

Design, access & heritage statement

application: Single Storey Extension to Existing Garage at Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton, WF4 4AQ

applicant: Miss Pamela McAllister

date: 22 March 2025

Introduction

This design, access and heritage statement has been prepared by the applicant and provides sufficient information to accompany a planning application for proposed single storey extension and conversion of existing single garage into a garden room at Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton WF4 4AQ.

The property is located between the villages of Flockton and Emley within the district of Kirklees. The site is not in a conservation area and there are no public rights of way. Grange Cottage is the small southwest section of a 17th century, Grade II listed stone building, that was originally 1 private dwelling now subdivided into 3 private properties; Grange Cottage (the applicant property), Kirkby Grange Hall and Kirkby Grange Farm. The single garage to Grange Cottage is situated approximately 50 metres to the southeast of the main building and does not form part of the listing. The applicant has owned the property since 2021 and is seeking to gain planning permission to add a single storey oak frame extension to the existing garage and convert it into a garden room to enjoy the south eastly views beyond. The proposals are all shown in detail on the accompanying application drawings. The design of the proposed garage extension has been carefully considered to enhance the functionality and aesthetic of the existing building while ensuring it integrates well within the surrounding area and complies with local planning policies.

Use

The current use is ancillary to the main house will not change by virtue of this application. Its purpose is for the enjoyment of the dwelling holder. The existing downstairs living space to the main house is dark so the sunroom to the garage will provide space to enjoy daylight with the far reaching countryside view, improving wellness.

Amount, Layout and Scale

The extension design is single storey, which ensures it maintains the overall balance and character of the building. This scale has been chosen to respect the proportions of the original building, ensuring the extension does not overwhelm the existing structure or the streetscape. The extension is positioned to the side of the garage that does not face the listed building nor any of the existing properties. This positioning minimizes any adverse effects on neighbouring privacy or amenity and maintains a reasonable separation from boundary lines.

Appearance

The design of the extension complements the existing building through the use of matching materials, such as stone slate roof tiles, stone walls, timber windows and doors, ensuring a cohesive visual appearance. Any changes to the landscaping as a result of the proposed extension will be minimal with the garden areas remaining open and functional. Where necessary, soft landscaping elements will be incorporated to soften the appearance of the new structure and integrate it into the environment.

Access

There is no new vehicular or pedestrian access or modification of the existing access required.

Significance of the Heritage Asset

The garage to Grange Cottage is not listed and it is not in a conservation area. It was constructed in the 1990's.

Listing Description to Grange Cottage

SE 21 SW CLOUGH ROAD Emley 1/24 Kirkby Grange Hall 29/3/65 (formerly listed as Kirkby Hall, Kirkby Lane)

II

Large house, now divided. Circa 1606 for Sir Richard Assheton of Middleton, Lancashire, for his second son Ralph. C18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof (turned, and lowered in parts). Altered stacks, originally ashlar. Two storeys and attic. U-shaped plan with 2 facades at 90° and two projecting wings at rear. The two facades are similar in character each with a gable to right and of 3 bays with entrance between 1st and

2nd bays. The main entrance on south side has elaborate lintel with scrolls and shields and in raised letters, LAUS DEO. Bays of double chamfered windows, mullioned and transomed, arranged: 10, 6 and 10- light on south side, and 10, 6 and 14-light on east side. Each gable apex has a 3-light window. Continuous drip mould over ground and first floors. Wing on north side mainly altered and roof lowered.

Arched fireplace, 10 ft. 6 in. wide, in north-east parlour. Each arch- stone bears number and mason's mark. Other rooms have plastered beams and cornices.

H. N. Pobjoy, A History of Emley, 1970

Impact of the proposed development upon significance of the Heritage Asset

I suggest that the proposed extension to the garage overall will not impact the significance of the Heritage Asset

Conclusion

The proposed single-storey extension will enhance the functionality and quality of living within the property whilst maintaining respect for the existing building and the local environment. The layout and scale have been carefully considered to ensure they are appropriate to the site and surrounding area, with minimal impact on the amenity of neighbouring properties. I respectfully request approval for this application and believe it will contribute positively to the property and the local community.

I trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact the applicant.
