Heritage Statement for

MR & MRS THOMPSON
12 INNER HEY
MARSDEN
HD76 EL

Introduction and Existing Site.

This statement is in connection with the above site with is located on Inner Hey off Carrs Road. The property is at the top of Inner Hey with houses to the North, East and West and Inner Hey Cottage to the rear.

The property is a stone/ render dwelling with a slate roof and is a modern built property with traditional features to reflect the surrounding buildings.

The property was granted planning in 2013

Proposal

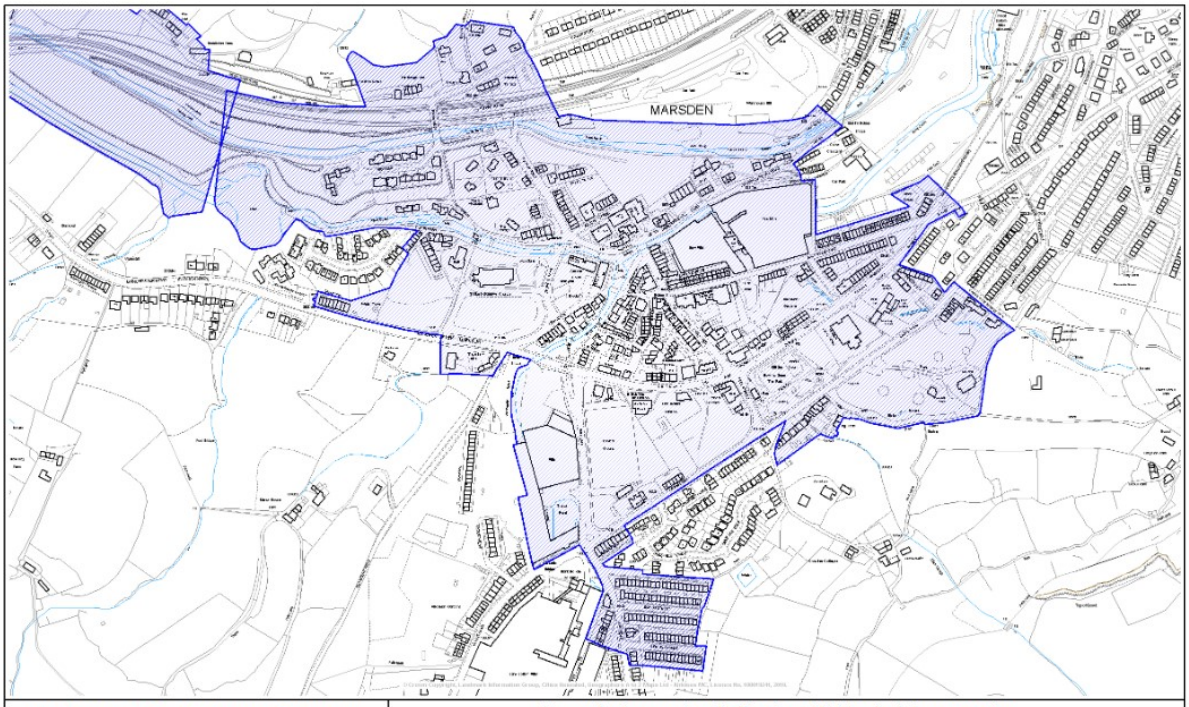
The proposal is to increase the living accommodation by going up into the roof space. Various options have been looked into before this option was chosen: Extensions, garage conversion etc

It was felt that this option had minimum impact on the surrounding and by raising the eaves /ridge height, the shape of the building is maintained as a traditional building.

There would no additional habitable windows facing adjacent dwelling and thus not impact on the neighbours. The only habitable window is in the gable on the West side and looks over the garages on Inner Hey, this window is at an oblique angle to other properties.

Existing materials will be matched to maintain the building character with coursed stone, slate roof and conservation velux windows.

Marsden Conservation Area Appraisal:



Kirklees MC - Planning Service		
Scale 1/5500	Date 3/2/2010	N
OS Grid Ref of Centre = 404835 E 411534 N		

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The site is within the conservation area (7TH JULY 1974)
Marsden is designated a conservation are due to its special architectural and historic interest.
The area in question at Inner Hey is referred to in the appraisal as below:

4. The Park, Carrs Road and Manchester Road
Peel Street traverses the Manchester Road, past the telephone exchange, and culminates at the area locally known as The Park. This is a product of the philanthropy and generosity of the Victorian mill owners. Marsden Council created the Park in _9__, on land given to the village by four mill owners, John Edward Crowther, Samuel Firth, Arthur Robinson and E J Bruce. Within the Park are a number of interesting architectural and historic features, which are linked by tarmac paths. These include the Bandstand, a memorial to Samuel Laycock and a War Memorial commemorating the lives of _7_ people from Marsden who died in the First World War.
Manchester Road frames the existing conservation area boundary but intersects the cohesive industrial character of Marsden. It is a wide and busy road which provides glimpses of the roofscape and landmarks of the village below. The intersection with Brougham Road is the position of the gateway into the conservation area and it runs alongside many locally distinctive and listed buildings. This includes the bridge over Wessenden Brook which is also a listed structure of architectural and historic importance.
The area along Park View is primarily an area of green space and allotments. It can be divided into two sections, a high plateau level with the majority of the allotments and a lower section occupied by hen huts. A fine line of trees extends along the site boundaries to the north of Carrs Road, while the terrace of properties known as Inner Hey demonstrate positive Victorian qualities.
In an attempt to re-establish the historic and architectural cohesion of the industrial landscape it is proposed to include Bank Bottom Mill, associated terraces, the site of Ottiwells Mill and Fall Lane Mill within the conservation area boundary. The large playing area on Fall Lane was used by the mill workers and also includes the old Fire Station, which is reputedly one of the first fire stations in the country.

“New developments and extensions can be detrimental to the appearance of buildings either because of their location, size or design.
Extensions on the front of principal elevations of buildings should be avoided as these elevations have usually been carefully designed.
Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to
public view. Extensions should be subordinate to the building to which they are attached, should use similar or complimentary materials, and
should reflect or compliment its style and appearance. The council will expect any proposal for a development within the conservation area
to be supported by a Design and Access Statement which should include a full analysis of the surrounding area. Proposals should respond to
the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character and
appearance of the conservation area.

The above aspects from the appraisal have also been adhered to, the extension is to the rear, uses material to match the existing and is in sympathy / complimentary to its surroundings.

Planning Policy LP24

Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability through:

    i. The re-use and adaptation of existing buildings, where practicable

    ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

    iii. using innovative construction materials and techniques, including reclaimed and recycled materials

    iv. minimising resource use in the building by orientating buildings to utilise passive solar design, incorporating vegetation and tree planting to assist heating and cooling and providing for the use of renewable energy;

    v. encouraging the use of electric and low emission vehicles by providing charging points;

    vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

j. the provision of public art where appropriate.

The above policy has been adhered to with respect to various aspects but in particular to items A,B,C,AND D: The design of the proposal reflects the existing building shape, the extension will use reclaimed materials to match the existing building.

The footprint has not been increased thus maintaining distances as they exist between dwellings and windows have been positioned to maintain privacy.
The extension is at the rear of the property and visibly masked by its position from Carrs Road.

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

The above policy has been adhered to:

The design of the extension is such that it is within the roof void and there are no visible new windows to North (facing Inner Hey terraces) to the South facing Carrs Cottage or to the East (Carrs Road) where the increase in roof height will be largely masked by he existing main roof of the property. On the west side the only window looks over some old garages.
Reclaimed stone and slate will be used on the proposal and conservation roof lights will be fitted as shown on the plans submitted.
The design does not prejudice the significance of the heritage of the area.

The existing building is not listed or does not have any historic features, it's a modern house less than 10 years old built in a traditional style and appearance. The proposal maintains this style and appearance.

National Planning Policy Framework (NPPF) Chapter 16
Conserving and enhancing the historic environment

In terms of heritage the existing building is a modern building less than 10 years old built in a style to replicate a traditional stone house in the area. It uses natural stone, with mullioned windows in timber set back within the reveal.
Stone corbel supports to the gutters, rendered area to reflect the surrounding buildings and a slate roof.
These features have been utilised in the design of the roof extension and retain and conserve the building appearance in its heritage setting.

Conclusion

In terms of heritage the extension which does not increase the footprint of the building is not detrimental to the area.
The building design will be maintained with traditional materials and style and have a beneficial impact and function to the domestic residents and its occupiers.
The proposal is economic in respect to its deign and utilising the space / site limitations.