

Heritage Statement

1-2 Well Hill Underbank, Holmfirth HD9 1E2

Planning application for the 1st storey shower room extension
and conservatory situated on the front elevation.

Heritage Statement completed by:

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Contents

1. Introduction
2. Site Context
3. Building Description
4. Significance of the asset
5. Conclusion

1. Introduction

This statement is prepared to accompany a planning application for the proposed construction of a 1st storey shower room extension and conservatory situated on the front elevation.

- 1.1. The site is located within the Holmfirth Conservation Area, which is a designated Heritage Asset. Holmfirth town centre was designated a conservation area in 1972 and was extended in 1990. The town has a rich textile history and was once a central hub for the production of cloth, powered by the fast-flowing River Holme.
- 1.2.
- 1.3. The NPPF, Part 12 (Conserving and enhancing the historic environment), paragraph 128 states.

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

2. Site Context.

- 2.1. The application site is located at 1-2 Well Hill, Underbank, located on the West of Dunford Road. This is a residential area Climbing up the hill side.



Figure 1

Heritage Statement

Originally built as weaver's cottages to house the local work force.

Image below taken in 1894 shows area as it was. The red outline shows the site. There has been significant residential development since then.

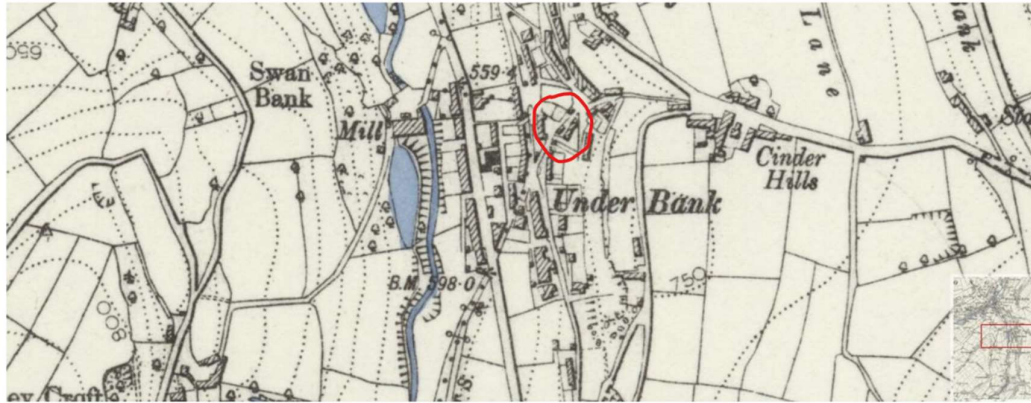


Figure 2

Perched on the side of the hill the semi-detached property has front facing gardens with unobstructed views over the valley. To the rear of the properties the hill climbs steeply with small patches of unused garden areas now overgrown.

Built from local stone with cement rendered side elevations.



Figure 3



Figure 4



Figure 5

Heritage Statement



Figure 6

Figure 3 – 6 Show site in context with the surrounding area.

There is parking on site shared between 1-2 and no 3. Note (numbers 1 and 2 Well Hill are one dwelling) see figure 7 site outlined in red.



Figure 7

1-2 Well Hill, Underbank, Holmfirth, HD9 1EG.

3. Building Condition

The building is semi-detached, it is in a position significantly raised above the access road with a parking area on the north side of the site. There are uninterrupted views of the valley from the property. To the front of the property are well maintained lawns with paved access areas.

It's of stone construction, with cut stone pillars and lintels to the doors and windows. The roof is covered in original stone tiles. Over the years the timber rafters have sagged under the weight of the roof tiles. The adjoining properties roof has had the original stone tiles replace with concrete tile at some point.

The side elevation has been smooth rendered. To the rear the hill side raises sharply with dry stone walls supporting flat garden areas, The dry wall acts as the boundary.

To the rear a private access road leads to a single residence. To the side of the access road are a row of stone terraced house the end house having in recent years a sizable 3 storey extension with mid-level terrace surrounded by a glass balustrade. See *Fig 9*



Figure 9

Heritage Statement

Figure 10 show rendered imagery of the proposal.



6. Significance of the asset

Many of the houses in Holmfirth were built as weavers' cottages in the 18th century. These weavers' cottages played a vital role during the Victorian era when textile production was a significant industry in the area. As the number of mills increased, weaving became more automated, and fewer weavers operated from the attic workshops in these cottages.

7. Conclusion

The proposed addition of the 1st floor rear extension will provide a shower room, the conservatory to the front will provide extra living space for a dining area taking advantage of the fabulous views over the valley. Great care and attention has been taken to respect the local vernacular, whilst adding the much needed extra living space the project is sympathetic to the original external appearance.