

HERITAGE STATEMENT

For proposed extension & alterations to...

15 LOWER PARK, PARK LANE, BERRY BROW HD4 6TR



This **Heritage Statement** has been compiled to accompany a listed building and planning application...

Grade II **Listed Building** 11 – 15 Lower Park was listed on 29th September 1978, source Historic England

Probably *early C19, (but a house on this site is shown on the Senior's Map of Almondbury, 1634). Hammer dressed stone. Pitched stone slate roof. Coped gable ends on kneelers. 2 storeys. Two 3-light stone mullioned windows on 1st floor, one 5-light and One 3-light on the ground floor, all with pointed arched casements. No has 2 ranges of sashes with glazing bars.*

As we are concerned predominately with No.15 Lower Park, we shall give a brief **History** of any previous changes through planning applications. In 2006 there was an application for demolition of a lean-to and the erection of a two storey and a single storey extension (plan_ref 2006/92089 7 92012). Then in 2016 another application for a canopy to the side of the new two storey extension (plan_ref 2018/92401).

It is my **Understanding** that the front of the property SE elevation of the main highway Park Lane is predominately the listing with the most significance and will remain unchanged (except for the removal of Sky dish, burglar alarm cover and flood lights) and the rear NW elevation is not mentioned, however still forms part of the listed building but offers no real heritage interest.

Location (please also refer to attached plans) situated in the tiny hamlet of lower park, consisting of 5 dwellings and two farms, one now redundant, situated off Park Lane leading from Berry Brow to Castle Hill. The site is surrounded by green belt. The site has an area of approximately 275 square metres.

Proposed **Alterations & Extensions** (please see grouped layout & elevation plans).

Considerations to the listed building before proposed alterations and extensions,

Position of the extensions are to be at the back of property, there is a slight overhang of the ground floor extension which would be shielded by the hedge on the righthand side, the rear extension would be visible when coming down Park Lane from across the open fields which its essential that the form and choice of finishes are both attractive and high quality to both clearly separate it from the listed building and to enhance it. **Finishes** using both painted render and

cedar wood detail cladding to the ground floor extension and cedar wood cladding to the first floor, along with different roof lines, flat opposed to pitch, clearly separates the proposed extensions from the listed building.

Reversibility, it is important in the consideration of the new extensions, both new openings into the extensions are from existing window opening from the rear of the property from the last extension in 2006 both openings are from a render finish walls, so reversibility would be easily achieved.

To **Justify** proposed alterations, the required substantial amount of capital injection for the works required the additional space would assist in raising the property value, in turn covering the costs of refurbishment, reconfiguration and extensions would result in an adequate family home for years to come and in turn not only give the listed building the longevity it requires and secures the listed building as a heritage asset to the community.

Positively the proposed works would embellish the already attractive listing, continuing, and renewing its use for generations to come.

The **Design** brief of the proposed alterations and extensions have taken a modern form with high quality finishes serve to add quality architecture only to complement the listed building, they include a new lounge area, separate snug area open plan to the kitchen, utility, cloaks, study, normal separation of the bedrooms with the master having its own en-suite facilities and with opportunity to take advantage of the far reaching views and to have an option to enter the rear and side gardens to encourage the integration of inside/outside living. To the front of the property there will further landscaping to form a more romantic cottage garden, archetypal of the property and its setting. Lastly and probably the most significant the finish on the last extension back in 2006, the use of new stone facing to the right-hand side of the property, the choice of finish whilst it may have fit the original brief of being different from the original listed building finish, there must be a better option than its current state, proposed render finish leaving the quoins showing.

Proposed **Alterations & Extensions** include

- (1) a two-storey extension to the rear (1a.) being the newly created lounge and study, painted render, and cedar wood detail cladding, black aluminium triple sliding patio door (1b.) being the en-suite and bed 4, a combination of painted render, and cedar wood cladding and a black aluminium windows.
- (2) create a new opening in load bearing walls, (2a.) & (2b.) between the kitchen and snug. (2b.) notably will be a windowless style opening

- (3) removal of single storey roof and wall section to enlarge the study.
- (4) Removal of existing canopy, side windows & door for the addition of an aluminium three-pane bi-fold door, by doing so, and along with points (2a. & 2b.) this will allow natural daylight into to the ground floor kitchen and snug which will have a positive impact on the dwelling and its inhabitants and further to encourage the integration of inside/outside living.
- (5) Reconfiguration of internal wall to create new utility and cloaks, a modern necessity in household management and its appearance.
- (6) Create new full-sized openings from existing windows (6a. snug to new lounge) (6b. master bedroom to en-suite) (6c. second storey rear window to bed 4) again to reiterate these are in rear rendered walls from existing openings.
- (7) Removal and replacement of stud partition wall to create new first floor layout to be compliant with current building regulations
- (8) Install roof light to rear roof over master bedroom.
- (9) Render previous side extension front facing new stone wall to match side and rear elevations, leaving quoins exposed.

(Please refer to grouped layout and elevations plans for the above).

Access pedestrian access would still be from the front and rear of the property (chiefly Park Lane) and direct access will be provided to the garden from the dwelling which was not possible before. Car parking for two cars remains at the front of the property. Adjustments to the new landscaping scheme will take into consideration current building regulations guidance.

New Extension **Appearance & Material Palette**, aspiration to create a quality material-based look, clean sharp lines contrasting to the worn rounded look of aged local stone. Images below reflect the precedent montage board and are purely to offer an indication and are not the finished article.



15 Lower Park Current Photos



