Heritage Statement

3 Well Hill Underbank, Holmfirth HD9 1EG

Planning application for the construction of a double storey side extension with front facing 1st floor balcony.

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Contents

1. Introduction

2. Site Context

3. Building Description

4. Significance of the asset

5. Conclusion

1. Introduction

1.1. This statement is prepared to accompany a planning application for the proposed construction of a double storey side extension to 3 Well Hill, Underbank, Holmfirth.

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 3 Well Hill, Underbank, located on the West of Dunford Road. This is a residential area Climbing up the hill side.

Figure 1

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

Figure 6

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

The sloping access road which leads up to site level, has one parking space for number 3 Well hill, along with further parking on site shared between 1,2 and no 3. *Note (numbers 1 and 2 Well Hill are one dwelling)* see figure 8 site boundary taken from deeds.

Figure 7

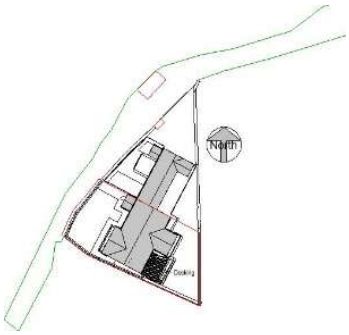

Figure 8

3. **Building Condition**

The building is semi-detached, it is in a position significantly raised above the access road with a stone boundary wall reaching heights of up to 6m and reducing to site level on the north side of the site. There are uninterrupted views of the valley from the property. To the front and side 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. Its evident that a some point the roof has been replaced with concrete roof tiles. The original covering being stone slate, the adjoining property still has its stone slate covering. The side elevation has been smooth rendered.

To the side leading on to the rear there are stairs leading on to a terrace, a further set of steps reach up onto another terraced area and meet the boundary wall. See fig 9.

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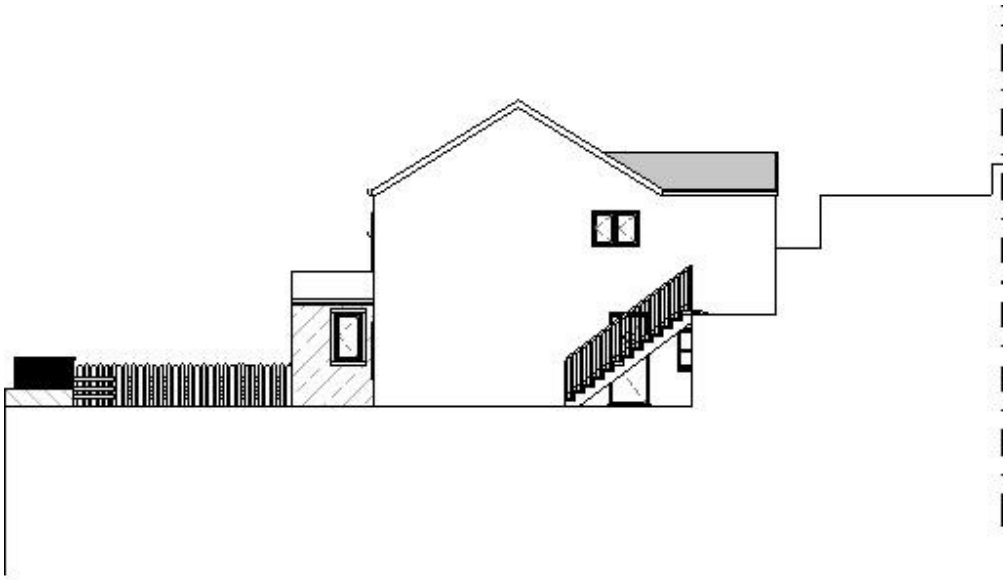

Figure 9

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 10*

Figure 10

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 side extension will provide valuable extra living space to the modern family home. Great care and attention has been taken to respect the local vernacular, whilst adding a contrasting touch of modern design, giving the project a sympathetic external appearance. The design will incorporate a super insulated shell, above and beyond building regulations. Low u value glazing will further mitigate heat loss. Along with rainwater recovery system, all lessening the environmental impact.