LISTED BUILIDNG APPLICATION

FOR

REAR GLAZED EXTENSION

AT

12 UPPER ROTCHER
SLAITHWAITE
HUDDERSFIELD

ON BEHALF OF
MR P WHITWORTH &
Ms ANITA CRACKNELL

HERITAGE STATEMENT
DATED: OCTOBER 2022

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 The Existing Site

12 Upper Rotcher is part of a small row of terraced houses forming a settlement numbered 10-17 Upper Rotcher on Rotcher Lane. Upper Rotcher itself is located within the green belt and the application site includes an area of land opposite and a small garden to the rear on the opposite side of the lane down to the railway bridge. This can be seen on the location map where the curtilage of the site is highlighted in red.

2.0 Existing Dwelling

The dwelling is a two storey listed grade 2 cottage with solid stone walls, stone slate roof and stone mullioned windows. It forms part of an historic settlement which can be seen on the1892 OS map. See below:

The listing details are as follows:

SE 0713 ROTCHER Slaithwaite 13/399

GV 11 Early to mid C19. House, part of group. Hammer dressed stone. Pitched grey slate roof. 2 storeys. South elevation has: ground floor; entrance with stone surround and tie stones. Entrance in modern porch. One 4-light stone mullioned window(1 mullion removed). First floor; one 10-light stone mullioned window. North elevation has: back to earth to ground floor, with extension with stone flag roof. The accommodation consists of a main living space at ground with an open modern stair accessed via a kitchen with an adjacent pantry (under the stone flag roof). There are two bedrooms on the upper floor both facing south with the 10 light mullioned windows divided 4and 6 between rooms. The bathroom sits over the kitchen on the north side of the house with a lower ceiling following the line of the roof pitch.

The building contains features such as exposed timber beams in the living room and landing, to the upper floors the window cills are stepped back.

EXISTING PORCH

Porch

A UPVC porch of inappropriate design has been added which replaces the porch identified in the listing. This original 'modern' porch is from 2000.

4.0 THE PROPOSALS

These measures are proposed to remedy the above and bring the building into compliance commensurate with its listing.

4.1) The Porch/Extension

It is proposed to remove the current porch and replace this with an extension of a more suitable design. The previous porch is identified as 'modern' in the listing glazing which suggests that this is not original however it was traditional in nature with a slate roof and small unit windows while the current porch is clearly not appropriate . A aluminium fully glazed porch is proposed to allow the original building to be seen through the glass. This could be seen as modern intervention but we feel this is more appropriate. There doesn't appear to be a justification for reverting back exactly to the 'non original' porch extension, it being identified as modern in the listing. Full height glazing to the front and side facing the garden is proposed, but with a aluminium panels to the boundary to prevent overlooking and provide separation.

The transparent front and side would reveal the original external wall to the rear of the porch which would be aided by over painting the rear dark brown painted wall of the extension in white to match the external facade.

There would therefore be a clear distinction between original and modern.

Planning/Green Belt considerations

The existing Porch has been in place for over 5 years and would therefore be considered lawful development under planning legislation. This has implications on any impact the proposed new porch extension would have on the green belt and it is considered that the proposed porch would have less impact than the existing.