside of the map boundary and has no significant visual or actual impact on the properties to the south west within the conservation area.

The Proposed dormer extension and balcony over the garage which extends the internal first floor living area is also on the section of the properties roof outside of the map boundary . These again have no actual or visual impact on properties within the conservation area as they are hidden by the existing roof profile and hedge screening and reflect the modern design and construction of the new development they face

The remaining roof dormers which have been designed so as to give the 1960's ranch appearance of the property some feature are similarly screened from the properties within the conservation area. Again having no visual or actual impact on the conservation area.

The proposed removal of the 1960's pan tiles and the re roofing of the property with an imitation slate is intended to give the property better road side appeal and to compliment the adjacent established properties within the conservation are map

Summary of Heritage Impact Assessment

For reasons outlined above it is considered that the proposals have no significant impact on the Underbank Conservation Area.

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