HERITAGE DESIGN AND ACCESS STATEMENT

AND

PLANNING SUPPORTING DOCUMENT

PROPOSED GARAGE CONVERSION

TO

THE ALBION INN,
54 KNOWLER HILL,
WF15 6DA

Prepared by

jha
ARCHITECTURE

1. Introduction – Proposed Garage Conversion

This Heritage Statement has been prepared in support of a planning application for the erection of a first-floor extension to an existing detached garage at Albion Inn, Knowler Hill, Liversedge, WF15 6DP. The purpose of the extension is to provide additional accommodation whilst also providing additional internal space.

The proposal seeks to respect the historic and architectural character of the property, its setting and surrounding area, while accommodating the modern needs of the family. It should be noted that the proposals do not affect the structure, materiality, or the aesthetic & significant facade of the adjacent building (the Albion Inn).

2. Site Description

The site can be found in Millbridge, Liversedge and is situated within a rural context. Access to the property can be found from the 30mph road, Knowler Hill. The site currently has an area of 693m² CIRCA and the proposed area of change is 33m² CIRCA as a vertical extension.



Figure 1.1: Showing 54 Knowler Hill (Albion Inn) on the map.

3. Building Description

Albion Inn is mainly built from limestone and has a pitched slate roof. All the windows are double chamfered, and the rear of the house is part obscured by a recent ground floor extension. The garage can be found to the left-hand side of the main building and consists of the same materials. Should the application be accepted, the garage alterations would be undertaken to give the same finish as the main house, thereby being harmonious to its surroundings.

4. Access

Should the application be accepted, access to the property will remain the same. The occupants will still have storage space in the garage for vehicles and the driveway will not be affected. Traffic will not increase as the proposal only affects the internal gross space and is a vertical extension.

5. Flood Risk Assessment

The figure below shows the site, which is located just outside of a Flood zone 2 and therefore undertaking a flood risk assessment is not necessary.

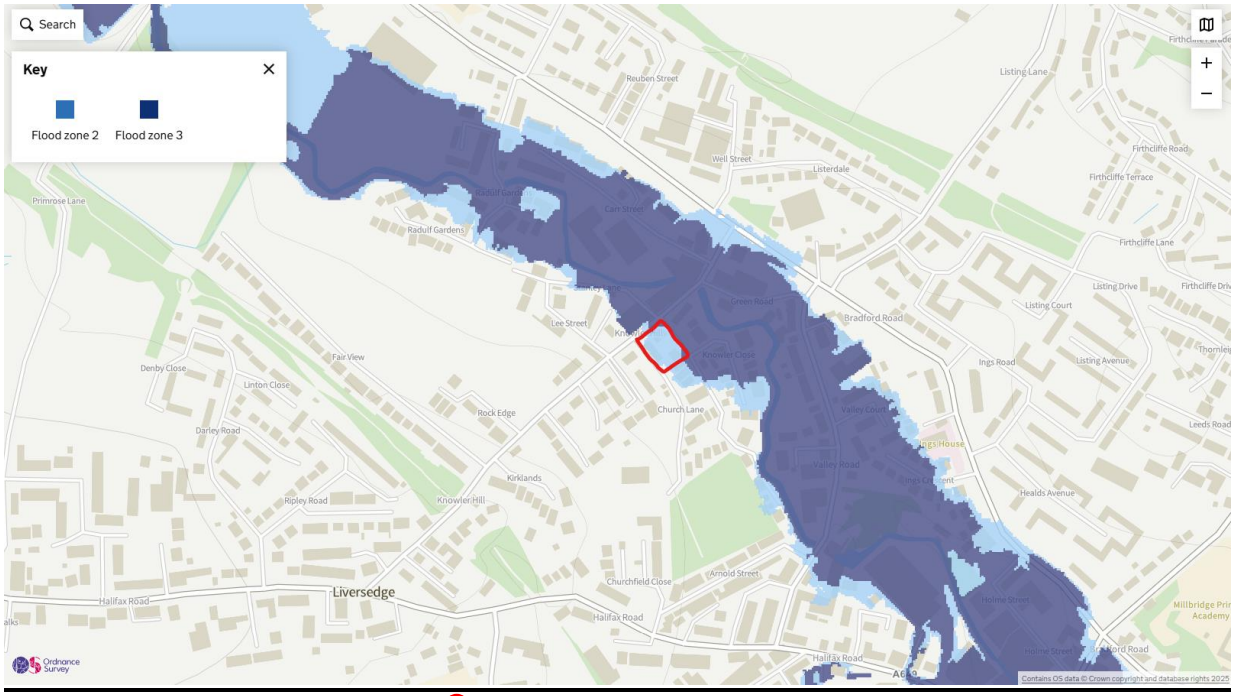


Figure 1.2: Showing Floods risk assessment = *Proposed Site Boundary*

6. Proposed Scheme

The proposal seeks permission for the erection of a first-floor extension in the detached garage. The design of this extension has been carefully considered to respect the original character of the Albion Inn. All materials will match existing. Similar stonework will be used, and the roof will be constructed from slate tiles to ensure the extension will compliment the existing building. The design will feature a gabled roof and timber frame windows that reflect the existing architecture of the Albion Inn. The scale of the extension has been carefully tailored, therefore, not overwhelming the existing main building, nor detracting from the building's historical significance. The extension will have minimal visual impact, subservient to the existing house, and the extension will not result in the loss of any significant landscape features. The garage is stepped back from the main road and will not affect the visual impact from the facade.

7. Heritage Value of Albion Inn

Its design and construction are in keeping and representative of the local traditional architecture of the area. Key features include double chamfered windows, 4-light windows to the left and right (1 on each floor) and a pitched slate roof. The property may have also been a key feature in the community's social and economic life over the years, contributing to its heritage value. Formerly a pub, the Albion Inn is a listed II building, however, the garage is a modern construction and does not detract from the historical value of the property as a whole. The development will not add traffic nor congestion to the area as the occupancy levels of the property will remain the same. The development will simply improve the living space for the occupants.

8. Conclusion

In Conclusion, the proposed erection of the first floor extension to the detached garage of Albion Inn, is a design that does not interfere with the architectural and historic significance of the main house. The character of the building will be preserved and complimented. The scale of the proposal will remain subservient to the existing main house. The cultural heritage value of Albion Inn will be maintained, and the proposal aligns with the local relevant planning policies.