

Heritage, Design and Access Statement

Supporting Application to 3 Grove Farm, Kirkgate, Hanging Heaton, Batley

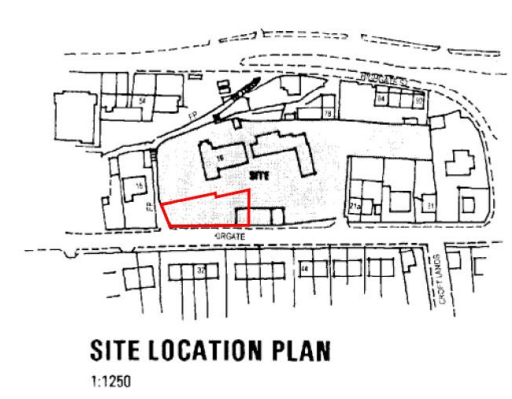
Heritage Statement

Background and Proposal

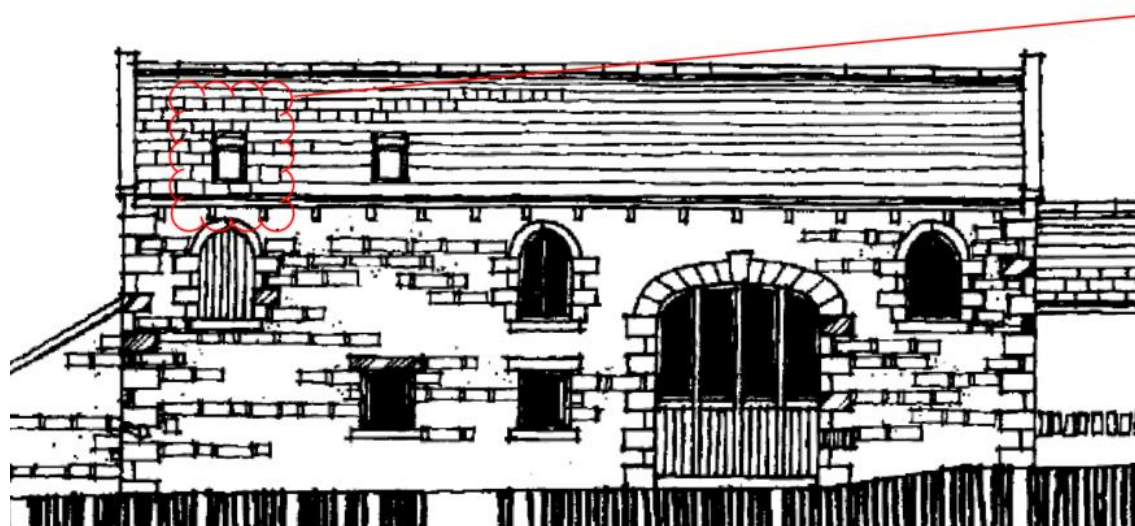
This heritage statement has been produced to accompany the drawings for the application for the installation of one rooflight within the existing roof structure

Heritage and its setting

The existing building is sited on Kirkgate in the village of Hanging Heaton, part of the conurbation of Batley. The dwelling is a two storey semi-detached end cottage in a run of 2 properties, within a recently developed group of properties converted from original farm buildings. The dwelling consists of 3 floors of accommodation with the proposed rooflight to be installed in the roof structure above the bathroom on the uppermost floor. The bathroom currently contains no other windows. There is also a substantial private garden to the side.



Location of 3 Grove Farm, Kirkgate



Proposed location of rooflight in existing roof structure (shown in red bubble)

Heritage Significance

The property is Grade II listed and was built in c.1900. The listing was approved in May 1991. Further heritage information on the dwelling is unknown.

Setting, Character and Appearance

Barn. Mid C19. Dressed rubble with ashlar dressings and stone slate roof with ashlar coped gables. Flush ashlar quoins. Street front, has off-centre segment headed cart entry with flush ashlar surround and central keystone, plus 3No. timber framed windows at Ground Floor level..

The property was part of a conversion of former farm buildings into residential development. 3 Grove Farm was an old barn and split into 2 properties with new build additions.

Proposals

The proposal seeks to add a rooflight into the existing roof structure within the family bathroom space on the uppermost floor. Currently the bathroom has no existing windows and suffers from a distinct lack of natural light and ventilation with the only ventilation being provided by a small extract fan which is insufficient to prevent mould growth.

The rooflight will match the size and appearance of the existing rooflight in the adjacent bedroom space.

Design and Access Statement

Existing Use

The existing use of the site is an existing dwelling property with Grade II listing.

Proposed Use

The proposed use of the main cottage building is to remain a dwelling.

Access

Access to the existing property is off Kirkgate, onto Grove Farm cul-de-sac. There are currently 2No. parking spaces located in a detached double garage with 2No. spaces in front of it, all of which is set down from the main property.

Layout/Size

The proposal does not seek to increase the floor area of the dwelling.

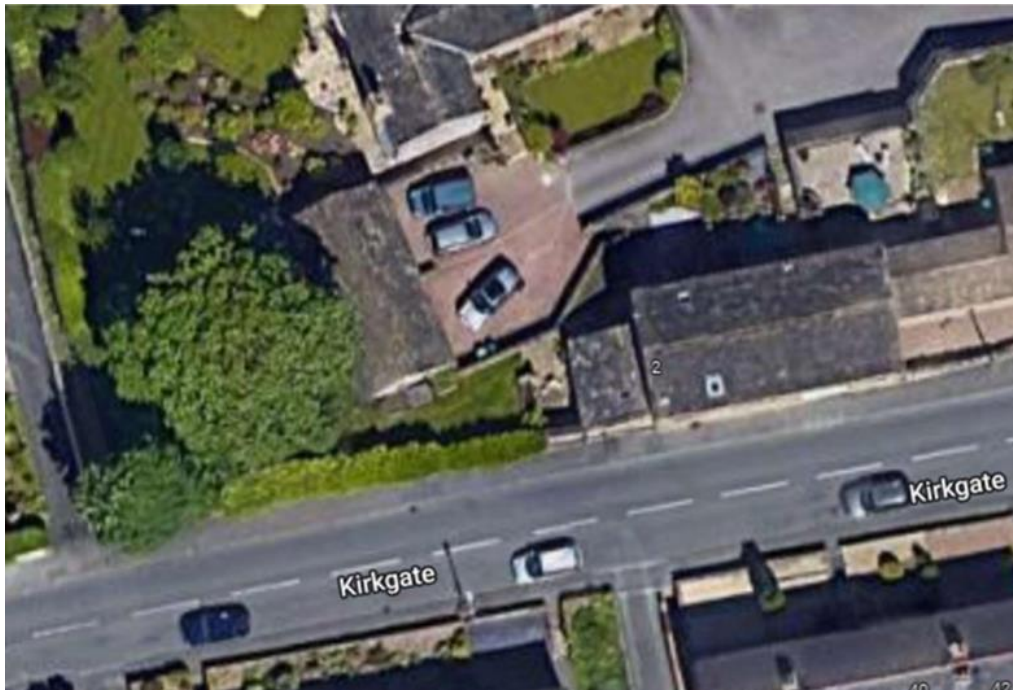
Design

The proposal is to add one number rooflight into the roof structure to add natural light and ventilation to the existing family bathroom that currently has no windows. The rooflight will match the size and appearance of the existing rooflights that were installed previously.

The rooflights cannot be seen from street level and will be installed in the pitched area of the roof at the same level as the existing rooflight which is circa 2m above finished floor level and therefore do not have an issue with overlooking either into or out of the property even from the elevated



View of 3 Grove Farm from Kirkgate



Arial View of 3 Grove Farm showing existing rooflights.



View from Kirkgate showing adjacent properties.



Approximate location of rooflight installation shown in red



Existing rooflight in adjacent bedroom