

## Heritage, Design and Access Statement

### **Supporting Application to 3 Grove Farm, Kirkgate, Hanging Heaton, Batley**

#### **Heritage Statement**

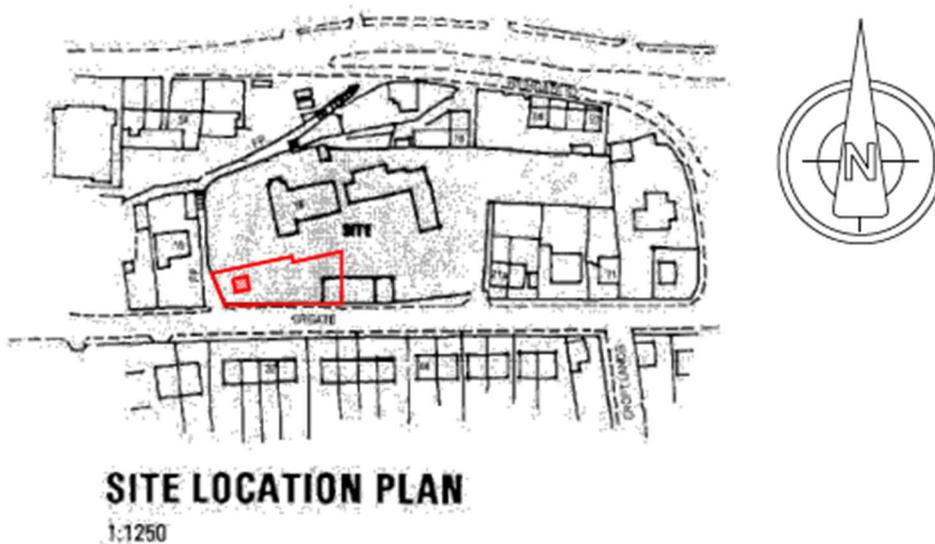
##### Background and Proposal

This Heritage Statement has been produced to accompany the drawings for the application for a new Garden Room to the rear of the side garden of the existing dwelling.

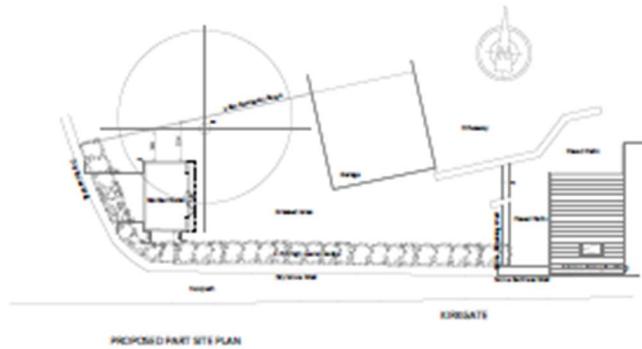
##### Heritage Asset and its setting

The existing building is sited on Kirkgate in the village of Hanging Heaton, part of the conurbation of Batley. The dwelling is a two storey semi-detached end cottage in a run of 2 properties, within a recently developed group of properties converted from original farm buildings. There is a substantial private garden to the side (where the proposed Garden room is to be sited). The garden is flanked on two sides by a dry stone wall fronting onto Kirkgate and a substantial Laurel hedge (over 2.7m high) which affords complete privacy to the garden. This, therefore, ensures that the proposed garden room is not able to be seen from the road and it has also been sited well away from the dwelling, to the back, rear of the garden so as not to detract from the aesthetics of the cottage.

The garden is bounded on the Northern boundary side by a 1.8m close boarded timber fence with a detached single storey garage and parking to the opposite side and rear at different levels.



Location of 3 Grove Farm, Kirkgate



Location of Garden Room in side/rear garden

### Heritage Significance

The property is Grade II listed and was built in c.1900. The listing was approved in May 1991. Further heritage information on the dwelling is unknown.

### Setting, Character and Appearance

Barn. Mid C19. Dressed rubble with ashlar dressings and stone slate roof with ashlar coped gables. Flush ashlar quoins. Street front, has off-centre segment headed cart entry with flush ashlar surround and central keystone, plus 2No. timber framed windows at Ground Floor level..

The property was part of a conversion of former farm buildings into residential development. 3 Grove Farm was an old barn and split into 2 properties with new build additions.

### Proposals

The proposal seeks to add an external space for the homeowners to utilise the side garden and provide addition amenity space for the family. The Garden Room has been designed sympathetically, respecting the local vernacular and the wider street scene.

There is no proposal to change or alter in any way the external fabric of the building. Thus its historical significance will be maintained.

### Design and Access Statement

#### Existing Use

The existing use of the site is an existing dwelling property with Grade II listing.

#### Proposed Use

The proposed use of the main cottage building is to remain a dwelling. The Garden Room is to provide additional recreational accommodation.

### Access

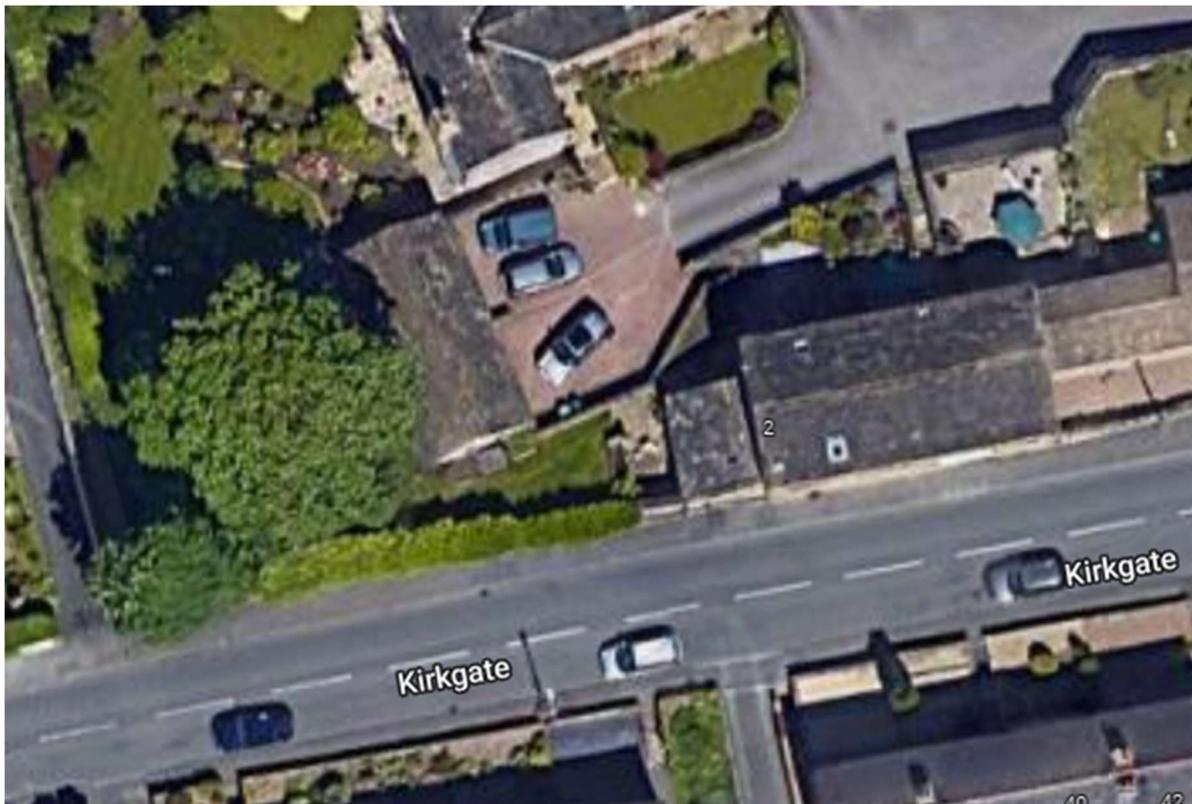
Access to the existing property is off Kirkgate, onto Grove Farm cul-de-sac. There are currently 4No. parking spaces located in a detached double garage with 2No. spaces in front of it, all of which is set down from the main property.

### Layout/Size

The proposal does not seek to increase the floor area of the dwelling. The Garden Room is approx. 10sqm.

### Design

The proposal is for a single storey Garden Room set within the existing side/rear garden of the dwelling, set in the far corner of the garden. The external walls are to be treated Cedar wood cladding to 2No. sides (front & visible side) and corrugated sheet metal powder coated cladding to the rear and non-visible side, colour Anthracite Grey. The roof will be GRP, Anthracite Grey. Windows & doors are dark grey aluminium double glazed. Downpipes & gutters are black uPVC.



Aerial View of Site showing house, garden and garage in relation to Kirkgate



View of Cottage from Kirkgate side



View of Garden from Kirkgate road. Garden Room to be sited behind Laurel Hedge. Note that the garden is at a lower level than the road, clearly shown by the house in the distance