HERITAGE IMPACT ASSESSMENT

location	2 Bank End Knoll, Thurstonland Bank, Brockholes, Holmfirth, HD97BF
application	Conversion of Garages and Alterations to Listed Building.
client/applicant	Mr. M Jones
job number	22/820
date	December 2023

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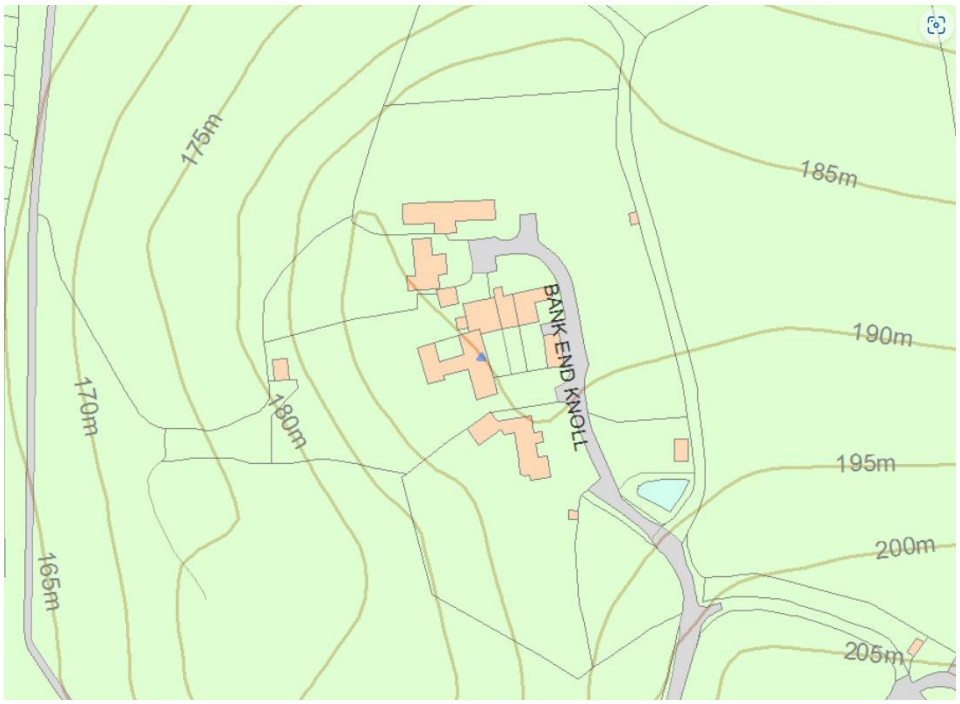
The application seeks Listed Building Consent for alterations to 2 Bank End Knoll, Thurstonland, Holmfirth, HD9 7BF.

This application follows on from a formal pre-app ref 2022/21808.

The dwelling is a listed building but the property falls outside of the Thurstonland Conservation Area



The proposed alterations externally are to the South-West and South East Elevations which cannot be seen from the public highway or nearby public right of way.

The listing description covers No. 2 as follows;

SE 11 SE THURSTONLAND BANK ROAD 2/320 (Brockholes)

Barn adjoining and at 90° to No 91 (Bank End) GV II

Barn. C17 or earlier origin with late C18 cladding. Altered. Timber-framed with hammer dressed stone walls with quoins. Stone slate roof. Gable copings and moulded kneelers. Large opening to each elevation with quoins (one part blocked). The building is timber-framed in the centre part with 3 bays. Four trusses are supported on principal posts with massive wall plates. The barn has been extended at each end using queen post trusses, possibly of C18 origin. Two original king post trusses survive, with massive timbers and pegged joints. One truss has struts missing and braces to right are also missing. Braces from truss to post are present but may be later.

This was formerly an aisled barn. The aisles being removed probably in early C18 when adjoining house was built.

Listing NGR: SE1566110463

The planning history on the public records, relating to this property are;

2013/94103 -	Alteration of single storey extension with garage conversion and replacement of existing conservatory with proposed garden room. (**Application Refused**)
2013/94194 -	Alteration of single storey extension to form first floor extension. (**Application Approved**)
2013/92534 -	Alteration of single storey extension to form first floor extension. (**Application Withdrawn**)
2013/92535 -	Alteration of single storey extension with garage conversion and replacement of existing conservatory with proposed garden room. (**Application Refused**)

Following the pre-application feedback/advice, the proposals have been reduced, reflecting the formal response and have omitted the previous proposals of an extension.

The altered opening, to the existing/propsoed dining area has been reduced also reflecting the pre app feedback.

The proposals, we contend are now all within the guidelines set out by the case officer as being deemed acceptable.

The majority of the proposed works are to be carried out on the previously extended area of the property which minimises the impact on the historical fabric of the building and reduces the impact on the original property.

Along with rearranging the internal space one of the other drivers is to improve the carbon footprint of the property and reduce energy consumption. Currently there is an over-reliance upon artificial lighting to provide adequate levels of light within the property, all year round. The proposals will enhance this by creating a more open and brighter space internally.

The proposed works to the existing garages are to allow use of a space that is currently insufficiently sized to accommodate modern domestic vehicles. The internal sizes of the garages doesn't comply with Kirklees highways standards not to mention the awkward approach and angle of the garages, it's a dangerous manoeuvre that is nigh on impossible for larger domestic vehicles associated with such a family sized property.

The proposals aim to utilise this otherwise underused/wasted space. This will provide the property with extra internal space without need for further extensions, improve thermal efficiency and ensure longevity of the structure. The proposals for the garage space are deemed by KMC to be acceptable on the basis that replacement doors and windows are timber and in keeping with the existing. It is also stated that the proposals to the garage will have no historical or heritage impact by KMC in paragraph 6.4 of the pre-application advice.

The proposed works to the existing archway/drive through aim to connect the two wings of the property and in turn create an internal porch/entrance area and to further improve the thermal properties of the dwelling. These to were also deemed to be acceptable by KMC and stated in paragraph 6.4 of the pre application advice as this area of the dwelling is considered to be a modern structure. The proposed windows and doors are to be in keeping with the existing.

The conclusion of the pre-application advice from KMC states that if the extension were to be omitted from the proposals it would be likely be deemed an acceptable proposal as set out in paragraph 6.6.

The opening that is proposed into the proposed Snug in the West wing of the property will provide a substantial addition of natural light and create a stronger, more direct connection with the external gardens which are awkwardly accessible at present from that area of the dwelling.

In a similar way, the proposed bi-folding doors to the Dining area will provide much needed greater levels of natural light and air circulation. The lack of openings within the East elevation limits the amount of natural light into the Dining Room and Kitchen at present. This opening will reduce the amount of required artificial lighting thus improving the energy expenditure of the dwelling/carbon footprint.

The current internal layout within the central area of the footprint is extremely tight and awkward, the proposals aim to make better use of the available space and improve the levels of natural light within the connecting space.

The proposed alterations to openings are deemed to create no issues of privacy, overlooking or negatively impact the heritage of the listed building as stated in the KMC pre application advice.

The proposals have taken the pre-application advice into consideration and have addressed all concerns within to achieve a proposal that will provide a large benefit to the thermal efficiency, internal layout and connectivity of the dwelling with minimal disruption to the heritage and historical significance of the dwelling.

The proposals include a new solid timber automated gate added to the driveway of the dwelling. This in timber and of an in-keeping style we considered should be acceptable.

An example of the proposed gate can be found in appendix B of this statement. Th eproposed time gate will be 6’ high to provide the intended security and containment of dogs within the curtilage of the property.

The paint finish of the proposed timber gate will match that of the replacement windows and doors of the dwelling this is RAL 7003 (moss grey).

USE

The proposed use of the property or land is not subject to any change of use.

PROPOSED APPEARANCE

We contend the proposed works enhance the overall setting, safety and access.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or original listed building. The external rear door is being re-sited as a result of the proposals. This creates a more private and easier access to the external amenity space.

LANDSCAPING

There are no changes to the landscaping.

ECOLOGY

There is no impact on ecology as a result of this application. It is stated in the KMC pre application advice paragraph 6.5 that it is unlikely that the dwelling has any bat roosting potential.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements and have no intensified use.

LAYOUT

The layout changes are minimal but will aim to create a hugely more coherent circulation and make greater use of the existing space without requirements of extending the footprint of the property.

The submitted plans indicate the proposed changes.

SCALE

No change

CONCLUSION

Considering the thermal benefits, internal improvements and added provision of natural light within the proposals and all considerations put forward by KMC being addressed, we consider the proposals to be acceptable and for the application to be supported.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

SITE/PROPERTY PHOTOS

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APPENDIX B

Proposed Gate Example

NB Solid timber gate to be finished in RAL 7003 (moss grey) as below, not the dark colour in the above image.