

ONE17

ARCHITECTS & INTERIOR DESIGNERS

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Design and Access /Heritage Impact Statement

Project: Window Replacement in a Listed Building, 10 Sike Lane, Holmfirth

Job No. 3635

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1. Introduction and Background

1.01. This document has been prepared to support an application for Listed Building Consent for the replacement of 5 no. windows in a listed property. The property is part of a row of terraces on the northern side of Sike Lane- east of the town centre of Holmfirth. The site falls within the Totties Conservation Area, shown below.

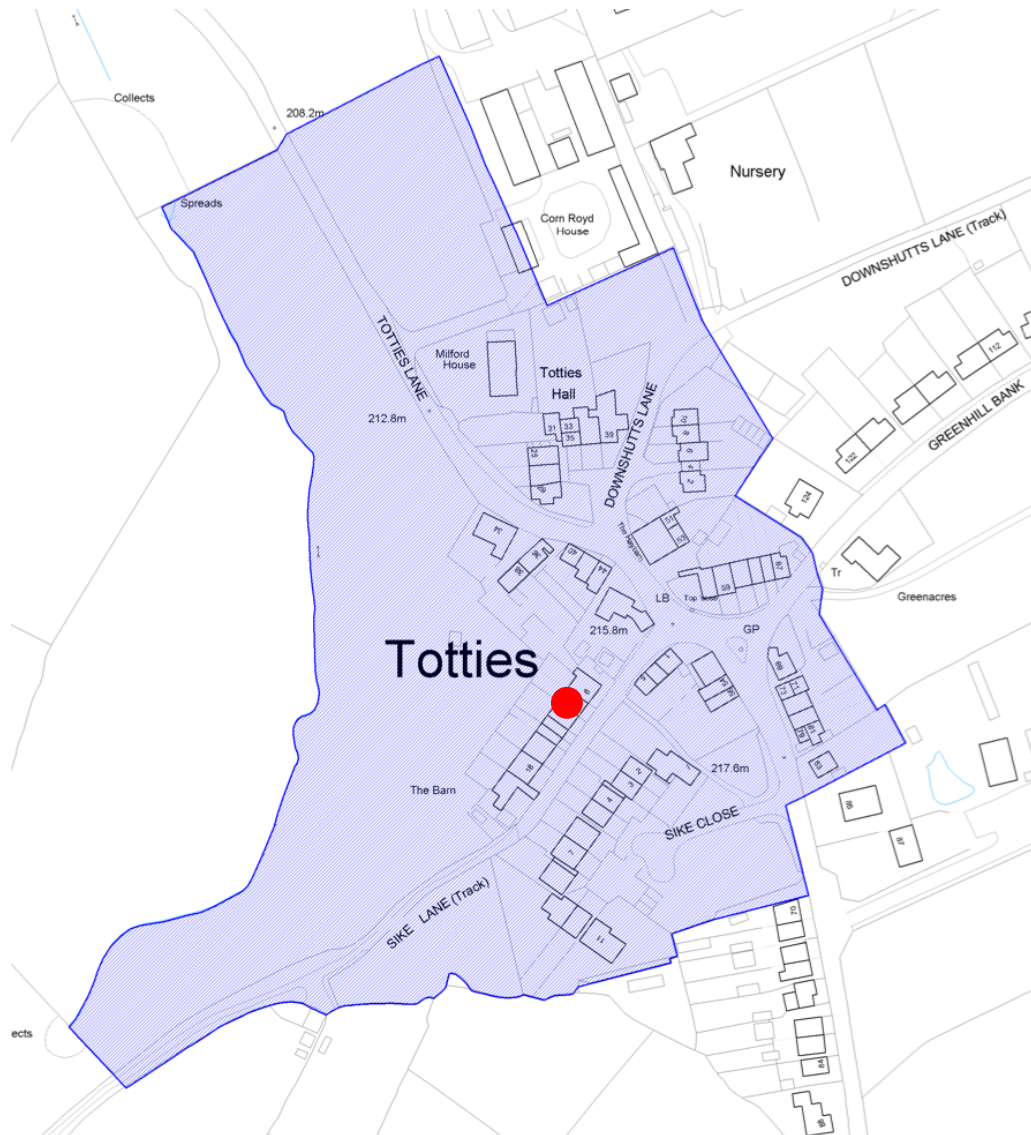


Figure 1: Application site shown by red dot in the context of Totties Conservation Area



Figure 2: Aerial view of site

1.02. The windows in question are shown highlighted in red in Figures 3 and 4 below.



Figure 3: Existing Elevations



Figure 4: Proposed Elevations

- 1.03. The row of terraces in which the property is situated was grade II listed in August 1983 and the listing consists of 4 properties. The list entry number is 1313580. The list entry is as follows:

SE 1508 SIKE LANE 13/292 (Totties) Nos 8, 10 and 12 GV II

Formerly 5 dwellings, part of row. Early C19. Hammer dressed stone. Quoins. Stone slate roof with 4 ashlar stacks. Three storeys. Nos 8 and 10 formerly had one 4-light stone mullioned window to each floor with ground floor entrance. Ground floor is now altered and includes one modern bow. Central stone porch to No 8. Stone mullions removed from upper floors. No 12 formerly 2 houses with 2 entrances, one in recent porch. Two 2-light windows to ground floor. Two 3-light windows to first and second floors.

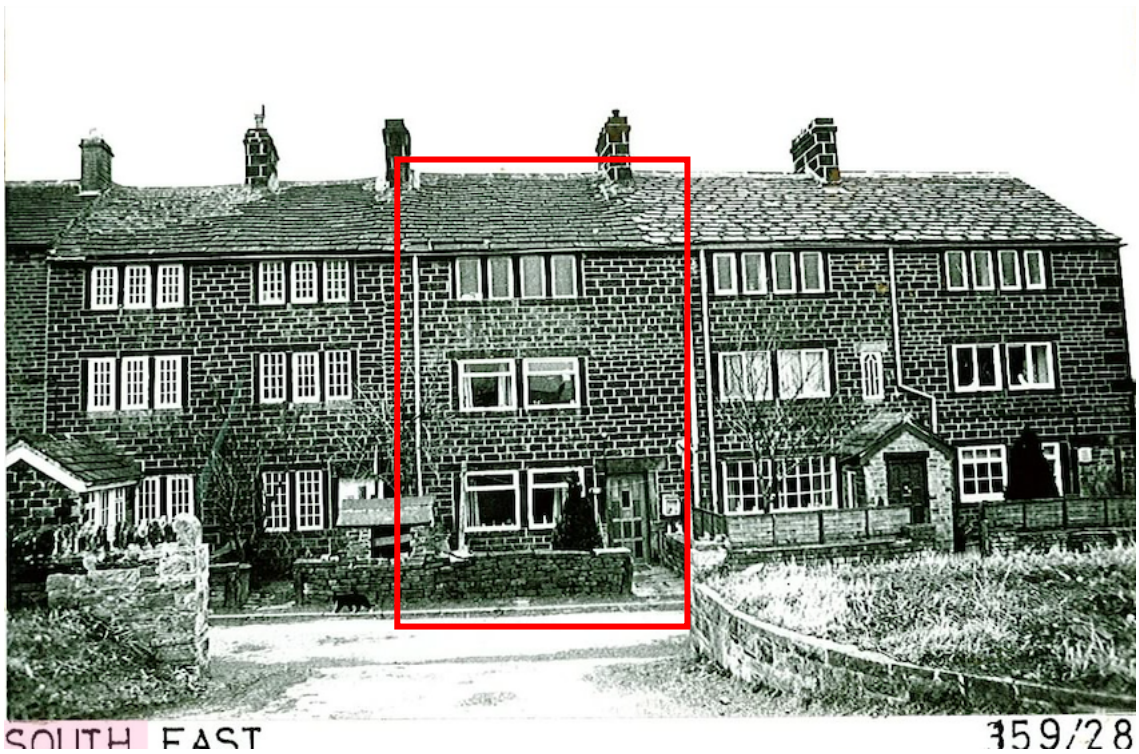


Figure 5: Photograph taken around the time of the list entry. Number 10 highlighted in red.

- 1.04. As can be seen from the listing, the windows to the ground and first floor were previously 4-light stone mullioned (the same style as the second floor) but were altered prior to the listing.
- 1.05. Sike Lane runs for approximately 765 metres from Totties Lane (east) to Sandy Gate (west).
- 1.06. There are several listed buildings in the Totties area all grade II listed dwellings, with the exception of 33,35,37,39 *Totties Lane*, which is Grade II*.
- 1.07. The proposed application will have no detrimental effect to any of the surrounding listed buildings.

2. Conservation and Design

- 2.01. The proposed replacement of the existing inappropriate top hung windows with high-quality timber vertical casement enhancing the visual character of the property.
- 2.02. Additionally, the proposed windows will closely match the appearance of the other existing timber windows, ensuring minimal impact on the building's historic character.
- 2.03. The replacements windows follow the existing fenestration pattern, with no alterations to the size, shape, or arrangement of the openings. The white finish

was chosen to match the other timber windows, preserving the uniformity of the terrace.

2.04. The images below show the replacement of the original windows.



Figure 6: Front elevation at time of listing



Figure 7: Front elevation at time of application

3. Relevant Planning History

3.01. There are no recorded planning applications or listed building consent applications for alterations to 10 Sike Lane. However, it is noted that an extension has been approved and constructed on the side of the adjoining property within the same grade II listed terrace. (Application number: 2008/90833) This demonstrates that some alterations and extensions have been considered acceptable within the context of the listed terrace, subject to appropriate design and heritage considerations. Whilst the current application is retrospective, it seeks to regularise the window replacements in a manner that respects the special architectural and historic interest of the building and its setting within the terrace.