HERITAGE STATEMENT

Proposed Recessed Rooflight Installation

For 21 Hightown Lane, Holmfirth, HD9 3HY

1. Introduction

2. Site and Heritage Significance

3. Description of Proposed Works

4. Heritage Impact Assessment

5. Conclusion

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1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for the installation of a single recessed VELUX rooflight at: 21 Hightown Lane, Holmfirth, HD9 3HY

The property is located within the Holmfirth Conservation Area, specifically within the Hightown Character Area identified within the Holmfirth Conservation Area Appraisal.

The proposal seeks permission for the installation of a single recessed rooflight within the existing roof slope to provide natural light and ventilation to the existing roof space.



Figure 1 – Existing front elevation and streetscape context of the application property.

2. Site and Heritage Significance

The application property is a traditional Mid-to-Late Victorian stone-built dwelling which contributes positively to the character and appearance of the Holmfirth Conservation Area.

The Holmfirth Conservation Area derives significance from its:

- historic roofscape,
- traditional stone-built buildings,
- natural stone roofing materials,
- elevated views across the valley,
- and cohesive hillside townscape character.

The Holmfirth Conservation Area Appraisal identifies Hightown as an important character area characterised by:

- traditional stone houses,
- stone slate roofs,
- elevated views across Holmfirth,
- and a visually layered roofscape.

The application property reflects these traditional characteristics through its:

- natural stone construction,
- pitched roof form,
- and natural stone slate roof covering.

The property is considered to make a positive contribution to the wider character and appearance of the conservation area.



Figure 2 – Existing roof slope showing natural stone slate roof covering.



Figure 3 – Existing natural stone slate roofing materials to be retained and reinstated around the proposed opening.

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3. Description of Proposed Works

The proposal consists of the installation of:

One recessed VELUX GPU MK04 0070 rooflight with VELUX EDJ MK04 0000 recessed flashing system within the existing roof slope.

The proposed rooflight will:

- be modest in scale,
- be installed flush/recessed within the roof slope,
- include a dark grey external aluminium finish,
- and utilise a recessed flashing system.

Existing natural stone slates surrounding the opening will be carefully removed and reinstated/made good around the proposed rooflight installation.

The proposal does not involve:

- alteration to the overall roof form,
- construction of a dormer,
- raising of ridge heights,
- or significant removal of historic building fabric.

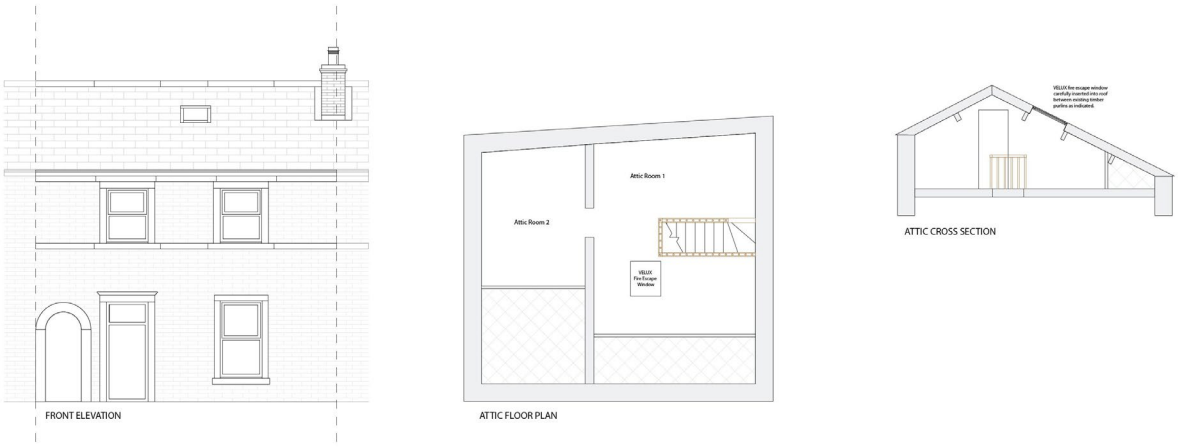

Figure 4 – Proposed rooflight position and recessed installation detail.

4. Heritage Impact Assessment

The proposal has been designed to minimise visual impact upon both the host dwelling and the wider Holmfirth Conservation Area.

The proposed rooflight represents a modest intervention within the existing roof slope and preserves the existing roof form and character of the building.

The recessed installation reduces visual prominence within the wider roofscape and assists in ensuring the proposal remains visually recessive when viewed from surrounding public areas.

Due to its modest scale and flush installation, the proposed rooflight will appear as a minor element within the wider layered roofscape of Hightown.

The use of a dark external finish, together with the retention and reinstatement of existing natural stone slates, ensures that traditional roofing materials remain the dominant visual feature of the roofscape.

The proposal does not introduce large-scale additions such as dormers or roof extensions that could materially alter the character or appearance of the building or wider conservation area.

The Holmfirth Conservation Area Appraisal identifies roofscapes, views and traditional materials as important components of the area's significance. The proposal has therefore been intentionally designed to minimise visual impact and preserve these characteristics.

Examples of modest rooflights can be observed within the wider Hightown roofscape, demonstrating that carefully designed roof alterations can be accommodated without harming the overall character and appearance of the conservation area.

Overall, the proposal is considered to preserve the character and appearance of the Holmfirth Conservation Area through its modest scale, recessed installation and sympathetic materials.

The proposal is therefore considered to preserve the character and appearance of the designated heritage asset in accordance with:

- Chapter 16 of the National Planning Policy Framework; and
- Kirklees Local Plan Policy LP35.



Figure 5 – Existing rooflights and modest roof alterations within the surrounding Hightown roofscape.

5. Conclusion

The proposal represents a modest and sympathetic alteration to an existing dwelling within the Holmfirth Conservation Area.

The proposed rooflight has been carefully designed to minimise visual impact through:

- recessed installation,
- modest scale,
- dark external finish,
- and retention of the existing stone slate roof covering.

The proposal preserves the existing roof form and wider roofscape character and is considered to preserve the character and appearance of the Holmfirth Conservation Area.

The proposed development is therefore considered appropriate within its historic context and compliant with relevant local and national heritage planning policy.