

Kirklees Planning Department,
Civic Centre,
3 Market Street,
Huddersfield,
HD1

Mr & Mrs Hall and Mr & Mrs Howard,
Gomersal House,
Lower Lane,
Gomersal,
BD19 4HY

Heritage Statement
Gomersal House, Lower Lane, Gomersal,
Cleckheaton, BD19 4HY.



Gomersal House, Lower Lane

1. Location

- Gomersal House resides off Lower Lane in Little Gomersal
- The property is within the boundary of Little Gomersal's conservation area which also encompasses most of the the surrounding historic and listed buildings
- This proposal however is not within the curtilage of any of these listed buildings
- Only partial views of the gable ends of Gomersal House are visible from the main road (Lower Lane)

2. Description

- The property resides within an established residential area which comprises of a mixture in style, from natural stone, Georgian red brick and some more recent artificial stone type properties.
- The history and past use of the property is mixed, formerly a residence, war hospital, children's home, and then back to residential in the 1990's, when the house was split and developed into two properties, Gomersal House and Little Gomersal House .
- Internally is a mixture of original features and more modern facades which were readily available in the 90's.
- The property is accessed via a private driveway through decorative stone pillars adjacent to Gomersal Lodge and this also serves as the access to Little Gomersal House and Gomersal Lodge. (see below)



- The gardens to the south of the property extend to around one acre and are tiered in their design.
- The proposal seeks to replace the existing side extension with a larger and more in-keeping one which will replace the current kitchen area creating a kitchen/diner as well as a utility area with downstairs WC. The proposals also include the erection of a new detached double garage with home office, new parking area and all associated site works

3. Basis for Assessment

We have referred to the following National policy and guidance

- Planning Policy Statement 5 – **Planning for the Historic Environment**
- Policy HE6 – **Information requirements for application for consent affecting heritage assets**

- PPS 5 Planning for the historic environment – **Historic Environment Planning Practice Guide.**
- PPS 15 – Planning for the Historic Environment – **Consultation**
- The setting of Heritage Assets – **English Heritage Guidance**
- In addition, the following policies –

BEI Strategy, BE2 Quality of design, BE5-8 Conservation Areas, BE9-10 Archaeology, BE11 Building Materials and BE13 Extensions.

4. Assessment of Significance

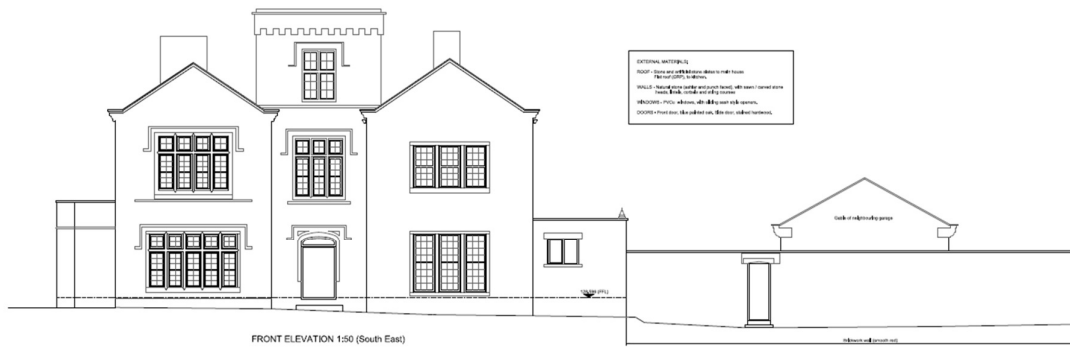
- The property resides within the revised conservation area
- The Property is faced with coursed punched faced stone with textured natural stone to the side elevations in a Georgian Manor house style.
- The property has lost some of its prominence since being split in the 90's and would benefit from some restoration and internal re-configuration to make it suitable for modern day living as well as an improvement of its energy rating and reduction of its carbon footprint
- The property is in a secluded position making the main features not visible to the adjoining properties or surrounding area.
- The property is not listed most likely due to many of the original features being damaged or removed throughout its lifecycle
- Please see local conservation map below

Historical map of Gomersal House



Proposals

Existing Front Elevation



Proposed Front Elevation



5. Heritage Impact Assessment

- The new extension, garage and retaining walls will be built using similar re-claimed stone in a Georgian style to more in-keeping with the existing building that will contribute to the heritage of the conservation area.

6. Justification of works

- The development will not impact any historic buildings.
- The Development will uphold the principles as set out in the Kirkeels Local Plan Policy LP35
- The existing Gardens and grounds remain un-visible to the Public and therefore will have no effect to Public amenity.
- The proposals will remove the unsightly previous extension and replace it with one more in-keeping and accordingly sized with the main building.