

## HERITAGE STATEMENT

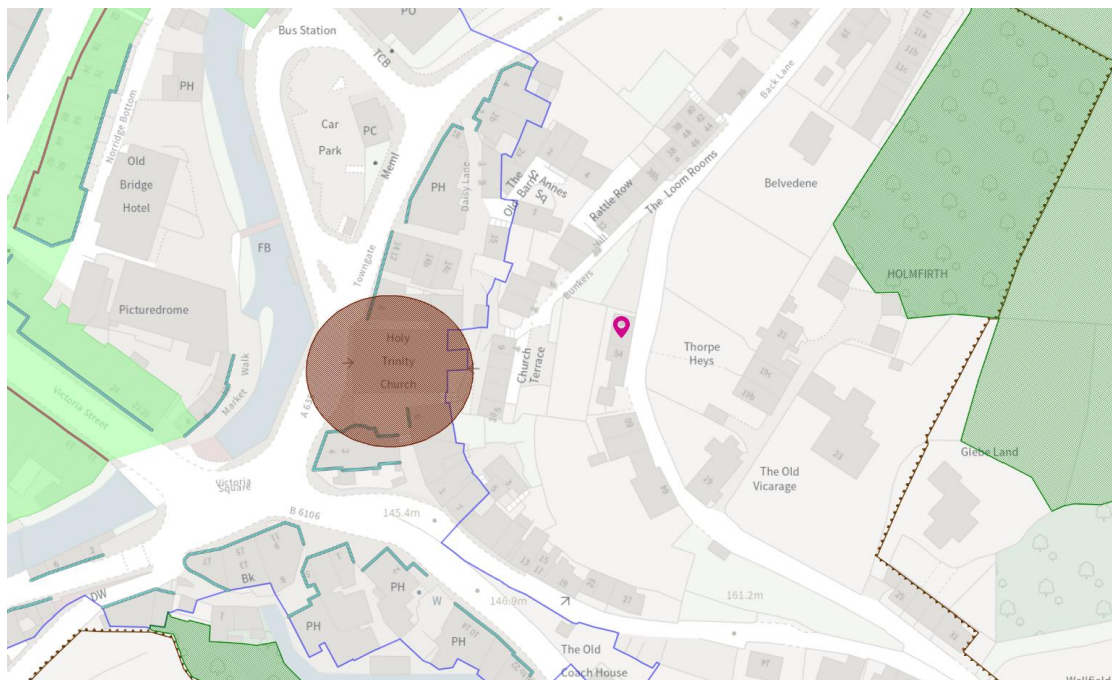
### **ALTERATIONS TO No. 50-54 BACK LANE, HOLMFIRTH,**

#### **LOCATION**

The site is located on Back Lane, Holmfirth and situated in the Holmfirth Conservation Area.

The application site is a Detached Dwelling, with the eastern elevation being a road facing position overlooking Back Lane and the west facing elevation taking a dominant view of Holmfirth Town Centre.

The Kirklees Local Plan denotes the site within the Conservation Area and within view of the Holy Trinity Church.



Kirklees Conservation Area – Above

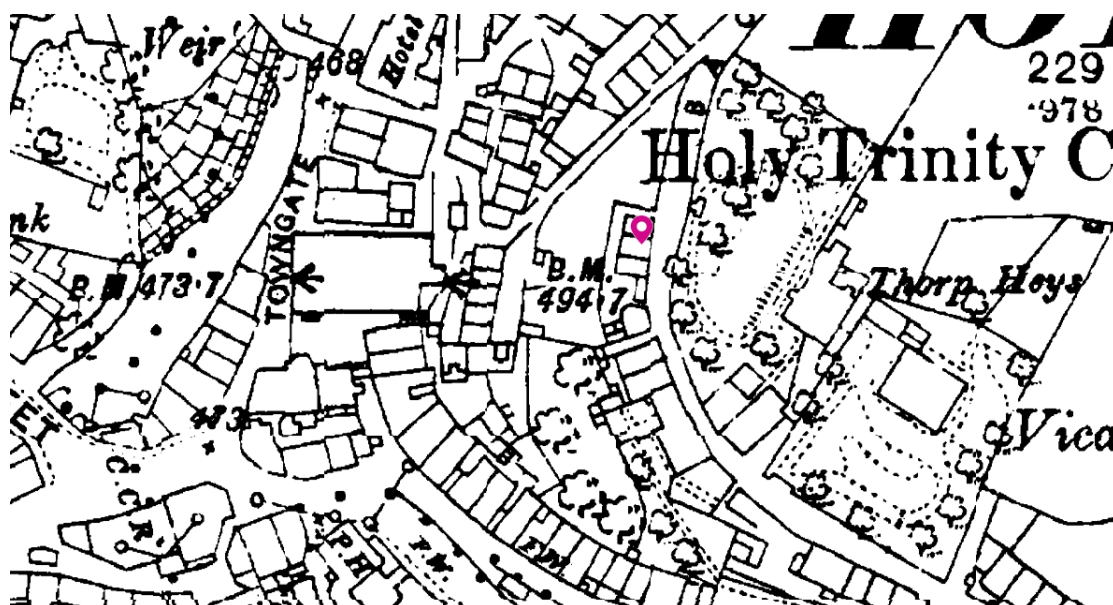
The property is not listed but is surrounded by locally listed heritage assets contributing to the character of Holmfirth

## DESCRIPTION

It has been difficult to find historical information relating to 50-54 Back Lane, however, the property's prominent position within Holmfirth suggests it is part of a historically significant area.

Holmfirth is well known for its rich heritage, with many buildings dating back to the 19th century, particularly in connection to the textile industry, which shaped the town during the Industrial Revolution.

It is believed that the properties were a terrace of 3 or 4 dwellings and connected to the Holy Trinity Church.



The above 1893 map shows the properties divided into 3 sections.

In 1999, planning permission was granted for the demolition of the original toilet block and erection of a single storey extension, it is this extension that our amendments relate to.



Above: Photos of the existing single storey structure

## **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 35 – Historic environment

Holmfirth Conservation Area Appraisal

Acknowledges the need for sensitive design to preserve the unique character of Holmfirth.



## **ASSESSMENT OF SIGNIFICANCE**

Holmfirth is an area of significant historical value characterised by Stone-built vernacular architecture with slate roofs. A consistent style and materials across its Conservation Area.

The nearby Holy Trinity Church in Holmfirth, a Grade II listed building, holds considerable historical and architectural importance within the town's conservation area. Built around 1780 by architect Joseph Jagger, the church exhibits classic Georgian features such as ashlar stonework, a stone slate roof, and a distinctive two-tier square tower with gothic battlements and pinnacles. Its setting, particularly with its prominent elevation and surrounding views, contributes significantly to the town's historical character.



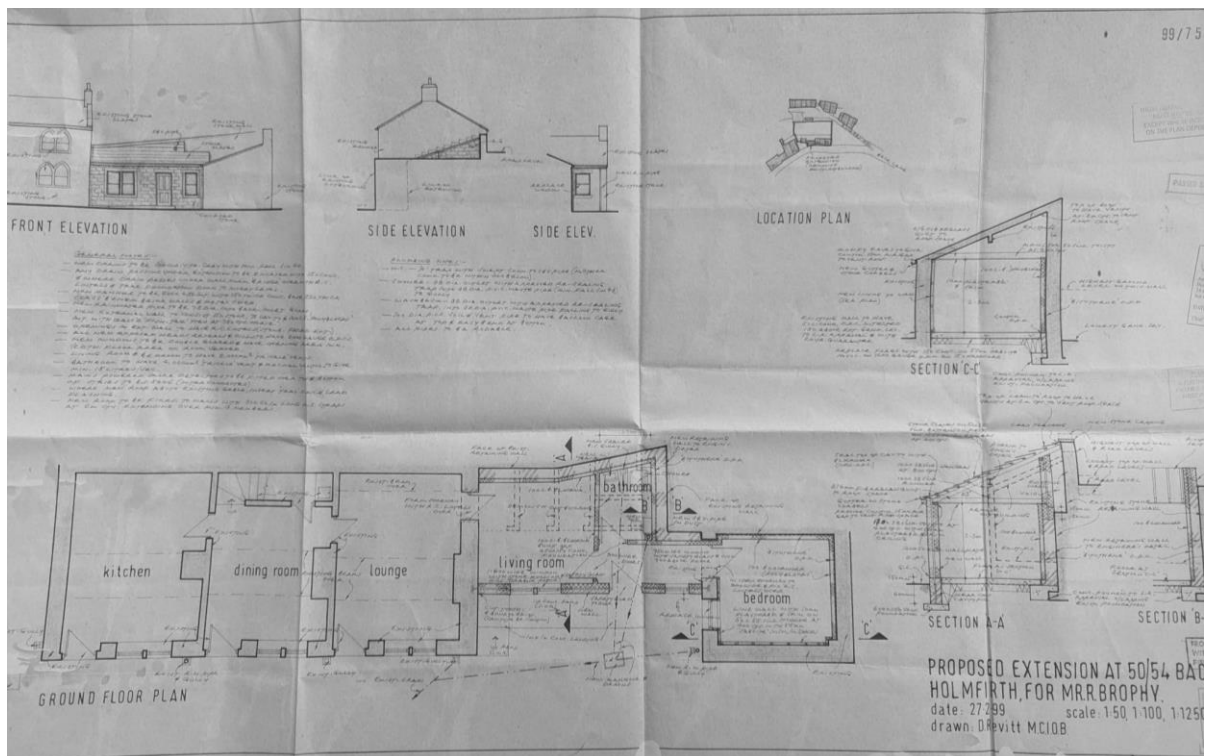
The single storey structure that our proposal relates, has limited impact or significance on the conservation, or the nearby Holy Trinity Church. Subservient to the original house, the 90's extension is set down and set back from any principle views.

## **CONTRIBUTION OF SETTING TO THAT SIGNIFICANCE**

The property at 50-54 Back Lane makes a positive contribution to the character of the Holmfirth Conservation Area due to its Architectural Style.

The building features arched stone windows and traditional materials, including local sandstone and slate, which are consistent with the vernacular design seen across Holmfirth.

The later addition, and single storey element built in 1999, uses similar materials, however, the contribution to the overall setting is minimal as it maintains an annex or out-building style appearance.



Above: Approved drawings for 99/90622

## **ASSESSMENT OF IMPACT ON SIGNIFICANCE / HERITAGE IMPACT ASSESSMENT**

The proposal seeks amendments to the existing west elevation of the existing single storey extension, to create patio doors. In addition, the proposal is for the installation of a timber covered pagoda with glass infills in the roof. The works will use timber materials that match the existing property and ensure consistency with the surrounding built environment.

The proposed patio doors and covered timber pagoda are located on the west elevation, positioned on the single storey element of the house, which is set back and less dominant within the conservation area.

The introduction of timber-framed elements, consistent with traditional materials, ensures visual continuity.

The covered pagoda is lightweight in design, with timber framing and glass infills that reduce its perceived bulk. It will not compete with the existing structure or the surrounding historic townscape.



The proposal respects the scale, form, and materiality of the existing building. No detriment will occur to the surrounding locally listed buildings or the wider Conservation Area. The pagoda design avoids excessive prominence and blends seamlessly into the west elevation.

### **PRINCIPLES OF JUSTIFICATION**

In accordance with the NPPF (Paragraph 196), the proposals will result in no harm to the heritage significance of the Conservation Area. The alterations are considered neutral to slightly positive, as they retain the building's character while improving its functionality.

The proposals are kept within a later addition to the property, and no changes are proposed to the original dwelling.