

HERITAGE STATEMENT FOR
REMOVAL OF EXISTING PORCH & ERECTION
OF ENTRANCE LOBBY
AT 80 TOWN END ROAD
WOOLDALE
HOLMFIRTH

The following document has been prepared to support a planning application for a new entrance lobby to replace an existing dilapidated porch on the north elevation of a domestic property.

80 Town End Road is a mid-terrace stone-built property with a dual pitched stone late roof, located in the Wooldale Conservation Area in Holmfirth. Properties around the adjacent application site are a mixture of semi-detached and terraced properties. External wall materials vary from stone, art stone and brick and surrounding roofs vary from concrete tiles to slates. The applicants who have lived there over 30 years believe that in the 1980's nos 80 & 82 were all one house. They also have been told that in the late 1930's early 40's the property was a shop.

The nearest listed building is 7 Town End Road.

7 Town End Road – Listed on the 4TH of August 1983, under English Heritage ID 340560

Part of row. Late C18. Thinly coursed rubble and Hammer dressed stone. Quoins half hipped stone slate roof. Three and four storeys. Near handed frontage. Two central doors (one blocked), with altered 3 or 4-light window to left and 3-light window (altered) to right. First and second floors each have one 3-light window to left and one 2-light window to right. Additional altered first floor light. Rear elevation is near symmetrical with 2 single light windows to ground and first floor. Four 2-light windows to second floor (2 with mullions removed), and two 2-light windows to third floor.

Listing NGR: SE1470108865

The proposed works involve the demolition of poorly designed/built porch and the erection an entrance lobby. Constructed with an outer leaf of natural local stone

and oak frame, under a mono-pitch roof, surfaced in artificial stone slates. A WC will be located in the lobby which is a vital part of the proposals due to my clients ongoing health issues. The lobby will also provide much need additional space to the small, cramped kitchen of the property.

Conclusion

The proposals will not have any detrimental effect the host dwelling and neighbouring properties, both aesthetically and on their amenities. The proposals will have appositive effect on Wooldale Park Conservation Area.