

**Heritage Statement for the
conversion and extension of existing former garage/
outbuilding to create residential annexe
at 5 Underbank Old Road
Holmfirth**

Introduction

This Heritage Statement has been prepared in support of a planning application for the conversion and modest extension of an existing former garage/outbuilding to create a self-contained residential annexe within the Underbank Conservation Area in Holmfirth. As part of the works the existing flat roof will be completely removed and replaced with a part mono-pitch and part flat roof structure.

The statement assesses the significance of the site and surrounding conservation area and considers the impact of the proposed development on heritage assets in accordance with national and local planning policy, including the National Planning Policy Framework (NPPF).

Site Description

The application site comprises an existing detached former garage/outbuilding located within the curtilage of a residential property in the Underbank Conservation Area. The existing structure is built of artificial stone with a felted flat roof which makes no contribution to the conservation area and wider streetscape. The building has been altered over the years with openings being created and modified.

The surrounding area is characterised by traditional stone-built properties, narrow lanes, boundary walls, and ancillary outbuildings typical of the historic development pattern of Holmfirth. Buildings within the conservation area generally exhibit locally materials including natural coursed stone, dual or lean-to pitched roofs, and modest architectural detailing.

The nearest listed buildings are grade 2, and are located at Gully Terrace, our proposals have no effect on these.

3. Significance of the Heritage Asset

The significance of the Underbank Conservation Area derives from:

- Its historic hillside settlement pattern;
- The predominance of traditional Yorkshire stone architecture;
- The varied roofscape and tight urban grain;

The existing garage/outbuilding is considered to have no heritage significance individually.

4. Proposed Development

The proposal seeks to:

- Convert the existing garage/outbuilding into a residential annexe ancillary to the main dwelling;
- Introduce a modest extension and re-configuration of the roof structure to improve functionality/natural light and accommodation;
- Upgrade the building fabric and appearance using traditional and complementary materials;

- Retain the overall subordinate scale and form of the structure, by terminating the pitched roof structure over half the building.

The proposed design has been developed to respect the character of the host property and surrounding conservation area. The extension and re-configuration of roof structure remains modest in scale and is designed to appear subservient to both the principal dwelling and the original outbuilding.

Materials are proposed to match or complement the existing building, including natural stone walling to replace the artificial stone walling currently in-situ. Openings are proportioned to reflect the traditional vernacular character of the area. Conservation rooflights are positioned to allow maximum natural light into the main section of the building

5. Impact on the Conservation Area

The proposed works are considered to preserve the character and appearance of the Underbank Conservation Area for the following reasons:

- The existing footprint of the outbuilding is to be retained and reused.
- The scale and massing of the extension re-configuration are modest and subordinate;
- Traditional materials and detailing reinforce local distinctiveness;
- The proposal enhances the visual appearance of the existing building through sympathetic alteration, repair and improvement.
- There would be no harm to key views, streetscape character, or the setting of nearby heritage assets.

The development represents a sensitive and sustainable reuse of an existing structure and is consistent with the conservation objectives of the area.

6. Planning Policy Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposal has been designed in accordance with the heritage policies of the NPPF, particularly Section 16: Conserving and Enhancing the Historic Environment.

The proposals would secure the viable long-term use and enhancement of the existing dilapidated building.

7. Conclusion

The proposed conversion and extension of the existing former garage/outbuilding to form a residential annexe has been carefully designed to respect the character, appearance, and significance of the Underbank Conservation Area.

The proposal retains and enhances an existing structure, uses appropriate traditional materials, and preserves the established historic character of the site and surrounding area. It is therefore considered that the development complies with both national and local heritage planning policies and should be supported.