

HERITAGE STATEMENT

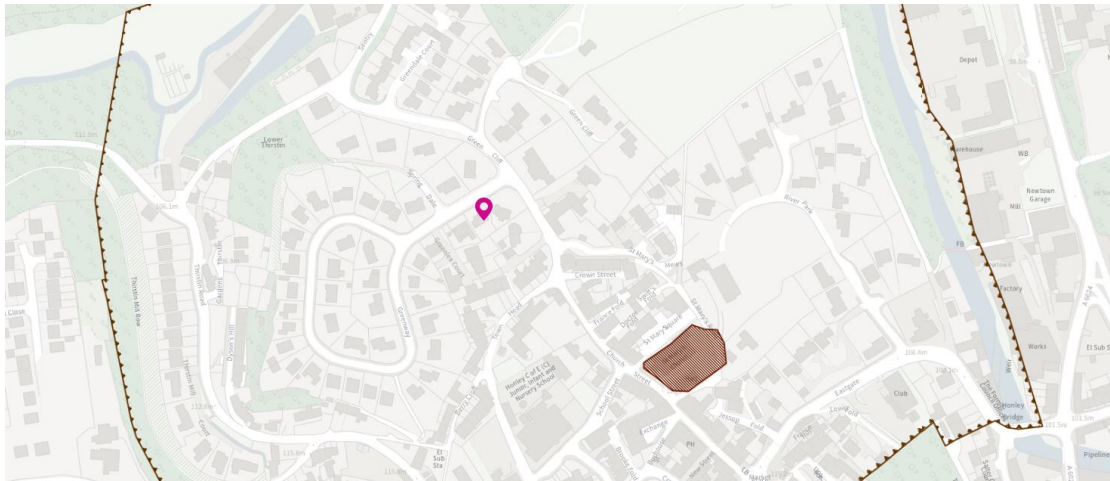
REMODELLING TO EXISTING BUNGALOW, INCLUDING LOFT CONVERSION, PORCH EXTENSION AND ELEVATIONAL AMENDMENTS TO 3 GREENWAY, HONLEY, HOLMFIRTH

LOCATION

The site is located on Greenway, Honley and situated in the Honley Conservation Area.

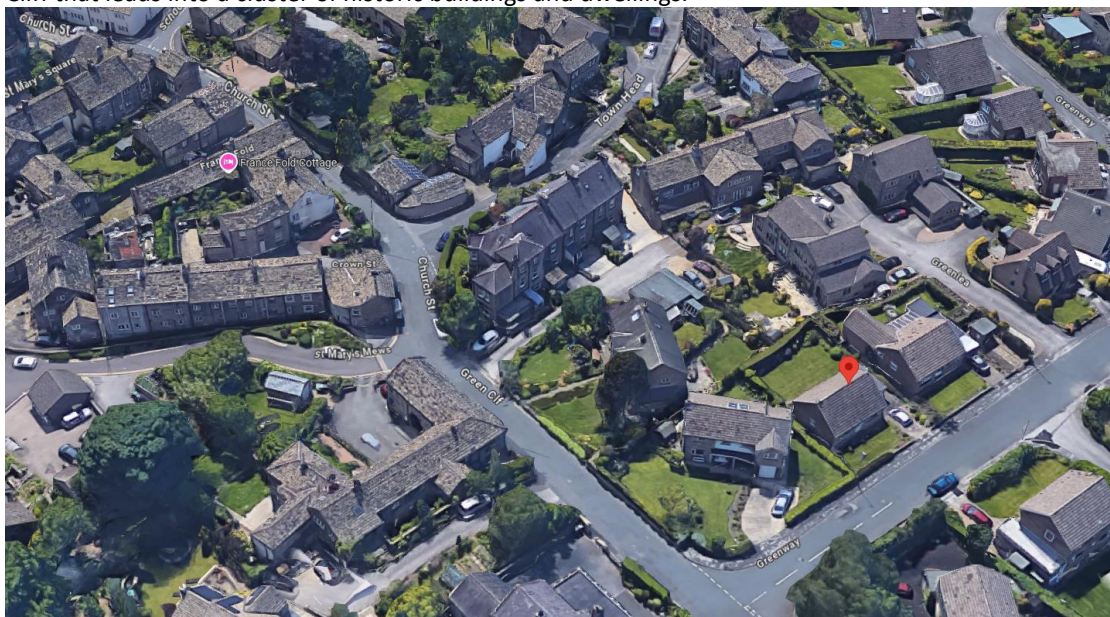
The application site is a detached bungalow, with a road facing position overlooking Greenway, a relatively modern housing estate in context with the Honley Village, built in the 1980s.

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



Kirklees Conservation Area - Above

The property, whilst within the Conservation Area is on a modern estate, near the junction of Green Cliff that leads into a cluster of historic buildings and dwellings.



DESCRIPTION

No. 3 Greenway occupies its plot comfortably, with a generous front and rear garden. The property benefits from a driveway and garage.

Faced in random coursed stone to the front elevation, with brick faced side and rear elevations and a concrete tiled roof, the property does not present any characteristics associated with the Honley Conservation area.

The Greenway Estate, built in the 1980s, is a typical example of a modern housing estate of this era, developed with a range of house types, utilising a varied array of materials, including brick, artificial stone, render, timber cladding, composite cladding.



3 Greenway - Above

The property is not listed but does sit within the conservation area. There does not appear to be any Listed Buildings nearby the applicant's site or heritage assets that could be influenced by the proposals.

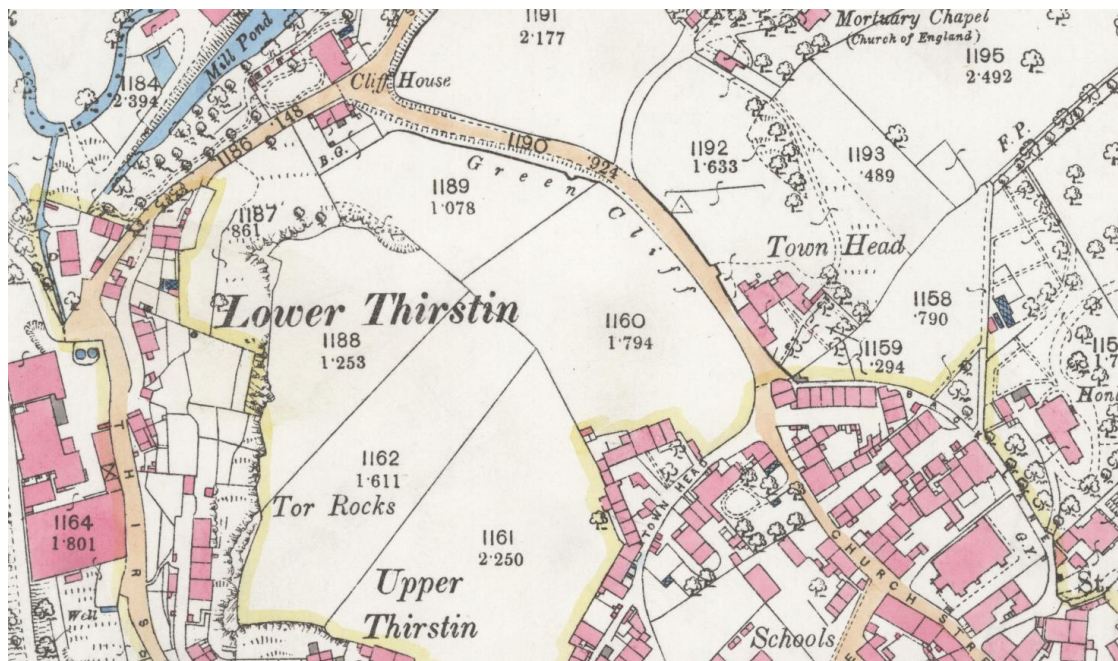


Above: View of Greenway Streetscene



Above: View of Greenway Streetscene

Green Cliff can be identified on the 1892 Ordnance Survey Map of Honley.



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

BASIS FOR ASSESMENT

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

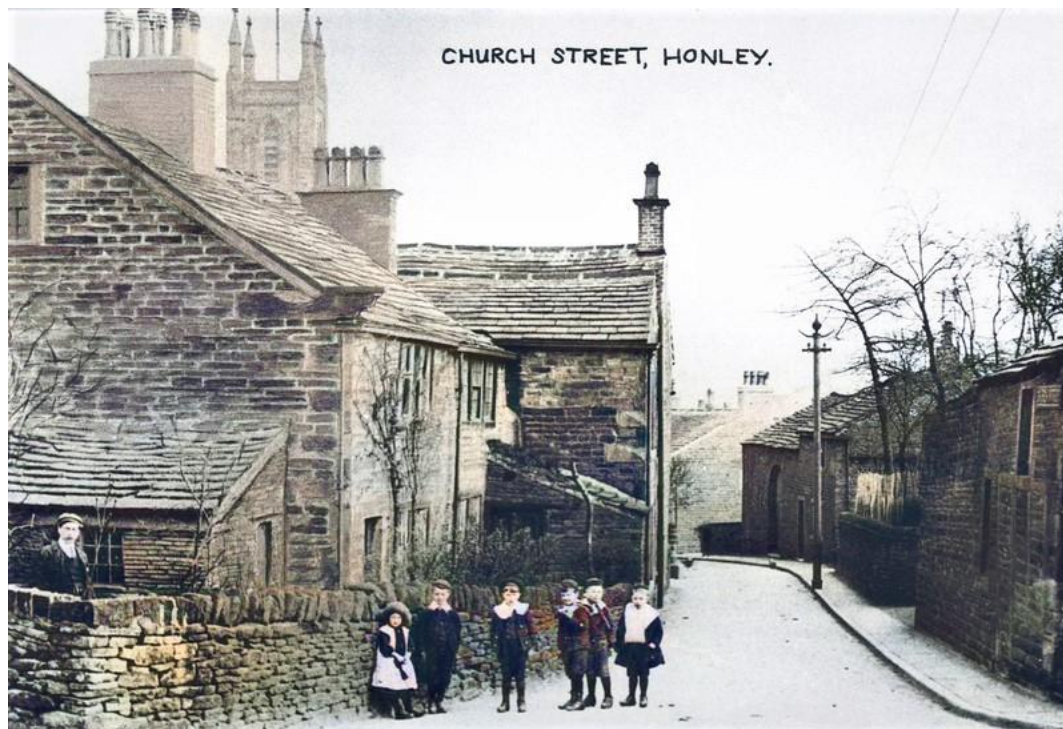
Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

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

Honley Village is an attractive area of Architectural History, scattered with traditional buildings from the 18th and 19th Century, the Honley Village streetscene created by these buildings is central to the Conservation Area.



Above – Green Cliff Road, changing into Church Street

The character of Honley, with it's excellent examples of preserved heritage buildings, is also peppered with modern housing and development throughout the village.

There is no Conservation Area Appraisal for Honley.

CONTRIBUTION OF SETTING TO THAT SIGNIFICANCE

Positioned 30m away from Green Cliff, on Greenway, the property does not have a strong relationship with the Conservation Area's primary setting.



Above: Greenway, looking towards Green Cliff

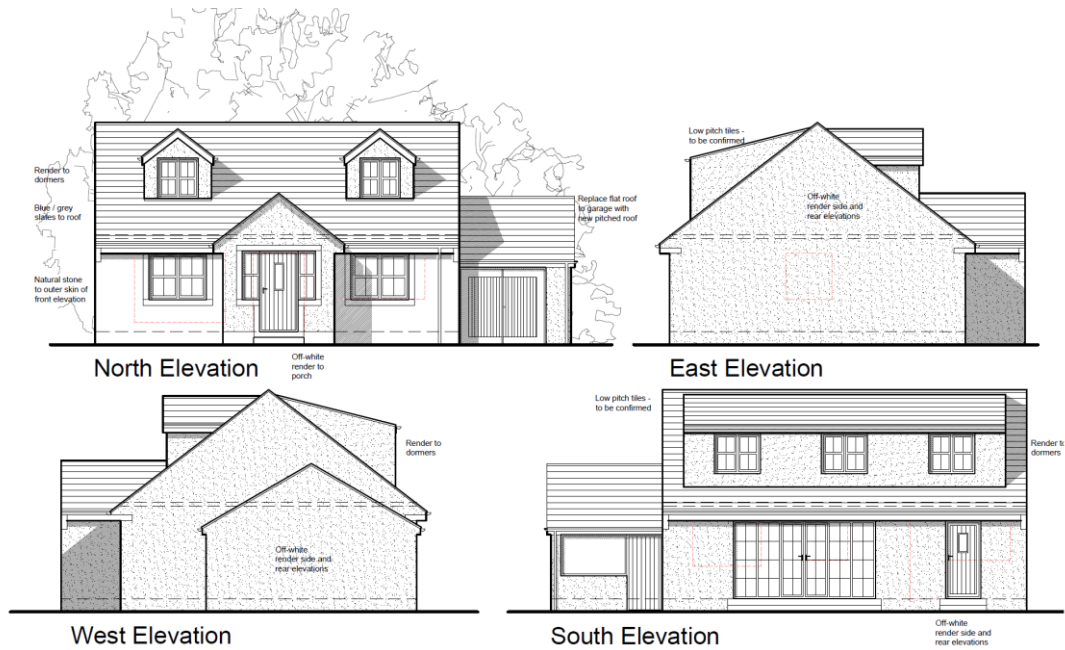
The property sits between a two storey dwelling and a similar bungalow, with dwellings of a similar nature across the road.



In contrast to the context and vernacular of much of the Honley Conservation Area, the dwellings throughout the Greenway Estate use modern materials, with different styles of artificial stone and brick, offering very little contribution to the overall value of the conservation area.

ASSESSMENT OF IMPACT ON SIGNIFICANE / HERITAGE IMPACT ASSESSMENT

Our proposal, having undergone various design options and ideas, attempts to improve upon the existing bungalow without moving away too much from its general form and scale. Whilst the proposal attempts to be in keeping with the Greenway Streetscene, inclusive of the existing house types here, the design is also looking to take high quality design inspiration from the Honley Conservation area.



The proposals present a solution that re-configures the openings to be better proportioned and well positioned, situated evenly either side of a new porch, with small dormers central to the reconfigured windows.

The external facing stone is to be retained, cleaned and made good where necessary, whilst the roof will be tiled in a more appropriate and appealing slate.

The roof space is proposed to be reused with as accommodation, providing good quality habitable space, whilst maintaining an elevation that is not only sympathetic to the existing conservation area but also attempts to improve it.

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 that incorporates elevational changes that are sympathetic to the context of the local area.

The front elevation will benefit from a porch extension that will improve and balance the appearance of the principal elevation.

The front elevation will be reconfigured and the addition of petit dormers on the front will form an attractive addition through the use of high-quality materials.

The proposals offer an opportunity to improve on the dated 1980s designs that have a weak relationship to the conservation area, moving towards an improved street scene and setting along Greenway.

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 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.