



DESIGN & ACCESS/HERITAGE STATEMENT

Extension and alterations to care home

at:

Knowle Court Residential Home
38 Knowl Road
Golcar
Huddersfield
HD7 4AN

for:

Matthew Lunn

job nr:

22130

date:

18 March 2024

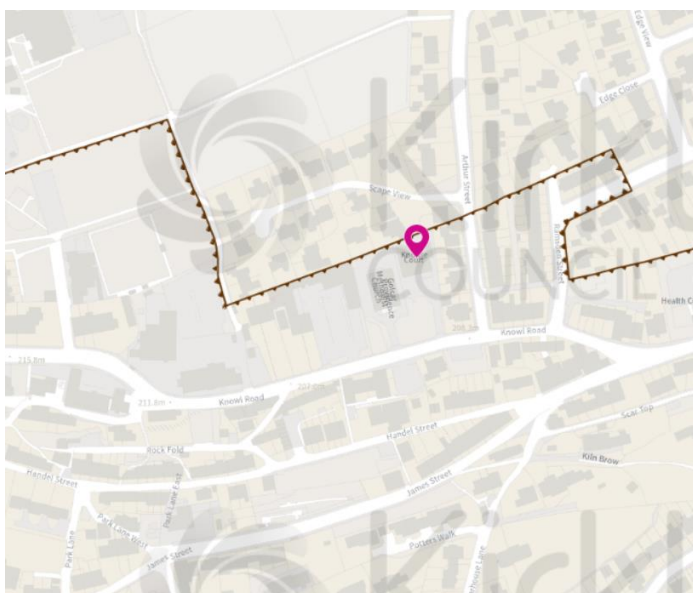
Introduction

This Design and Access / Heritage Statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Matthew Lunn. It provides sufficient information to accompany a planning application with listed building consent (within a conservation area) for a small first floor extension and internal alterations to an existing care home at Knowle Court Residential Care Home, 38 Knowl Road, Golcar, HD7 4AN.



The site

The site lies within the Golcar Conservation Area as identified on the Kirklees Local Plan below.



Golcar is a large closely-knit village located approximately 4 miles west of Huddersfield Town Centre. It is set on the hillside above the valley of the River Colne. The steep hillside is one of the key defining features of the village, and it is this which sets Golcar apart from many of the other former weavers settlements within the Colne Valley.

Golcar, like many other villages and towns in West Yorkshire, grew around the cloth and textile industry in the 19th century. Prior to that it had been a small village with the woollen cloth trade

only practiced on a very small scale. Due to its steep hillside location, Golcar was historically highly inaccessible with only limited transport routes, meaning industrialisation was slow to develop in the village.

Golcar lies in a Millstone Grit area which is the characteristic building stone for much of the village and surrounding area. Stone slate was used for roofing on some of the earlier buildings and blue slate was then introduced and used more predominately on the later 19th century buildings.

There are two main types of cottages found within Golcar, namely the original weavers' cottages and the later mill worker's cottages. The earlier weavers' cottages were stone built in irregular coursed stone. These dwellings had little or no garden space and were used to enable denser development mainly due to the limited flat land available in this hillside village. The mill workers cottages by contrast were built for investment and were used purely as accommodation for the mill workers. They were built to a high quality and feature small gardens.

The larger and grander houses and buildings in the village feature more ashlar sawn stone with fine joints and a variety of coping stones.

The village of Golcar is set up to accommodate the local residents and has a doctor's surgery and pharmacy, a museum, a small local supermarket, some public houses and a conservative club. The village also has a number of recreational facilities including Golcar FC football team, a number of Scout groups, a community centre and a cricket club.

Existing Use

The building was originally constructed to serve as part of the Providence Methodist Church and has a dated stone carving of 1878 above the first-floor window. The building features hammer dressed stone with ashlar dressings. The south (front) elevation has detailed stone carvings above the windows and entrance door. The roof is finished in blue slate.

The building is in a sensitive location as it lies within the Golcar Conservation Area and is within the curtilage of the Grade II listed Golcar Methodist Providence Church. The care home itself however is not listed. The details of the listing for the Methodist Church are provided within the Heritage Impact Statement part of this document.

The building has been extended to both the east and west with single storey, stone built extensions added in 2001 and 2008 respectively. The extension to the western elevation runs almost the full length of the elevation and is set back just slightly from the southern principal elevation. It has a slight projection to the northern elevation.

Knowle Court is currently used as a residential care home and accommodates 22 service users offering both permanent and respite care. The care home primarily provides care for the elderly, though it also provides care for those with additional specialist care requirements.

There are currently 16No. single occupancy rooms and 3No. double rooms.

The building provides accommodation over 3 floors (ground, first and attic) and there is a small basement accessed externally from the northern elevation. The ground and first floor are used for care home residents. The attic has 3 additional bedrooms which are rented out.

The care home has a garden area to the front for the amenity of the residents who are able to assist with gardening.

Proposed Use

The proposed use of the building will not change by virtue of this application. The proposals seek to provide an additional single occupancy room and an improved arrangement of some of the existing rooms to provide a greater proportion of single occupancy rooms with improved facilities for the service users.

There are currently 16 single occupancy rooms and 3 double occupancy rooms providing 22 beds for the service users. The proposed alterations will result in 20 rooms of which 18 will be single occupancy and 2 will be double occupancy resulting in the same number of 22 beds for the service users.

The proposed application is for the addition of a first-floor extension above the existing single-storey western extension. The first-floor extension will only be over approximately half of the western ground floor extension and is set back from the principal elevation.

The new extension is required to create the required alterations to the current room configurations. Room 14 at first floor will be changed from its current double occupancy to become a single occupancy room with a new en-suite installed as part of the proposed works.

Single room 12 will be omitted in order to form the access to the new extension as well as to provide an en-suite to single room 11.

The new extension will allow for the creation of 2 new single occupancy rooms with en-suite bathrooms resulting in an overall net gain of 1 additional room with an en-suite due to the omission of room 12. The number of service users will not change as a result of the proposals and will remain at 22 as the former double room (room 14) will now be a single room as noted above.

These proposed alterations are required for the operation of the business as will be discussed further in the Social and Economic Assessment section of this document.

Relevant Planning History

89/06184 – Lowering of window cills to front elevation

Application approved 21.12.1989

89/00016 – Conversion of roof space to living accommodation

Application approved 10.03.1989

2000/93764 – Erection of Bedroom Extensions (Within curtilage of a listed building within a Conservation Area)

Application approved 12.02.2001

2008/93416 – Erection of single storey extension (Listed Building within a Conservation Area)

Application approved 11.11.2008

2023/20907 Pre-application enquiry

The initial pre-application comments from Teresa Harlow of Kirklees Planning were received by email on 5th September 2023

In 2023 **ADP Architecture and Design Ltd** submitted a pre-application enquiry to Kirklees Planning with regards to a proposal for extensions and alterations to the care home. The initial plans submitted for the pre-application (22130D-102-P02) showed a proposed first-floor extension to the west, built over part of the earlier ground floor extension. This extension in conjunction with some internal alterations provided a net gain of a single bedroom with an en-suite and allowed for additional en-suite facilities to another 3 rooms.

Alterations were also proposed to the existing first floor windows on the eastern elevation which indicated the removal of the existing projecting timber windows to be replaced with angled projecting windows.

The pre-application drawing was reviewed by Teresa Harlow and comments were made regarding the impact on the character of the building. It was noted that the proposals would 'require the removal of existing window openings and loss of historic fabric and detail'.

It was also noted however that whilst 'the proposals would have a harmful impact (it) would amount to less than substantial harm. Therefore...the proposals would need to be balanced against the public benefits.'

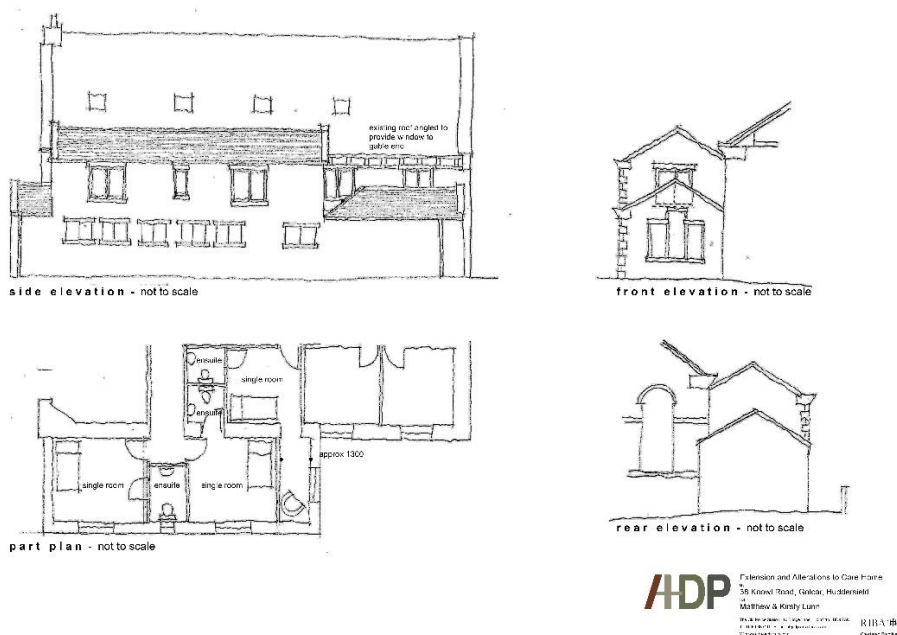


Proposals submitted for the initial pre-application enquiry – drawing 22103D-102-P02

Design, Appearance and Layout

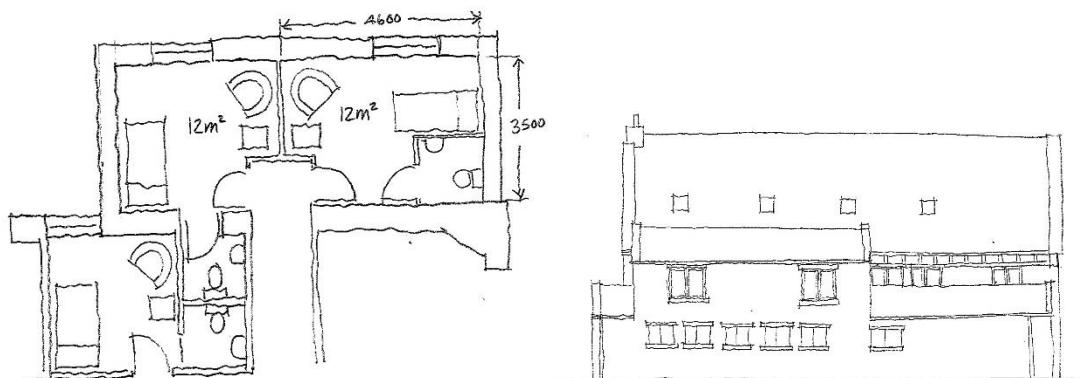
Further to the initial pre-application enquiry, a site meeting with Teresa Harlow was held on site on the 6th October 2023. The originally submitted proposals were discussed and ways to reduce the impact of the development were explored.

Limiting the extent of the first-floor extension was a key aspect of reducing the impact. Revised sketch proposals were produced which showed the rear wall of the extension pulled in so that it would not project beyond the rear elevation of the original building. This was seen to lessen the prominence of the extension and was deemed to be more respectful to both the host building and in turn the adjacent listed building. It was also noted that this would reduce the potential for any 'overbearing' impact on the nearest residential property along Scape View to the north.



Sketch proposals v1

The above sketch proposals helped to reduce the impact of the initial proposals, however the room layouts were slightly contrived in the way they tried to accommodate the requirement for a window to room 11. The modifications to angle the existing roof to facilitate this window also provided potential issues, so an alternative sketch proposal was developed to overcome these issues.



Sketch proposals v2

Version 2 of the sketch proposals above further reduced the overall size of the extension and provided a much more effective room layout. The existing window to room 11 needed to be relocated to facilitate the new external wall position but this also helped to remove the need for the angled roof indicated on version 1 of the sketch proposals.

The proposed drawings submitted with this application are based on the above sketch. The proposed extension is to be formed in natural stone to match the existing former ground floor extension below. Stone heads and cills will be used on the new window openings to match the existing, and stone quoins will feature on the south/west elevation as indicated. Stone copings and kneelers will add detail to the gables, and the roof will be finished in natural slate to match the existing with a new lead lined valley gutter forming the connection with the existing roof.



Image 1 – Photo render showing the proposed first floor extension.

In addition to the proposed extension, this application also seeks approval to remove the existing projecting timber windows on the east elevation which currently overlook the residential properties of Arthur Street to the east. These windows are later additions to the building and are of poor quality.

The new proposed windows will be angled in order to remove any overlooking of the adjacent residential properties, with views instead directed to the south. The windows to rooms 19 and 20 would utilise the existing opening but would go down to floor level to allow service users to walk in and look out of the window. The windows to rooms 16, 17 and 18 would also utilise the existing opening but would be lowered to approximately 700mm above floor level as they are restricted by the roof of the ground floor area below. The bay windows will be finished in zinc to provide an intentional contrast with the existing building. The windows will be aluminium colour matched with the zinc.

Scale

The proposed scheme of works will incorporate a modest first floor extension, which will remain subservient to the host building. The proportions have been carefully considered further to discussions with both the client and Teresa Harlow of Kirklees Planning in order to provide the optimum layout for users with minimal impact. The proposed extension is approximately 9.2m long by 4m wide resulting in a total external area of 37m².

The rooms are designed to meet the specific functional size requirements of the care home so that they can provide the necessary care and comfort for their service users.

Landscaping and trees

There is a mature garden area to the south of the building which features a lawned area as well as some established trees and plants. This is an essential part of the amenity space for the service users and are to remain unaltered by the proposals.

Access

The building is located off Knowl Road which is a main road with good transport links. There are bus stops on both sides of the road located just outside the entrance to the site providing services to Huddersfield, Milnsbridge and the surrounding area.

There are existing car parking spaces to the front of the building which are unaffected by the proposals. No new or altered parking is proposed as part of the development works.

The building has level access at ground floor. There is an internal staircase which goes from ground floor to second floor. There is an existing stairlift from ground to first floor which is located on this staircase.

To the rear (north) of the building, there is an existing timber escape staircase.

Social and Economic Assessment

The population of Britain is ageing across all groups in society. Whilst there are a number of residential and nursing homes registered within the Kirklees area set up to provide care and accommodation for this ageing population (67 according to the *Kirklees Adult Social Care Market Position Statement 2022*), there are far fewer providing the additional extra care facilities.

The above report notes that *'There are (only) 3 local authority extra care schemes locally, we would like to see more private and non-profit sector organisations developing extra care facilities in Kirklees. The schemes that operate now are at capacity and have waiting lists.'*

Knowle Court is a privately run residential care home which provides the additional much needed specialist care and is of a significant benefit to the community. The Specialist care categories include Dementia, Stroke, Frailty, Diabetes, Heart Disease, Incontinence, Sight Impairment, Hearing Impairment and Alcohol dependence.

The demand for double room accommodation within the social care sector has continued to reduce in recent years. The manager of the Knowle Court Residential Care Home contacted the Kirklees Service Development Manager, Phil Gould with regard to potential alterations to the current layout, who confirmed that the demand for double rooms within Kirklees has noticeably declined. This was he noted, in part *'exacerbated by the pandemic and the complexities around infection control practice when bedrooms are shared facilities'*.

As it stands the care home is rapidly becoming financially unviable. The business is facing increased staff costs, increasing energy costs, food costs and general overall running costs. This is alongside the need to compete with new purpose-built care homes offering bedroom and service layouts which are tailor-made, and not having to work around an existing historic building such as Knowle Court.

Due to the Government and Local Authority funding strategy the care home is being forced to provide better rooms to command more private service users. Similarly, the funding strategy means that there is a need to provide more ensuite rooms and to have more single rooms, and fewer double occupancy rooms, which are no longer desirable.

There are 3 local care homes which have been forced to close in the last year (Bryan Wood, Valley View and Norman Hudson). Knowle Court Residential Home is trying to survive as a business and maintain the level and standard of care required, but in order to do this more space is required.

The proposed amendments and alterations will allow this important and successful business to continue to provide the much-needed care for its service users.

Heritage Impact Statement

Significance of the Heritage Asset

The proposed application site is within a sensitive location as previously mentioned as it lies within the Golcar Conservation area and also within the curtilage of the Grade II listed Golcar Providence Methodist Church. Listed building consent is therefore required for our proposals.

Whilst the care home itself is not listed, it has merit as a non-designated asset as it takes some detailing examples from the host Methodist Church and has ornate stone detailing on the principal southern elevation. This includes the semi-circular ashlar arched heads and date stone as well as the ashlar stone quoins, kneelers and copings as shown below.



The Heritage assets for this application are taken to be the Golcar Conservation Area, the Adjacent Grade II listed Methodist Church and the building of the Knowl Court Residential Care home which is within the curtilage of this listed building.

The relevant listings for the Methodist Church and the associated gates are detailed below with the listing reference number and their description.

Golcar Providence Methodist Church, Grade II Listed

Listing reference: 1234919

1884 (dated foundation stone). Hammer dressed stone with ashlar dressings. Pitched slate roof. 2 storeys with ashlar bauld and cornice between floors. South gable: Central bay separated by ashlar pilasters to both floors. Claspil pilasters to corners. Central light with semi-circular ashlar head and apron. Doorway to each side with semi-circular ashlar head and fanlights with double doors each of three panels. To each side is single light, as central light. Between floors is moulded ashlar cornice. First floor has five single lights as ground floor, beneath each light is blind balustrade. Facade rises to form parapet with inscription: PROVIDENCE METHODIST CHURCH. Above central bay is pediment with central clock. Five urns surmount parapet and pediment. East and West elevations: Seven single lights to each floor, with semi-circular arched heads. Interior not inspected.

Gate Piers to Golcar Providence Methodist Church, Grade II Listed

Listing reference: 1234643

Circa 1884. Panelled ashlar gate piers with volute caps and wrought iron overthrow.

Impact of the proposed development upon significance of the Heritage Asset

Relevant Planning Policies:

Local Plan Policy LP35 states that ‘development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset’

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character of the Conservation Area.

Section 203 of the NPPF notes: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals have been carefully considered to ensure that whilst they are able to deliver the clients essential requirements, they have a minimal impact on the aforementioned heritage assets.

Through the pre-application enquiry process and subsequent design meetings/discussions with Tesesa Harlow of Kirklees Council, alterations have been made to the design to address the issues raised. Limiting the upper floor extension so that it does not project beyond the rear elevation of the host building and reducing the overall size of the extension notably lessen their prominence and are more respectful to the host building. Whilst it is acknowledged that the first-floor extension will have a greater impact than the previously approved ground floor extensions, it has been done with careful consideration and is on a modest scale.

The building materials and style will complement the existing building and its former extensions and the alterations to the existing building fabric are kept to a minimum. Two new openings will need to be formed at first floor level through the existing wall, to create access into the new extension and to re-position the window for room 11 respectively, and two former redundant windows will then be walled up. Where the roof of the extension meets adjoins the existing roof, a new lead lined valley gutter will be formed which will result in the removal of the existing stone corbels in this location.

Preservation of the character of the Golcar Conservation area and limiting the impact on the listed building asset are paramount to these proposals and formed the basis of the pre-application enquiry. The building has operated successfully as a Residential Care Home since 1987 and the previous extensions and alterations granted by Kirklees have enabled this to be the case. As with many sectors the care sector is changing. An ageing population, the pandemic and a better understanding of age-related health issues have all had an impact on how the care sector needs to operate and on the services it needs to provide.

The proposed amendments and alterations will allow this important and successful business to continue to provide the much-needed care for its service users. The Residential Care Home is itself a significant and important asset for the community. The Care Quality Commission’s 2024 report gives Knowle Court a rating of ‘good’ for all categories (safe, effective, caring, responsive and well-led) and is a credit to the Kirklees Care Sector.

One of the key priorities of the five-year vision for social care in Kirklees as set out in *A vision for social care and support in Kirklees*, is to ‘*Create resilient caring places and communities that support people to stay well connected*’. The local care provided by the Knowle Court Residential Care Home is fundamental to this vision and should be supported to help it to continue to deliver this service.

Summary

ADP Architecture and Design Ltd believe that based on a careful and considered study of the previous planning applications and pre-application response for this site, a design has been proposed which successfully preserves the character of the Conservation Area and its assets, whilst providing the fundamental requirements for this essential care provider.

ADP Architecture and Design Ltd