

CLEINT:

Mr & Mrs D. Jones

TITLE:

Planning & Heritage Statement.

PROJECT:

**Replacement detached garage with PV panels
and Air Source Heat Pump.**



DATE:

16.05.2023

REF:

174-22-R1

LOCATION:

Lowerfold Farm

4 Low Fold

Thurstonland

Huddersfield

West Yorkshire

HD4 6XX

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a replacement detached garage with solar array and Air Source Heat Pump.

• Site Context

- 4, Low Fold is a listed building G2 in a Conservation Area. The main body of the house is c1650, with a later stone-built addition (date unknown) and a brick-built porch added c 1981 to enable access between these. Originally a third part of a larger house (made up of 2 & 4, Low Fold and 10, The Village,) the building ceased being a farm around 1981 when the porch was built, the remainder of the house is rendered.
- The site falls within Thurstonland Conservation Area on the UDP Local plan and the property is a Grade II Listed Building (List entry number: 1300378).
- The Historic England Listing (list entry No.1300378)
"2 Low Fold, Low Fold Farm and 10 The Post Office)

(Formerly listed as Nos. 2 and 4 and The Post Office (No. 10 The Village))

"It Formerly one farmhouse now divided. C17 altered. Thinly coursed rubble with quoins. Stone slate roof with gable copings on moulded kneelers. Two storeys. Central part with gabled cross-wing to each side giving an H-plan.

Late C18 or early C19 outshut to rear of house body. Later dwellings added to front gable of left wing. Entrance with chamfered surround, with a recent addition, to left of house body, to right is three-light double chamfered window, with the same to first floor. The left wing, within the later dwellings, has a blocked five-light double chamfered window formerly with hood-mould. The right wing formerly had one three-light double chamfered window to each floor, that to ground floor now altered, and one mullion is missing from upper floor. The right side elevation has central doorway (probably C18) and one three-light and one four-light double chamfered window, both altered, plus several recent windows and one blocked fire window.

The side elevation of the left wing (the Post Office) has late C18 openings with central doorway and three-light window to each side. Three three-light windows to first floor. All but ground floor right, have mullions removed."

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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Design

The existing garage to be removed is constructed of timber cladding with a single ply felt roof and is bound to the North & South by existing detached garages. Access is gained to the West and the rear of the garage (East) is flanked by a high boundary wall with a substantial drop in level to the adjacent property side, No. 38.

The proposals seek to replace this existing garage with a replacement garage of more substantial construction. The proposed garage would be faced in reclaimed stone to the principal elevation to match the adjacent garage and the sides and rear would be of an off white rendered finish, again to match the adjacent insitu garage. The design features a mono pitch roof with a stone parapet and coping stones to the West facing elevation (principal elevation) as this can be viewed in context with the existing Listed Building adjacent. The roof is to be finished with an EPDM roof covering which will not be visible from ground level. The mono pitch design is derived from the need to incorporate PV panels to the roof scape, this enables the required number of panels (10 Panels) that are necessary to effectively serve the existing dwelling in conjunction with the proposed air source heat pump. The design incorporates a canopy to the rear which essentially is a continuation of the proposed roof with the outer edges supported on soft wood timber posts stained in a brown finish. The canopy provides cover for the proposed air source heat pump which is positioned to the rear, this ensures the air source heat pump cannot be seen from any vantage point. Previously, Listed Building Consent has been granted for the air source heat pump to be positioned on the Listed Building itself (application No. 2022/65/92452/E), this application supersedes that. Relocating the air source heat pump to the proposed location is a betterment and will cause no harm to the Listed Building.

The proposals are designed sympathetically to fit in with the immediate location and the wider Conservation Area. They are in keeping with existing structures but create a significant benefit through the provision of sustainable energy. The solar array and air source heat pump will enable the existing Listed Building to be energy efficient and will help preserve the property for many years to come.

Heritage

The proposals are located in the setting of the Grade II listed building. The existing Listed Building is constructed of thinly coursed rubble with quoin stones, a stone slate roof with gable copings on moulded kneelers to the original farm house and the more recent additions are of a rendered wall finish. The proposals do not harm the listed building nor do they detract from it.

In addition, the proposal is located in Thurstonland Conservation Area. The Conservation area is a upland farming village dating to the late 17th century but predominantly late 18th or 19th century with attractive folds of stone built agricultural buildings and cottages. Newer houses, church with prominent spire, vicarage and school added in nineteenth century. The listed building itself, ref KB 5/65 is one of the oldest building groups and was formerly one farmhouse C 17th Century which has been divided to form a number of dwellings with an irregular division. The proposals do not harm the Conservation Area and the proposed building replaces a dilapidated timber garage, providing an enhancement to the immediate and wider area. The proposals are flanked to 3 sides with little vantage point from any other position than Low Fold itself.

Parking

Parking will be unaffected by the proposals.

