



DESIGN & ACCESS/HERITAGE STATEMENT

Extensions, alterations and site works

at:

5 Cumberworth Road,
Skelmanthorpe
Huddersfield
HD8 9AB

for:

Mr and Mrs D Clay

job nr:

24107

date:

24 February 2025

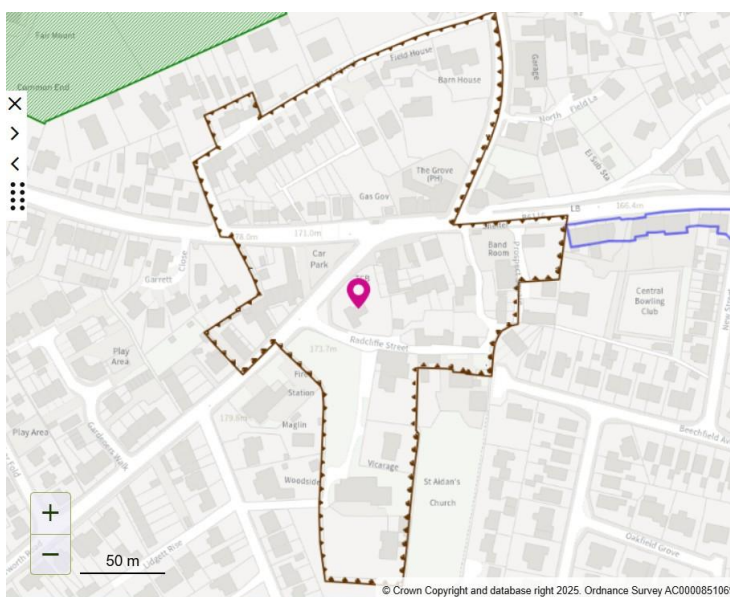
Introduction

This Design and Access / Heritage Statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Mr and Mrs Clay and provides sufficient information to accompany a planning application within a conservation area, for extensions, alterations and site works at 5 Cumberworth Road, Skelmanthorpe, Huddersfield.



The site

Skelmanthorpe has two distinct Conservation areas at the eastern and western sides of the village and this site lies within the eastern Conservation Area. It is located about 300m to the east of the Town Centre boundary of Commercial Road as shown below.



Skelmanthorpe is a small West Yorkshire village located within the parish of Denby Dale, in Kirklees, West Yorkshire. It is located approximately 9 miles south-east of Huddersfield and 9 miles east of Barnsley.

Like many local villages and towns in the area, Skelmanthorpe initially formed with agriculture as its primary industry, however in the early 19th century this gave way to weaving as the area grew around the cloth and textile industry. The production of stone and slates from the surrounding local quarries in the area provided materials for building the weavers cottages which form the local style.

The village benefits from a supermarket, church, doctors, opticians, and community centre, as well as leisure activities in the form of a cricket club, squash club, park, and kids play gym. There are also pubs and cafes located on Commercial Road. There are currently also plans for the Dearne Valley Sports and Community Centre to be built at Parkgate which will be a significant boost to the area.

Existing Use

5 Cumberworth Road is a detached dwelling located just to the west of Skelmanthorpe's village Centre. It is accessed via Radcliffe Street which bounds the site to the south. The site is further bound to the north-west by Cumberworth Road and to the north by the B6116 Huddersfield Road. To the east there are residential dwellings.

The dwelling of 5 Cumberworth Road is situated towards the southern side of a very generous plot, and is positioned with the front orientated towards the north-west. The dwelling has an existing access for vehicles off Radcliffe Street to the south, and a large, sloped garden to the north and north west. There is no vehicular or pedestrian access from Cumberworth Road.

The site levels vary largely across the plot, generally falling from the south to north and from east to west.

The building is a 1930's two storey dwelling, built with red brick at ground floor level. The first floor has a pebble dashed render and some timber detailing. The windows are mixed with some timber sash windows at first floor and predominantly double-glazed white uPVC at ground floor. The roof is finished in blue slate. There have been two low-quality single storey extensions added to the property previously with one to the south east and one to the north east.

Proposed Use

The proposals seek to make alterations to the existing building in order to create a more functional family home suitable to modern day living. The proposals would involve demolition of both of the former single-storey extensions to make way for a new two storey extension to the south east and a new single storey extension to the north east. These will allow for the creation of an additional bedroom, en-suite bathrooms and utility, as well as an improved dining/kitchen area leading to a new integral garage.

Relevant Planning History

There have been no relevant applications associated with this address.

Site Photographs



Design, Appearance and Layout

Design:

The proposed alterations and extensions to this property have been carefully considered to provide a more functional layout which will allow it to serve as a large family home. The alterations will result in a significantly better performing building with some essential modernisations, which are required to make this a comfortable energy efficient dwelling.

This statement aims to demonstrate that the proposed works will improve the appearance of the building and its function, whilst successfully preserving the character of the Skelmanthorpe Conservation Area.

Layout:

The original layout of the property is effectively the wrong way around in terms of its layout and access. The 'front' of the building which is orientated towards Huddersfield Road has no direct access (either pedestrian or vehicular) and is therefore never used as a means of access to the building (as reflected in the overgrown original front steps). All access is via Radcliffe Road to the original 'rear' of the building, however there is no formal entranceway to this side either, as one door directly accesses the kitchen, and the other is into a small lobby off the lounge.

The current property has 4 bedrooms located over two floors and is in serious need of renovation. The former extensions are formed in a poor-quality brick which doesn't match the existing, and the mixture of windows and doors have resulted in an incoherence in style.

The proposals seek to demolish the previous poor extensions to make way for new higher-quality extensions which will complement rather than detract from the existing building structure. The new extension to the south east will be a two-storey extension with a slightly larger footprint

than the original. At ground floor this will allow for a replacement bedroom with an en-suite shower room, as well as a new cloakroom and utility room. At first floor a new 5th bedroom is created with an en-suite.

The new single storey extension to the north east will again replace the former single storey extension and will provide a formal entranceway/porch leading to an open plan kitchen dining area. This will be then linked to an integral garage and ground floor WC.

Appearance:

The existing building comprises of a typical 1930's plain red brick at ground floor level and a pebble dashed render at first floor. The later extensions have a plain brick which doesn't match the existing. These are poor quality additions with no merit.

The new extensions are proposed to be in a locally sourced natural stone which will better complement the surrounding buildings. Natural blue slate will be used for the roofs to match that of the existing dwelling as well as those of the surrounding buildings.

The existing red brick and pebble dashed render of the existing building which isn't covered by the new extensions will be rendered in an off-white colour which will complement the new natural stone walls of the extensions.

The current incoherent mix of windows will be replaced with new 'Aluplast Flush 70', flush sash style casement windows. The windows will be in a 'pebble grey' colour for a conservation style appearance. The windows will be a considerable improvement to the thermal efficiency of the property. The windows are triple glazed and have excellent U values as well as being Part Q Secured by Design.

Scale

The proposed scale of the new extensions have been proportioned relative to the main existing dwelling and are designed to remain subservient to the original. The large plot on which the dwelling sits, ensure that the proposed extensions still allow for large outdoor spaces which are in keeping with the size of the property. The existing property had a footprint of 67m² and a total of 109m² GIA of accommodation over two floors. The later ground floor extensions increased this to a total GIA of 142m².

The GIA of the new extension to the south east is 60m². This replaces the former extension on this side which was 13m². Whilst the new extension is over two floors, the eaves height of the extension is set to match that of the original dwelling and a double gable means the ridges sit considerably below the height of the original main roof.

The GIA of the proposed new single storey extension to the north east is 29m². This replaces the former extension on this side which was 17m².

The new link and garage have an additional GIA of 40m².

In order to reduce the impact of the new extension to the north east, the design proposals work with the existing site levels so that the integral garage is in a set-down position on the site. The garage is also orientated to align more with the eastern boundary of the site to make a more efficient use of the space.

Landscaping and trees

There has historically been a planted boundary to the site, though this has been removed in more recent years. The proposals do seek to make some alterations to the site overall and will involve the levelling of the garden to the north as indicated on the proposed site plan. There will also be a raised patio to the north east and a new patio area to the south west side. Some new soft landscaping and trees will be provided as indicated, recreating the screened boundary to Cumberworth Road.

Access

The current access to the site is via Radcliffe Street to the south west. This road adjoins Huddersfield Road to the north west.

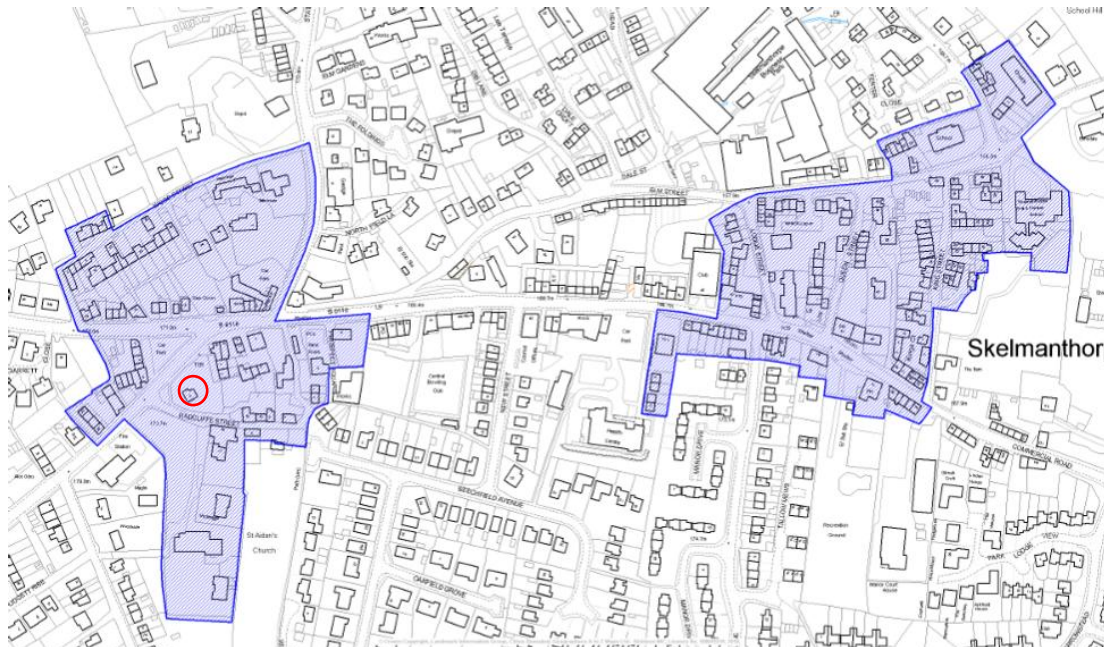
There is an existing access driveway off Radcliffe Street to the property which currently serves a small gravel hardstanding area for two vehicle parking spaces associated with the property. The existing access is retained and will provide access to the new driveway.

The proposed alterations allow for a new double garage plus additional parking spaces to the drive. There is also sufficient space to allow for a vehicle to turn so that a car can exit the driveway in a forward direction. New vehicular and pedestrian gates will be added to the driveway for security. A new pedestrian path will then lead from the pavement on Radcliffe Street to the new porch entranceway.

Heritage Impact Statement

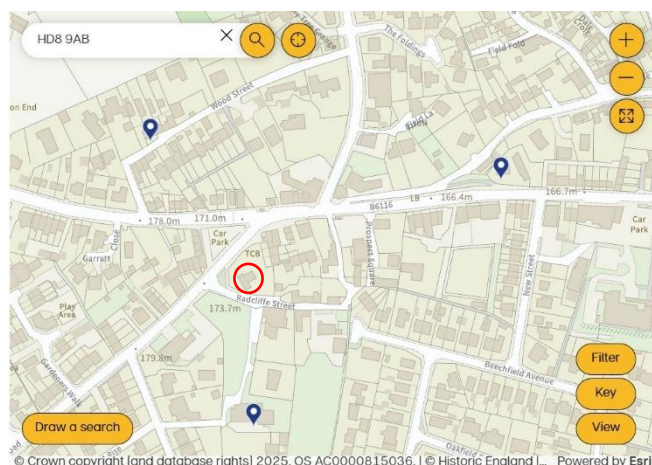
Significance of the Heritage Asset

The application site is located within one of two Conservation areas within the village of Skelmanthorpe. 5 Cumberworth Road is located within the western Conservation Area as indicated below



The Heritage asset is primarily the Skelmanthorpe Conservation Area. The building of 5 Cumberworth Road is not listed and there are no listed buildings directly adjacent to the site.

There are a few listed buildings located in the area however and the most relevant buildings are detailed below with their listing number and description. A map has also been shown below to indicate their proximity to the application site.



Church of St Aiden, Grade II Listed

Listing reference: 1135306

Church. 1894-5 by G. F. Bodley and T. Garner, in Late Gothic style. Hammer dressed stone with ashlar dressings. Brick south wall. Pitched slate roof with small gabled bell-cote. 5-bay nave with 4-bay pitched- roofed north aisle of similar proportions. 3-bay chancel, with vestry on south side. Gabled north porch on western bay of nave. One 3-light and two 2-light traceried chancel windows. Paired lancets to aisle, with trefoil in head. Two 3-light traceried west windows, to nave. 3-light traceried east window. Wheel window to south side of chancel and to porch.

Interior: 4-bay arcade, between nave and aisle, on octagonal piers. Similar 5-bay arcade along south wall of nave. Good, carved oak commemorative reredos of c.1917 at east end of aisle. Commemorative stained glass east window (1891). Square, late Anglo-Saxon or early Norman font (Pevsner) on C19 or C20 pedestal. (Font said to have come from High Hoyland.) 3 interlaced arches on 2 sides. 2 panels on a 3rd side, and on the 4th side 4 panels with scrolls and foliage, two of which have figure heads at the top. Lead lined. Vaulted wood ceiling to aisle and chancel. Arched braced collar roof to nave. Wooden block floor to seating area. Small, simple chairs for pews.

1 Wood Street, Grade II Listed

Listing reference: 1135273

House, at one time divided. Early C19. Hammer dressed stone. Stone slate roof (bitumen covered). Ashlar stack to left, brick stack to right. Two storeys. Near-central doorway with deep lintel and big jambs. 4-light window to right. To left is an inserted doorway probably replacing a window, two lights of which remain to the left. One 3-light and one 6-light window to 1st floor. Outshut to rear, right, same build. Later addition to rear left. House to right, same build, not included in the item.

5 Commercial Road, Grade II Listed

Listing reference: 1135294

Detached house. Dated 1642. Dry coursed rubble. Quoins. Stone slate roof (renewed) with hollow chamfered coping to left gable. Two storeys. Near-central doorway with square jambs and big lintel inscribed 1642 T.I. Windows are double chamfered. One 5-light to left and one 4-light to right, both with 2 mullions removed. These both have hood mould which continues up and over doorway. One 5-light and one 2-light window to 1st floor. Both gables have double chamfered windows, some blocked or altered. Continuous outshut to rear, probably of same date, with doorway and small 2-light window to each side, both with mullion removed.

Chamfered beams and stop-chamfered joists to left room.

The textile heritage of the area is still visible in the form of the former weavers' cottages and stone terraced buildings which are located within the two Conservation Areas of the village. The buildings in the area are predominantly stone built terraces and cottages with slate roofs. There are more modern additions in close proximity such as the new housing development 'Gardeners Walk' just a short way up Cumberworth Road, though this is outside of the Conservation Area.

Impact of the proposed development upon significance of the Heritage Asset

Local Plan Policy LP35 states that 'development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset'

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character of the Conservation Area.

As mentioned above, the predominant local building materials within this western Conservation Area are stone built terraces and cottages with natural slate roofs and natural stone slate roofs. More modern off-

white renders have also been used on a number of buildings in close proximity to the application site as shown below. There are also some more modern stone built garages located close to the site.



Across from site on Huddersfield Road – The sandwich shop and fish and chip shop in stone and white render respectively with slate roofs



Radcliffe Street – Looking at existing stone barn and new stone garage adjacent to site. Also white render building to the right.



Radcliffe Street – a mixture of newer stone and render garages, stone dwellings, and white rendered dwellings

This proposal seeks to demolish two existing poor quality brick single storey extensions and replace them with two new stone-built extensions. There will also be additional associated alterations as well as site works.

The existing extensions offer no merit to the conservation area due to their materials and poor quality. The mix of window styles and materials also do not complement the conservation area, and the existing building is in need of significant improvements to bring it up to a modern standard of living.

The proposed extensions are to be constructed in a locally sourced natural stone which will be much more in keeping with the local vernacular. Whilst there are some other brick buildings within the area, they are interspersed additions from the 1930's and do not reflect the main character of this former weaver's village.

The new stone extensions will be of a high-quality construction and will enhance the new façade particularly from the primary approach off Radcliffe Street.

The remaining walls will receive an off-white render to complement the new stonework and again this will reflect better the local buildings surrounding the site as shown by the images above.

In place of the later mixture of white UPVC windows and doors and existing timber windows, a new set of windows and doors are proposed which will all be in a matching style which are more sympathetic than the white uPVC to the Conservation Area.

The new extensions whilst larger than those they replace, are appropriately proportioned to the large site and sit respectively subservient to the host dwelling.

The proposed alterations and improvement will not only create a better more functional family home which is significantly more sustainable and efficient, but will also result in a more coherent building which will complement its surroundings and serve to enhance the Conservation Area setting.

Summary

ADP Architecture and Design Ltd believe that based on a careful and considered study of the area, a design has been proposed which successfully preserves the character of the Conservation Area and its assets, whilst providing a well proportioned and sustainable home meeting current living standards.

ADP Architecture and Design Ltd