

Design and Access Statement

Project: Planning application for:
Single storey replacement extension
and extension to existing garage at:
1 Back Lane,
Holmfirth,
HD9 1HQ.

Date: 8th October 2021

Pages: 4

INTRODUCTION

This statement has been prepared as part of a planning application for the erection of a replacement single storey kitchen extension plus first floor lean-to access to patio, along with an extension to existing garage and workshop at 1 Back Lane, Holmfirth. The building is not listed, but is in the Holmfirth Conservation Area.

A previous application for a two storey extension to the house was submitted and approved under application reference 2015/90329, but not implemented.

This statement describes the significance of the heritage assets and the effect on them in accordance with Policy LP35 of the Local Plan.

Site Location & Description

The property is a two storey stone dwelling cut into the hillside, and has a later added single storey utility room and corridor to the rear door, along with a lean-to single skinned timber framed lobby at first floor that serves as access to the upper terrace level. Both of these extensions are of an ad-hoc nature. There is an existing hardstanding area with parking for two cars along with a stand alone garage / workshop building. There are stone steps to the side of this building giving access to the garden at higher level.

Although the property is circa mid 1800's, it is not architecturally significant and there are many examples of similar style in Holmfirth. It does have a number of typical features to the front (principal) elevation, these being ashlar stone strings and window surrounds, stone corbels to the gutter, and a stone slate roof.

The Proposal

The proposal is to demolish the existing lean-to extension and access corridor at ground floor and rebuild this to form a better laid out kitchen area internally (along with the removal of some internal walls). As part of this layout change, the existing recessed access onto Back Lane (that isn't used) is to be infilled with coursed re-used stone to match, and the existing window pulled forward to the main elevation. The existing timber lean-to at first floor is to be demolished and rebuilt on the same footprint, but with a better thermally performing construction.

The proposal is also to extend the existing detached workshop building vertically to allow access from the upper garden level and thus creating an extra floor – this will provide much needed additional family space and home office working environment - much needed in the current climate, whilst overcoming the issue of the maintenance of the existing building (the existing timber cladding and workshop is in need of upgrading).

Again, like the host building the garage has no architectural significance and the proposal will have minimal impact on this, along with the adjacent surroundings.

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LEGISLATION & POLICY

National Planning Policy

Chapter 16 of the NPPF sets out national planning policy for the conservation and enhancement of the historic environment.

Paragraph 189 of the NPPF states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact upon their significance.

Local Planning Policy

The only heritage specific Local Plan policy is LP35 (Historic Environment). The first two paragraphs of this policy repeat the requirements of the NPPF and the third adds a local factor, with the most relevant part being that which seeks to “*accommodate innovative design where this does not prejudice the significance of heritage assets*”.

ASSESSMENT OF THE PROPOSAL

The proposed extensions to the main house are of a sympathetic nature, replacing like for like but with a much better layout internally and with a much better construction approach, and should be considered favourably when assessing against the existing, as the impact on the wider area is negligible. The vertical extension to the existing garage / workshop, although adding an additional floor, maintains the existing appearance with the mono pitch slate roof, whilst providing an opportunity for maintenance to the existing cladding, and providing needed additional space for home working.

To conclude - although the Holmfirth Conservation Area is stated as on the Heritage at risk register in the Local Plan, the proposals are considered minor in nature with low impact, and to a building that doesn't have high architectural significance (also, the main part of the existing house is retained). It is therefore considered that the proposal complies with Local Plan policies LP35, and NPPF chapter 16.

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PHOTOGRAPHS:

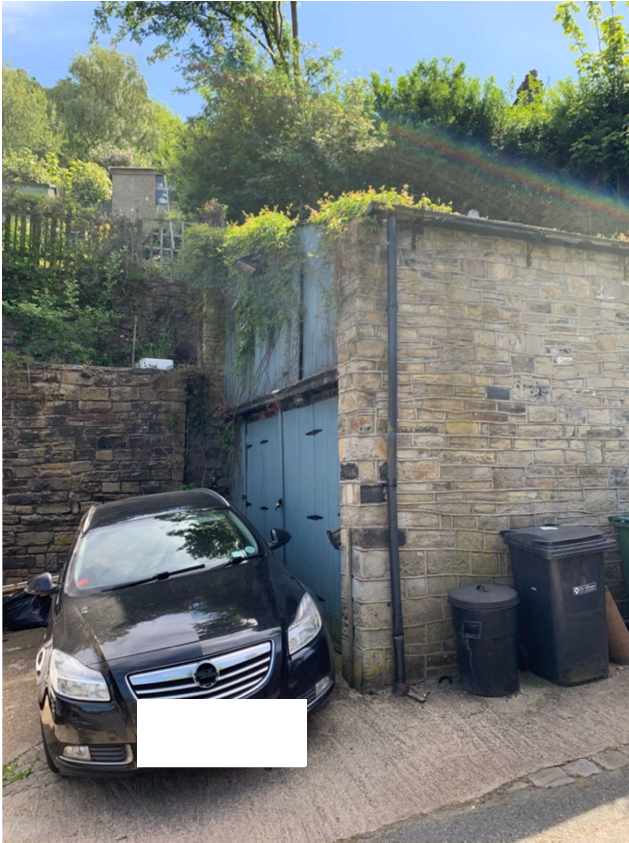


View from Back Lane showing the existing ground and first floor lean-to's that are proposed to be replaced.

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View from Back Lane of the existing garage building (that is proposed to be extended upwards) indicating the existing timber doors and panelling that is in a poor state and is to be replaced.

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