Jade3 Architecture Ltd

Job reference: 2022 enquiry 23

Address: **raise side roof over the existing garage and demolition of sun room and reopen existing basement to create rear 2 storey extension at No130 Luck Lane, Marsh, Huddersfield**

Date: 30-5-2022

Extra notes: **Heritage statement**

Design statement

The heritage statement is prepared in accordance with the CABE's publication 'design and access statements – how to write, read and use them' (2006) headings.

Introduction

Jade3 has been asked by client Mr Rajdeep Randhawa to advise on a household planning application to **raise side roof over the existing garage and demolition of sun room and reopen existing basement to create rear 2 storey extension**. It is a semi-detached property with large rear garden plot. The sun room is either too hot in summer or too cold in winter and is not used efficiently and to be demolished and replace with a traditional build extension. The existing integral garage has been used as a 'junk' store room. The property is too small for their expanding families who has 4 children and their mother also lives with them. Our client also mentioned that there is an existing basement space previously closed off that needs to be reopened up and use efficiently. To the rear of the property has a large agricultural allotment land and woodlands thereafter.

The application site comprises a semi-detached property which is a medium size with 4no bedrooms with an integral single garage at the side and a lowered level. The existing ground level is elevated circa 1215mm high which was unusual but made sense that a full height basement had been blocked off. Our client is delighted that the basement can be reopened and be used efficiently as leisure element for the families.

THE APPLICATION SITE

The property is built with some stone plinth to first floor level and pebbled dash render above with tiled hipped roof with a sun room at the rear. Therefore the objectives are to work a practical design within the original massing envelope in order to achieve additional accommodation on the side and rear 2 storey extensions to meet with our client's requirements. The design concept is to maximise natural

daylight and panoramic views. The vision is to replicate and enhance the existing architecture. Basically to respect the existing rear roof height of the sun room, scale and massing. Since the basement is already set lower but opens out directly towards the rear. Part create a light well so bay windows can be added to replicate the existing on the front façade. At the rear, a full width extension is to be created, although 2 storey but of similar height and massing as the former sun room. A bi-fold door is to give the option of creating the inside out or outside in for the rear games room. However, on the upper ground floor snug room will have a Juliet balcony with full height bi-fold doors to take advantage of the rear panoramic views and beyond. The rooms are easily access with the central stair and use the accommodation spaces efficiently. To remove some existing internal walls allows the ground floor to have a large open planned space which is norm in today's rural living ethos.

A games room, gymnasium and cinema room has been converted from the existing basement. The former garage floor level is to be raised to match with the existing ground floor and to be converted into an additional bedroom with wetroom specially for use by our client's mother in law for her wellbeing as she suffers from ill health. Therefore the additional bedroom is really useful especially with the combined jack and jill wetroom facility. The former kitchen is narrow and is to be enlarged to suit integral with utility space.

Adjacent to the application site is neighbour no 132 Luck Lane which is a grade 2 listed building. This is a heritage statement is to explain that the extensions do not have any significant visual impact on the setting and character of the listed building.

Entry Name: 132, Luck Lane
Listing Date: 29 September 1978
Grade: II
Source: Historic England
Source ID: 1134936
English Heritage Legacy ID: 340183

Location: Greenhead, Kirklees, HD1
County: Kirklees
Electoral Ward/Division: Greenhead
Parish: Non Civil Parish
Built-Up Area: Huddersfield
Traditional County: Yorkshire
Lieutenancy Area (Ceremonial County): West Yorkshire
Church of England Parish: Huddersfield All Saints and St Thomas
Church of England Diocese: Leeds

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No 132 Luck Lane, Huddersfield grade 2 listed building, ie adjacent -neighbour

Description

LUCK LANE
1.
5113
(West Side)
Marsh
No 132
SE 1216 33/862
II
2.
Mid C19. Former lodge. Hammer-dressed stone. Ashlar dressings. Pitched stone slate roof. Bargeboarded gables. 2 storeys. Bands. Rusticated angle

pilasters. West gable breaks forward: ground floor canted bay with moulded cornice and parapet: segment-headed sashes. Paired round-arched 1st floor sashes, separated by colonnette. East range has one round-arched sash on 1st floor. Porch in re-entrant angle: full entablature, blocking course: angle pilasters with elaborate capitals: segment-headed door

Excerpts of Policy LP35 Historic environment

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met: a. the nature of the heritage asset prevents all reasonable uses of the site; b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

2 *Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.*

3 *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
e. accommodate innovative design where this does not prejudice the significance of heritage assets;
f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

ASSESSMENT OF SIGNIFICANCE
Description of significance of heritage asset Basic information
The proposal relates to no130 Luck Lane Huddersfield, the proposed site comprises of a host property of traditional stone with part rendered walls construction that is common to the area.. This host property is typical of others along Luck Lane and the refurbishment of the building makes a positive contribution to the heritage asset.

However, the adjacent neighbour at no132 Luck Lane is a grade 2 listed building and every effort is require to respect its setting and character. As described above on its listing, the proposal is to raise the garage roof slightly would not impact on its setting or character. The rear 2 storey extension is tucked away at the rear and due to the slope of the land, the new massing is similar height as compared with the former sun room and therefore little and low impact to the adjacent listed building.

Significance
As stated above, the original host building has already benefitted from previous approval of the but due to the inadequate headroom for the new proposals for a ground floor bedroom and enlarged kitchen, the existing roof needs to be raised to suit. The fresh proposal will retain the character and setting of the original host building by giving the inefficiently used garage space a new lease of life. The new roof form is identical in configuration as the former roof. As such, there is no conflict

with the proposal which will add a positive physical and visual contribution on the attractiveness and character

Contribution of the setting adds to that significance.
The proposal to raise the garage roof and contribute to the preservation or enhancement of the character and appearance of the area. In relation to the proposed development, there is **no significance** in relation to the surrounding buildings or the setting or character of the area.

This Heritage statement has been written in order to provide a heritage assessment of the existing building and surrounding buildings and site in relation to the inclusive architecture, design features and surrounding buildings. This heritage assessment has been undertaken to ensure that the proposal prevents the inappropriate redevelopment of building or site and any subsequent negative visual impact on the Area and meets with LP35 Historic environment.

ASSESSMENT OF IMPACT ON SIGNIFICANCE
Heritage Impact Assessment
Impact of proposal on **significance** has been established above that the adjacent no132 Luck Lane property is noted for its heritage contribution to the setting of the area. The proposal incorporate the need to raise the roof so that more headroom would be available when converting into a ground floor bedroom and enlarged kitchen. The massing does not impact visually on the adjacent listed building. It will provide additional accommodation in today's modern rural living ethos for our client's family.

Mitigation of any harm
Due to the nature of the proposal, there will be no real visual impact or harm, positive or negative, on the social or economic context of the area. The proposal is considered to be in accordance with the nature of the other properties on the streetscene, and also sympathetic to the area.

The proposal will not result in any visual detriment or harm to the original host building or its surroundings. The proposal incorporates the use of complimentary traditional building materials in the building construction and improves the aesthetics

of the building. The proposal would preserve and enhance the character or appearance of the area.

JUSTIFICATION OF WORKS

Public benefit of the development

Our client is committed to making a positive contribution to the area and every opportunity has been sought to respect the adjacent listed building.

CONCLUSION

Basically the proposals do not affect the host building or its surrounding. The granting of positive planning consent will of course also help to generate local short and long term employment of builders as well as assisting the business of builders' merchants and other building material suppliers which can only be beneficial to the local economy boost. It also re-assure that the existing character and setting of the area has been respected. It also provides additional accommodation for our client's family and helps to revitalise their home.

The benefits of granting approval for this planning application are clear; the proposals are in accordance with national and local planning policies as being consistent with the aims of the appraisals and assessments as set out above.

Summary

Therefore, our clients seek Kirklees Metropolitan Borough Council's support and look forward to a positive change of use consent so that this building works assist to complete the regeneration and provides our client with a better and complete HOME. The proposal meets with local and national planning policies as well. However, should additional information or justification be required, then allow the opportunity for our clients or Jade3 to supply them as a positive outcome is necessary to ascertain the longevity of the building through being in occupation.

We believe that the information provided and clarifications has justified that little or no harm have been caused as a result of the proposals and basically a lot of benefit from the new use which outweighs a negative decision. Moreover the building already benefits from an earlier permission and hence sets precedent for the minor changes. This new design minimised the building works to the facades but it is necessary to raise the roof to achieve adequate headroom. Our clients are keen to progress with the building works to avoid further delays.

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These extensions are necessary to readapt and revitalise to a fresh use and all are considered to be of **low significance which does not harm the existing building or its immediate neighbour at no132 Luck Lane, Huddersfield albeit being a grade 2 listed building.** Our client seek Kirklees Metropolitan Borough Council's support and look forward to a positive outcome so that these building works can assist to complete the regeneration and provides a **HOME** for our clients and his family.

Yours faithfully

REDACTED

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for and on behalf of Jade3 Architecture Limited

Jade3