

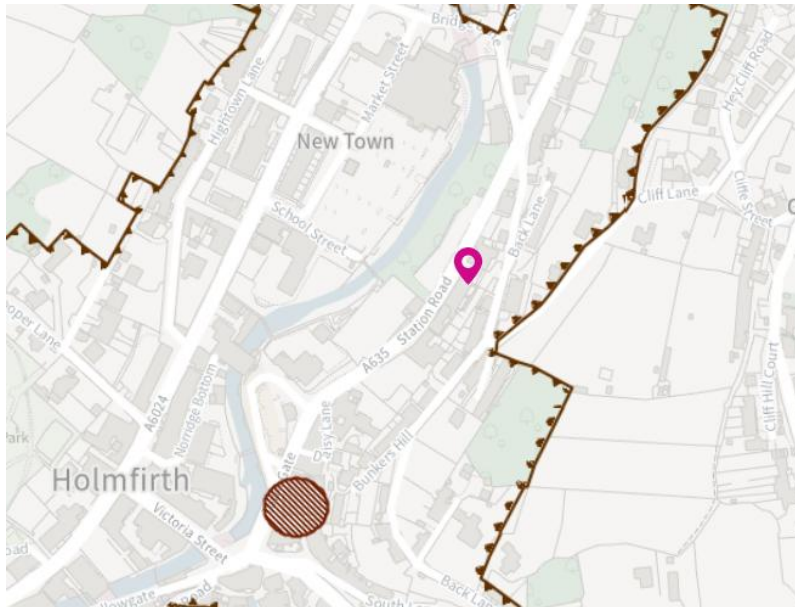
HERITAGE STATEMENT

REMOVAL OF EXISTING DORMER AND INSTALLATION OF TWO NEW VELUX ROOFLIGHTS TO THE FRONT AND REAR OF THE PROPERTY AT 26 STATION ROAD, HOLMFIRTH

INTRODUCTION

This Heritage Statement is provided to outline and evaluate the historic interest and potential impacts of the proposed removal of existing dormer and installation of Velux rooflights at 26 Station Road, Holmfirth, situated within Holmfirth Conservation Area.

This assessment has been conducted in accordance with the Kirklees Local Plan, Kirklees SPD and National Planning Policy Framework to ensure that the design and alterations are appropriate and compliant.



Kirklees Local Plan Map showing the property within the boundary of Holmfirth Conservation Area

LOCATION

Holmfirth is a former Pennine mill town, set to the south of Huddersfield and within the valleys of the River Holme and Ribble which meet in the town centre. Consisting of stone properties designed in the late Georgian and Victorian era, many properties are inhabited over three floors which is a nod towards the textile industry that dominated the village, identifiable by the distinctive line of continuous weavers windows.

Holmfirth became designated in 1972, extended in 1990, and is divided into seven character areas. The application site is located on Station Road and situated within the New Town subdistrict.

Station Road acts as one of the principal approaches to the historic town centre of Holmfirth and there are several heritage assets along the route before arriving in the main heritage area of Old Town. Situated to the north of the property is the Railway Station Building (entry 1228523) from which the street name derives from. To the south of the

application site lies two properties within a row of houses, No. 25 & 27 Station Road (entry 1134822) of which have Grade II status.

Adjacent to the application site is a Local Authority pay and display car park and therefore there is no immediate property overlooking the application site and thus causing minimal impact to the locality.



Character Areas map taken from Holmfirth Conservation Group area appraisal

DESCRIPTION

26 Station Road is an end terrace property, built in circa 1870 constructed of traditional stone and slate roof tiles. The property benefits from a front dormer which is sympathetic to the locality and proportionate to the size of the property. Neighbouring properties also bear front dormers however the size, style and fenestration of these dormers varies along the row of terrace houses.

It is noted that although dormers are present within the streetscape, they are not consistent or a defining feature and therefore the impact upon the roofscape of Holmfirth is negligible.

Our proposal seeks to enhance the host dwelling by removing the existing dormer, which is of a poor condition due to rotten and deteriorated wood and causing internal leaks / damp to the property. The proposed development is to install new rooflights to the front and rear of the property, which will ensure habitable rooms can still benefit from flooding of natural light whilst also increasing the energy efficiency of the property. The proposal would protect any visual prominence and roof scape with the replacement of low profile rooflights, reducing visual clutter.

HERITAGE SIGNIFICANCE

Although Holmfirth became designated as a Conservation Area in 1972, there is not an official appraisal to which we can refer to. That being said, we understand and acknowledge the historic interest and architectural heritage of this quaint village and the need to preserve the character of its setting.

The property is surrounded by a rich number of buildings of special architectural or historic interest it is important to note that the host dwelling or the terrace it is at the end of, does not hold listed status and the installation of these rooflights to improve the host dwelling would have minimal significance to these historic assets or Holmfirth.

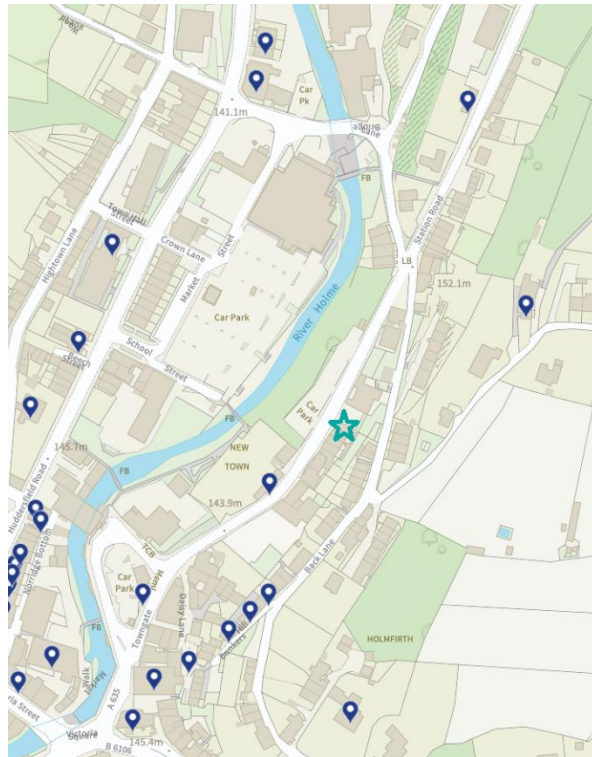
In accordance with paragraph 205 of the National Planning Policy Framework, great weight should be given to the conservation of heritage assets. 26 Station Road does not hold listed status and therefore any contribution it gives to



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the Conservation Area is modest and our proposal would offer no harm, persevering the character within the Conservation Area.



Snip from Historic England showing listed buildings with the host dwelling identified by the green star

CONCLUSION

Although situated within Holmfirth Conservation Area and within close proximity to listed buildings, it is important to note that the host dwelling is not of a listed status and is not immediately neighbouring said heritage asset buildings. The proposed alterations would be of limited visibility at public viewpoints from Station Road to residents and tourists to Holmfirth.

For comparison, the scale of the proposal is minimal with the dormer being reduced in favour of rooflights, compared to approved developments within the vicinity of the host dwelling. The rooflights would be flush to the roof of the host dwelling and therefore smaller in size compared to the existing dormer.

In summary, the proposal would have a minimal effect on the appearance of the street scene or roofscape and therefore offers a neutral contribution to the Conservation Area bearing negligible impact upon the heritage significance aligning with Kirklees LP35 "Historic environment" and the provisions of the NPPF.



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