

HERITAGE STATEMENT

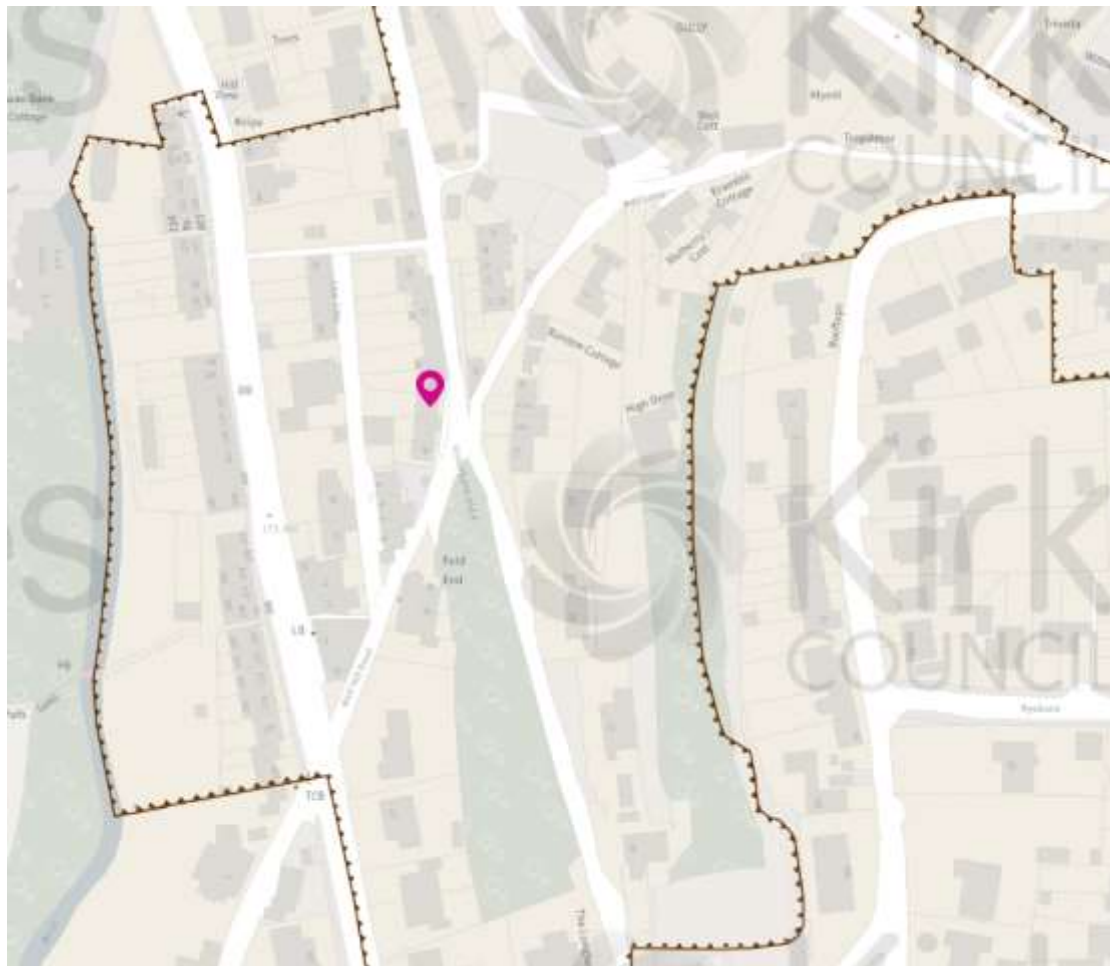
PROPOSED SINGLE STOREY FRONT EXTENSION AND TWO STOREY REAR EXTENSION TO 42 UNDERBANK OLD ROAD, HOLMFIRTH

LOCATION

The site is located on Underbank Old Road, Holmfirth and situated in the Underbank Conservation Area.

The application site is a mid terraced dwelling, with a prominent road facing position overlooking Underbank Old Road and Well Hill Road. The rear and west facing elevation can be accessed by Low Gate, of which we understand is a private access road.

The Kirklees Local Plan denotes the site within the Conservation Area and within the Strategic Green Infrastructure Network.



Kirklees Conservation Area - Above

DESCRIPTION

No. 42 Underbank Old Road is a 19th Century mid-terraced property with natural walling stone, stone mullions, cills and jambs. Stone corbels and a stone slate roof.



Underbank Old Road - Above

The property is not listed but does sit comfortably in the conservation area. Nearby, No.s 6 & 8 Low Gate are Grade II listed under reference Listing NGR: SE1459207687. The listed is mentioned below.

“Two handed houses. Early to mid C19. Hammer dressed stone. Stone slate roof. Single stone stack. Two storeys. West elevation: Ground floor: 2 central doorways and two 3-light stone mullioned windows. First floor: two 6-light stone mullioned windows and sill band. East elevation: first floor: 2 blocked entrances. Two 2-light stone mullioned windows, one light in each blocked.”

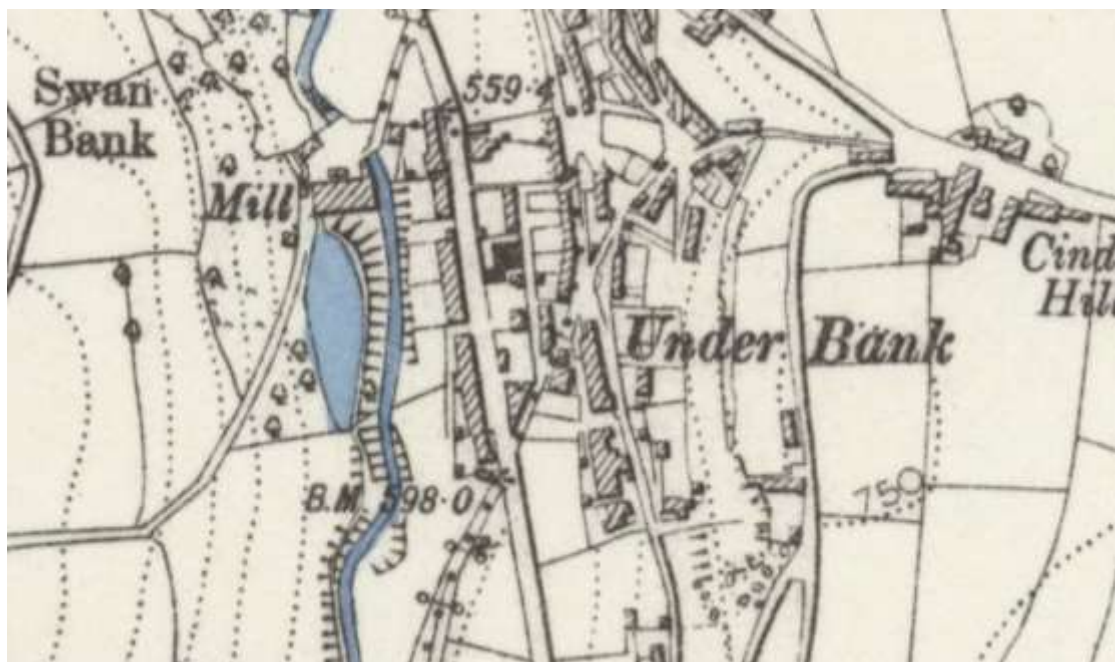
No. 42 is split level, with a two storey appearance at Underbank Old Road level, and to the rear elevation overlooking Low Gate, the property is 3 storey, elevated above the access road but stepped back which lessens its prominence over the street scene. The property is nestled into the topography which comprises of a steeply sloping banking with an abundance of dwellings, historic and more recent built into the landscape creating a picturesque scene synonymous with Holmfirth.



View from Low Gate - Above

The dwellings that form the street scene along Under Bank Old Road are constructed using a mix of natural stone, render, stone slate roof tiles, concrete tiles.

No. 42 Underbank Old Road can be identified on the 1894 Ordnance Survey Map of Holmfirth. The property is shown within a block of terraces on this map.



There does not appear to be any planning history associated with the property.

BASIS FOR ASSESSMENT

In preparing our report, we have referred to the following National Policy and Guidance:

National Planning Policy Framework
Chapter 2 – Achieving sustainable development
Chapter 12 – Achieving well-designed places
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Local Policies:-

LP 1 – Achieving sustainable development
LP 24 – Design
LP 34 – Conserving and enhancing the water environment
LP 35 – Historic environment

ASSESSMENT OF SIGNIFICANCE

The area that encompasses Underbank Old Road, Holmfirth is an interesting area of Architectural History, scattered with traditional buildings from the 18th and 19th Century, the hillside streetscene created by these buildings is central to the Conservation Area within Underbank.



Aerial view - Above

The character of the conservation area is enhanced by the addition of dwellings and extensions throughout the 100s of years, adding to the interesting built up nature of the close-knit arrangement, these additions new and old weave an interesting tapestry throughout the ages development.

There is no Conservation Area Appraisal for Underbank.

CONTRIBUTION OF SETTING TO THAT SIGNIFICANCE

The dwelling forms part of a ribbon of development along Underbank Old Road, building in the circa 19th century. The front of the properties drop down from the road level, with some of them have a small porch projections.



Underbank Old Road - Above

Positioned close to the road, with the boundary stone walls and variations to the elevations, including window arrangements and single storey stores and porches offer an interesting and traditional aesthetic appearance.

To the rear elevation has a somewhat limited contribution, whilst viewed from Low Gate, the dwellings are set back into the topography, positioned behind No.s 6-8 Low Gate, as these maintain their prominent position from Well Hill.



6-8 Low Gate - Above

The rear of our dwelling consists of 3 storeys of habitable space, spread across a fairly small footprint, limiting the accommodation. On the rear elevation the windows are of a more modern arrangement creating a fairly bland appearance, at odds with the neighbouring properties.



View from Low gate - Above

A detached garage projects out from the neighbour property at the lower ground level, with a peaked gable end.

When viewed from Dunford Road, the property is set behind a series of peaked gables



View from Dunford Road - Above

ASSESSMENT OF IMPACT ON SIGNIFICANE / HERITAGE IMPACT ASSESMENT

The proposal takes guidance from the surrounding buildings, replicating the materials used locally and providing an addition that is sympathetic to the surrounding character of the conservation area.

The proposal is to create a two-storey extension some of the extensive garden, with a project limited to 3m.



West Elevation - Above

The impact on the conservation area is managed by ensuring the extension is subservient to the host building, this is done by keeping the extension two storey in height, ensuring the ridge is set below the upper floor cill, and also incorporating a low level eaves.

The elevations will use natural walling stone, coupled with the use of stone jambs, cills, heads and corbels, emulating the existing windows will provide an attractive addition that sits well within the built-up environment of the Underbank Conservation Area.

The proposed windows will take guidance from the neighbour property, re-creating a more appealing shape and proportions to the original architecture.

When viewed from Dunford Road, a view that could be accepted as the most visually impacted and prominent, it is considered that the proposed extension will have limited impact on the conservation area, as can be seen by the annotated image below that identifies the approximate position and shape of the extension in orange.



Annotated View from Dunford Road - Above

PRINCIPLES OF JUSTIFICATION

The property is limited in living accommodation and whilst attempts have been made to make the best use of the available accommodation, we have arrived at a solution to provide additional accommodation in the form of a sympathetic extension that respects the vernacular of the Underbank Conservation Area.

The front elevation will benefit from a porch extension that will be in keeping with existing structures along this elevation and street scene.

The two storey extension will form an attractive addition through the use of matching materials.

The addition of extensions and alterations to dwellings in this area adds to the interesting nature of the quirky hillside settlements of Holmfirth and when done sensitively as we are proposing, this addition will add to the historic nature of the surrounding development.

We consider that the application is appropriate on the basis that the proposals do not have an overbearing effect on the host property and do not significantly impact the Conservation Area.

Naturally should the Local Authority Planning Department require any further information please make this known at the earliest opportunity. We respectfully ask for contact from the case officer prior to the formal determination of this application.

LOCAL PLAN SPD JUSTIFICATION

Two-storey rear extensions

5.8 Two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should: be proportionate to the size of the original house and garden;

Response – The proposed two storey extension has been designed to be subservient to the host building, with a pitched roof and eaves set at a low level.

not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);

Response - The extension does not exceed 50% of the total area of land around the original house.

not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;

Response - The extension projects no more than 3m.

not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary; be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and not adversely affect habitable room windows where they adjoin a neighbour's boundary.

Response - The extension is within 1.5m on the south elevation, however, the eaves height on the northern elevation is within 3.6m. We feel that considering the topography of the land and distance from the neighbouring openings, the resulting eaves level, does not adversely affect the neighbouring property, furthermore, we understand that the Upper Ground level window to No. 40 is a non-habitable room, as suggested by the plans associated with 2015/90665

5.9 Larger extensions may be acceptable in certain circumstances if this can be justified, such as where neighbouring houses have already been extended, and will be considered on a case-by-case basis.

Response - It is not considered that this extension is significantly larger than those already accepted locally.

5.10 Where two storey extensions introduce additional bedrooms overall parking requirements will need to be considered, as stated in Key Design Principle 15.

Response - The total amount of bedrooms will remain the same.