



**Address** – Lower Snow Lea Farm, 89-91 Lamb Hall Road, Huddersfield, HD3 3TH

**Project** - Proposed Single Storey Rear Extension

## Heritage and Design Statement

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## **INTRODUCTION**

This heritage and design statement has been prepared in support of a householder application with listed building consent for the erection of a single storey rear extension.

The property / façade is a grade II listed building and is located on Lamb Hall Road, Huddersfield.

The existing building has altered / developed over the past years. The building was originally two houses with a barn and small farmstead which has now developed into a single dwelling with much of the farm outbuildings demolished and the barn converted into part of the dwelling.

With the predominant setting of the house overlooking the Longwood Brook and the reservoir the client is keen that the house utilizes these fantastic views. This will be achieved by introducing a glazed rear extension. With the use of a green roof the view from the first floor bedroom will be of a rolling green landscape. The extension will become part of the landscaped view.

This document will also;

- Identify the historic importance of this grade II listed building.
- Provide a description of key issues, constraints offered by the building.
- Identify the key development principles and framework which has informed the design of the scheme.
- Provide the basic information on the development in terms of layout, features of the building to be preserved and access.



## HERITAGE STATEMENT

LAMB HALL ROAD 1. 5113 (South Side) Longwood Nos 89 and 91 SE 0917 25/780 II 2. Early or mid C19. Hammer-dressed stone. Pitched stone slate roof. Coped gable. 2 storeys. Stone brackets to gutter. Sill bands. 2 ranges of 4-light stone mullioned sashes. One single-light each on 1st floor. Barn running south at west end 2 storeys 2 semi-circular lunettes on 1st floor: blocked barn doors with segmental head.

The building is Grade II listed and was entered into the list in September 1978. Listing NGR: SE0979417812

The special interest in the building is architectural.

The building is a single dwelling incorporating 89, 91 and the later converted barn. The barn was converted and new windows were installed to copy the style of the existing dwelling.

Historically the setting of the buildings was part of an agricultural landscape in an upland part of Longwood which lies to the west of Huddersfield. Lamb Hall Road contains a number of dwellings which are intermingled with more modern buildings.

Up until the 1980s the immediate setting of the building appeared to be as part of a small farmstead with direct access into agricultural land to the south-west. Earlier photos (see attached) indicates the presence of outbuildings including a building attached to the south-west gable elevation of the barn. This tends to suggest setting in an upland penning landscape. Lamb Hall Road has changed in character over the last few decades such the current predominant character is residential with a backdrop of agricultural land – grazing land and upland grass.

Lower Snow Lea Farm is now wholly residential in character and has been so since at least 2000. There is a formal garden to the south-west of the property, the buildings back directly onto Lamb Hall Road.

The formal garden slopes away from the buildings – down towards Longwood Brook.

The development of dwellings along Lamb Hall Road is primarily linear. Snow Lee to the west is probably an ancient settlement with Lamb Hall Road pre-dating the Turnpike Road – New Hey Road, the A640.

A previous planning application for a garage and viewing patio development that was granted planning permission in May 2000 under application reference 2000/62/91076.

The domestic cartilage of the dwelling has two very distinct parts: [i] the cartilage adjacent to the buildings which includes a lawned area and is defined by a well established beech hedge,

and [ii] the sloping land to the south-west of the beech hedge, which is at a significantly lower level than [i] This opens into the agricultural part of the property.

Recently a listed building consent and planning application was approved for the alterations to the Rear Elevation and internals. It also included the installation of 12no. Solar Panels to the rear field and a new donkey stable to the agricultural land. The windows are currently being reviewed under a condition release application.



The building as part of a small farmstead



The building when it was 2 separate dwellings



The building when it was originally 2 separate dwellings



Photo of the barn which was extended and converted into a habitable area.

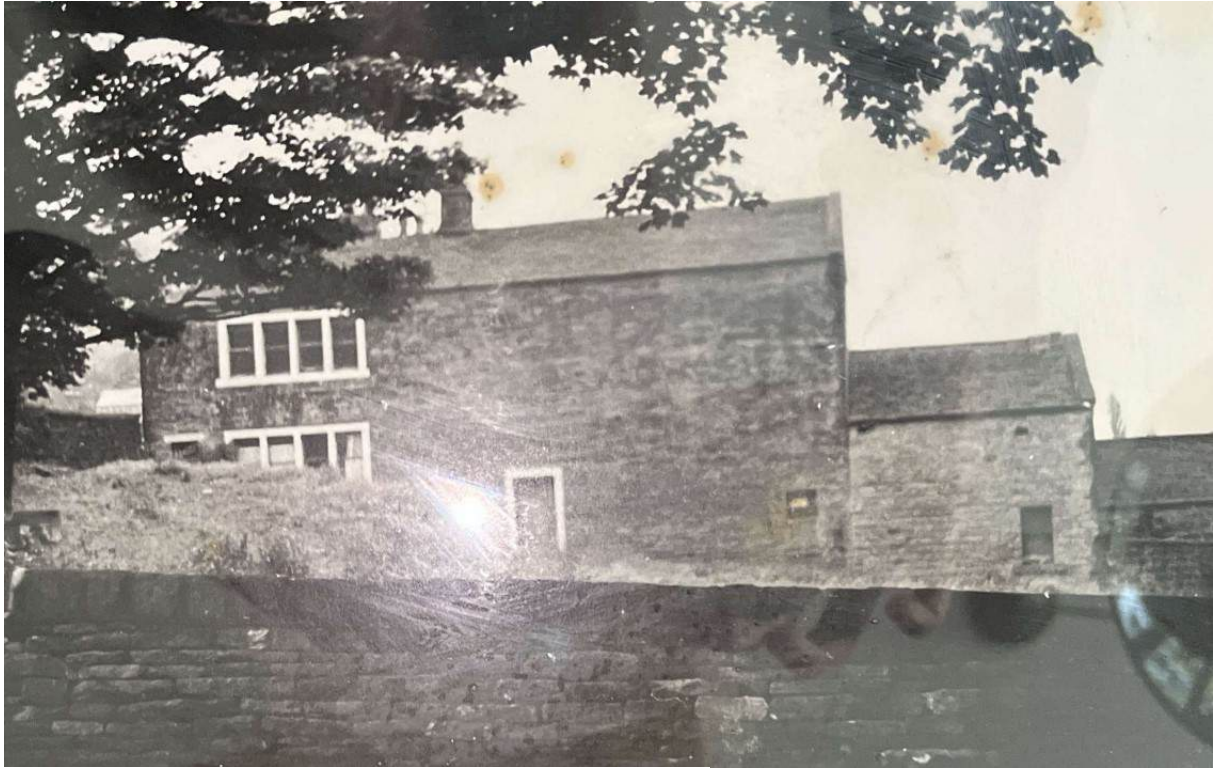


Photo of the west elevation with the barn and dwelling

### 3 - CURRENT PHOTOGRAPHS OF THE HOUSE

The house is used today as a single dwelling. Although the layout still reflects its historic two separate layouts the house has been amended to allow the circulation to be continuous between the two areas. The house still has two staircases and two main front rooms. With the existing window cill levels being relatively high it was never designed to utilize the fantastic views over Longwood Brook.





View from rear garden



View from



Photo of living room and rear windows



#### 4 – DESIGN STATEMENT

The house was originally built as two separate farm houses. As the houses were part of a small farmstead they were not designed to utilize the views across Longwood Brook. Today the separate farm outbuildings have been removed with the adjoining piggery was converted to be part of existing house. It is a desire of the client to enable the views of the local landscape to be enjoyed more from within the current house.

During the clients previous planning application for the property, part of the application was the proposal to erect a new extension to the internal corner junction of the house which would cover part of the listed windows. It was raised the planning officer that the conservation officer would not support an extension in this location and it would be a better solution if it was located to the rear of the non listed part of the house. (the previous converted piggery) As a result the client omitted this extension from the planning application to allow the current application to proceed to approval. This caused this application to be submitted as a separate application and relocating it to the location as suggested by the conservation officer.

From the history of the site, (see previous photos) this revised location for the extension had already been built on in the past to form a heavily populated stable blocks for the pigs which were owned by the farm. These outbuildings were all removed from the domestic garden of the house many years previously. It is the intension that the new extension will sit on this previous built location and thus help emulate the massing of the build which has already existed on the site.

#### EXTENSION

As the stone mullioned windows on the original house are listed the client wishes to create a glazed single storey rear extension which allows a sitting area that maximises the views of the valley and reservoir. The glazing will be on two elevations which will frame the dramatic views of the valley and the reservoir.

The extension has been designed to be of a contemporary design using lighter materials. Transparent materials show the contrast between the original old stone construction and the lighter new modern construction.

To maintain the light appearance of the extension the fascia will have a stepped profile to give the appearance of a refined fascia which does not dominate the overall construction of the extension.

To allow access into the extension from the living room it is proposed that the existing timber doorsets are removed and replaced with internal timber doorsets which match the style of the existing doorsets..

This style of extension has been used to solve similar extensions to buildings of similar character / dates and detail. We have shown some similar details below.



Example of contrast of heavy stone and new modern glazing



Example of contrast of heavy stone and new modern glazing



Example of contrast of original heavy stone of the house and new modern glazing and green roof



Photo of existing living room with minimum views of the rear garden



Existing windows to rear gable to barn conversion

## 5 – PROPOSED DESIGN

The design of the project can be seen demonstrated on the following 3d visuals.





## CONCLUSION

The house is located within a predominant location within the Longwood Brook valley. Although the great views exist from this location, they cannot be fully enjoyed within this house due to the poor location and heights of the existing windows / openings.

The proposed rear extension resolves the issues of utilising the fantastic views which exist from the site which have not been captured from the house earlier. The style has been designed to contrast with the existing house whilst using materials which referenced to the main house. The extension thus emphasising the original heavy weight construction of the house walls against the lightweight solution to the extension.

The external windows to the original house are the listed elements to the house and the proportions, scale and formation are to be respected and reflected within the extension design.

Full consideration has been taken to design, heritage, internal layouts, neighbouring properties to enable it to comply within the National Planning Policy Framework and to also create a solution that ensures the house keeps moving forward to suit family life styles and requirements. Whilst enabling their enjoyment of the fantastic views which can be seen from the rear of the property. With all other openings within the house fixed to the current small scale apertures this allows the non-interrupted views the client has dreamt of. We believe the proposed extension will make a positive aspect to the existing house.