



heritage statement

application: Proposed extensions & alterations at East Bank House, 2 Stubbin Fold, Holmbridge, Holmfirth, HD9 2BD

client: Mr J and Mrs K Greenway

job nr: 22049 – Revision P01

date: 06 June 2023

Introduction

This heritage statement has been prepared by **A+DP Architecture+Design Partnership LLP** on the instructions of Mr J and Mrs K Greenway and provides sufficient information to accompany a planning application for proposed extensions and alterations at East Bank House, 2 Stubbin Fold, Holmbridge, Holmfirth HD9 2BB.

Planning permission was granted on 27th April 2023, application number 2023/62/90650/W for the “erection of single storey side extension, single storey replacement rear extension and associated external alterations (within a conservation area)”. The applicants have now decided that they would like to reduce the size and scale of the proposed single storey side extension (garden room) to now be a smaller porch/utility room, which will be set back further than the current permitted garden room. Therefore, this application is a modified (reduced) proposal for that which has previously been permitted.

The site comprises a detached two storey dwelling constructed from stone with a slate roof. The dwelling, thought to have been built in the late 1990's, has been constructed in the style of a traditional agricultural barn. The property sits in a relatively generous plot and has a detached annex to the south east of the main house. There is a relatively large driveway within the site.

The site forms part of a cul-de-sac with 3 other dwellings in a traditional agricultural style. The topography of the site and surrounding land falls from north west to south east.

The site lies within Hinchliffe Mill Conservation Area and is within close proximity to the Grade II listed building of Field Top to the east of the site. There is a protected tree to the rear of the site (04/80/t11). The site is unallocated land within the Kirklees Local Plan.

The proposed extensions have been considered giving regard to the feedback from the Pre-application enquiry, and to accord with the Local and National Planning Policies.

Use

The property is currently of residential use and all proposals for extensions and/or internal alterations relating to this application are to remain as such, therefore the residential use of the site will not change by virtue of this application.

Significance of the Heritage Asset

The proposed development involves internal alterations, extensions, and landscaping works to East Bank House. East Bank House lies within the Hinchliffe Mill Conservation Area and is therefore, by definition, part of a Heritage Asset. The contribution which East Bank House, alone, makes to the character and appearance of the Conservation Area, is one that is limited and is provided mainly by the overall appearance and setting of the small cluster of these relatively new buildings, within this part of the Conservation Area. The style of these houses has the appearance of a cluster of traditional agricultural buildings, and their significance is down to this appearance from the public view. Their simple linear forms, traditional materials, roof profiles and character all contribute to this.

Impact of the proposed development upon significance of the Heritage Asset

The proposed development will have no detrimental impact upon the significance of the Heritage Asset. The proposed replacement extension to the rear of the property adopts the existing foundations to the side of the extension resulting in the distance and relationship between the structure and existing tree covered within the heritage asset not being affected. The style and character of this proposed rear extension is more appropriate and sympathetic to the style and character of the host dwelling, than that of the existing extension which it replaces. It takes the form of a simple lean-to roof, to replace the existing hipped roof which is out of character for this style of property, the lean-to roof being much more akin to a agricultural style building. The materials for this rear extension will be reused from the existing and will mean a minimal amount of new material, but where necessary these will be to match existing. The one exception to this is the proposed high quality standing seam zinc roof to the rear extension,

which has been proposed due to the low pitch of the roof structure determined by the extension eaves height and first floor windows above. The impact of the zinc roof will not affect the significance of the heritage asset as the proposed new material intervention will not be visible from anywhere, including highways and public footpaths. The metal roof covering is not inappropriate and is something which again would be quite common to see on an agricultural style building. All new windows and door openings are to match the style of the existing, with matching stone surrounds and ironmongery. The side extension is a small simple form providing a rear entrance and utility/boot room for the property. It is single storey and is significantly set back from the face of the existing house, to ensure that the host building remains the dominant element. Materials are to match and the style and character and the proposal is in-keeping.

The proposals will have no detrimental impact on the adjacent Listed Building at Field Top. The proposed extensions and alterations will not be viewed from Field Top, nor will they be visible against the setting of Field Top.

Conclusion

This is an appropriate, high-quality proposal for development of the existing property, which will enhance and improve the property.

We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.
