



heritage statement

application: Proposed extension and alterations, replacement windows and erection of a detached garage at 191 Huddersfield Road, Holmfirth, HD9 3TT

client: Victoria Cowan

job nr: 22075

date: 09 June 2023

Introduction

This heritage statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Victoria Cowan and provides sufficient information to accompany a planning and listed buildings application for proposed replacement extension and alterations to 191 Huddersfield Road, Holmfirth, HD9 3TT, along with replacement windows and erection of a detached garage with room over.

191 Huddersfield Road is a Grade II Listed Building (list entry nr. 1227973), first listed on 4th August 1983. This is an early 19th Century building, with a house and ancillary building in one range, constructed from hammer dressed coursed stone with a stone slate roof and two ashlar chimney stacks. It is a two storey building with a central door to the house. There is a later addition of a single storey porch over this central door (no planning or listed building consent evident for this on the Kirklees Planning website for this addition). There is a single doorway to the ancillary building. There is a later single storey lean-to extension, forming two open garages, to the north gable elevation. The property has mullioned windows, currently all with casement or fixed, white painted, timber windows.



191 Huddersfield Road sits approximately 1km to the north of Holmfirth town centre and lies within the Kirklees Council Planning Authority, on land designated in the UDP as safe guarded land. The house sits tight up to the south-western corner of the plot of land it occupies.

When carrying out an online search of the Kirklees Planning website, there are no previous applications noted for this property.

This current application seeks planning permission and listed building consent for replacement of the existing open garages, to the north elevation, with a new two-storey extension to provide a family kitchen and master bedroom suite, along with



extension of the dwelling into the ancillary building (this has previously been used as annexe accommodation to the main dwelling and already has a shower room at first floor and a timber staircase). Other alterations/extensions include:

- Walling up of doorway to southern gable, to form a ground floor WC internally.
- Removal of existing kitchen fittings.
- Removal of existing single storey porch to central door to house.
- Form opening in wall between house and ancillary building to provide doorway access through.
- Remove staircase to ancillary building, thought to be later addition.
- Re-open existing doorway (currently walled up) between ancillary building and proposed extension.
- Widen door opening to ancillary building to provide glazed side-light and admit light.
- Construct open, lean-to porch over doorway to ancillary building to provide protected entrance to dwelling.
- Remove bathroom fittings and re-fit as new shower room.
- Form new opening in existing wall from bedroom 3 into existing shower room.
- Move existing wall to shower room to enlarge and allow access from bedroom 3, include re-fitting of same.
- Form new doorway in existing wall between landing and ancillary building at first floor.
- Remove section of first floor from ancillary building, thought to be later addition, leaving gallery walkway, over double height space to dining area below.
- Form new door opening in existing wall to provide access from gallery into new extension.
- Wall up small window over existing stair to ancillary building.
- Construction of new detached double garage with ensuite bedroom over.
- Replacement window throughout, with new slimline double glazed, timber windows. A combination of fixed and side hung casement windows, painted in Cotswold Green or similar.

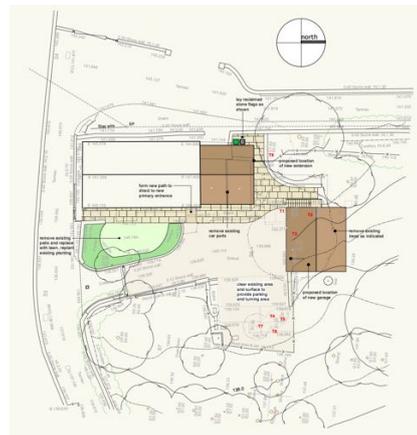
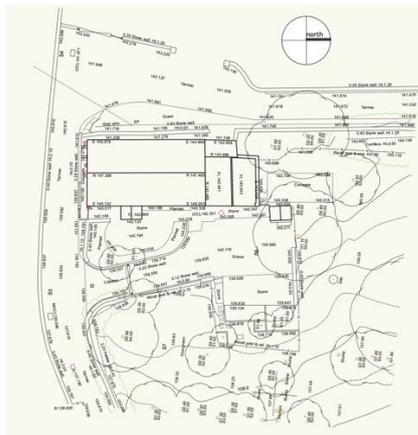
Use

The current use is residential, this use will not change by virtue of this application.

Amount, Layout and Scale

The proposed extension will be constructed on the footprint of the existing open garages. It is two storey in height, but has been set down from the height of the existing ridge and eaves, and set in from the front and rear faces of the existing building, so as to read as a separate extension and be subservient to the host building.

The proposed porch structure is very simple in its form, with a lean-to roof providing a “cart-shed”, almost agricultural, appearance for this extension to the front of the ancillary part of the existing building. With open sides and oak posts supporting the stone slate roof.



The change to the layout of the site overall will be minimal, with the main difference being the construction of the detached garage and annex bedroom. This will provide important, secure garaging for the property, which currently doesn't have this facility.

The changes to the internal layout of the house are proposed to improve the living arrangements, providing a good sized kitchen, dining and family area, which are important to a family home. Providing a better relationship and access out to the private amenity space.

The proposed extension will not materially change the property in terms of its scale. Although the garage is an addition, which will add to the scale of the property, it is by no means disproportionate to the size of the site, or the setting of the building. The garage will provide a natural closure to the driveway and provide a break between the driveway and the more private land beyond.

Appearance

The extensions, garage and alterations will all be carried out using high quality appropriate materials to match the existing. Walls will be constructed from reclaimed local natural, coursed stone to match with

the existing. The extensions and garage will be finished with natural stone slate roofs. The new windows will be high quality with slimline double glazing and a paint finish in Cotswold Green or similar.

Access

There is no new vehicular access or modification of the existing vehicular access required. The proposed garage will provide safe, secure parking for 2 cars and this will aid turning within the site.

Significance of the Heritage Asset

191 Huddersfield Road is a Grade II Listed building and by definition it is therefore a Heritage Asset. It is significant as a good example of this type of property, with hammer dressed stone, stone slate roof with two ashlar stacks, two storey, a central door, one two-light stone mullioned window to left and one three-light to right, with one ten-light stone mullioned window to first floor with casements and sashes (since replaced). Addition to the right with small doorway, and one three-light and one two-light stone mullioned window to first floor at the rear. The interior of the building is not mentioned within the listing. The property has previously been extended to the east with the addition of a small gabled porch, and to the north with a single storey lean-to extension providing two open fronted garages, neither of these are mentioned in the listing.

Impact of the proposed development upon significance of the Heritage Asset

The proposed extensions and alterations will have little impact upon the significance of the Heritage Asset. The removal of the existing porch will provide a benefit to the Heritage Asset, as this structure is of poor-quality construction, detracts from the architectural merit of the building, partly covers one of the existing jambs, and is not in-keeping with the character and style of the building. Similarly, the building will benefit from the removal of the northern extension, which again is of poor construction and design, it is a jumble of structures, clashing together, and again it detracts from the character and architectural merit of the listed building. From a heritage point of view, the proposed extensions and alterations are more 'honest' in terms of their design and are less fussy in their appearance. The proposed materials are high quality and will match with the existing, but the designs allow the additions to be read as such, so do not detract from the host building.

The alterations to the property are to ensure that this building can provide a family home which is more useable and better proportioned, in respect of its living accommodation, and more appropriately sized for the size of plot it sits on. The extensions and the replacements to the windows will allow the property to be better insulated and have an improved thermal performance, making it more efficient to run, therefore providing this listed building with a more secure future. We would suggest that the proposed extension and alterations are appropriate, sympathetic, obvious and that they have minimal impact upon the significance of the Heritage Asset and that the proposed alterations over all will actually enhance the building. The proposed alterations will make the property work as a family home of current living proportions and therefore provide the building with a long future.

Conclusion

The proposed extension and alterations have been carefully thought through to protect and enhance this building, making it work as a family home and having the minimum impact on the original building as possible.

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.
