

Planning, Heritage & Design Statement

REDNALL

3 Sandbeds

Honley

Holmfirth

HD9 6RD

Introduction

This Heritage & Design Statement has been prepared in support of a planning application in connection with proposals at Rednall, 3 Sandbed. Honley. HD9 6RD located within the authority of Kirklees Metropolitan Borough Council (OMBC).

The description of development applied for is Removal of existing roof and construction of new room in the roof & rear single storey extension.

This Statement responds to section 16 of the National Planning Policy Framework which requires applicants to describe the significance of any heritage asset affected, and the impact or contribution of the proposed development upon the heritage asset.

The following drawings submitted in support of the application are as follows:

1015-25-01A_EXISTING PLANS

1015-25-02A_PROPOSED PLANS

1015-25-03A_EXISTING SITE PLAN

1015-25-04A_PROPOSED SITE PLAN

1015-25-05_3D VISUAL - FRONT ELEVATION

Site Location and Historic Context

The site comprises a large, detached bungalow and outbuildings, which are used as a domestic garage and garden shed/storage facility.

The site is located approximately 500m to the north of Honley village centre.

To the west of the site is a line of six large, detached dwellings sat in spacious grounds, behind which is a large area of woodland that extends to the south and west of the line of houses. A newly built detached house is situated to the east of the site, adjacent White Gate, east with further woodland interspersed with the houses that line Magdale. To the north of the site is open agricultural land.

The site is identified in the Council's Unitary Development Plan and the emerging Local Plan as being with Green Belt, approximately 250m from the edge of the settlement of Honley to the south. The site is also within Honley conservation area.



Image taken from Google Earth

Design - Existing

The site currently is used for a large, detached bungalow dwelling house.

The existing building comprises of stone plinths & quoins to front and side elevations; The plinth is interrupted by 2no. front elevation bay windows.

Several types of facing brickwork are present to the walls that differ in colour and texture where additions have been historically added.

Windows and door are white Upvc except for a hardwood front entrance door.

Red plain clay rosemary roof tiles are located to the pitched roofs with a bitumous felt flat roof to the rear of the dwelling.

The building is of a basic design, which offers little to the character of the conservation area.



Existing front elevation



Existing rear elevation

Design - Proposed

The proposed development sees the removal of existing traditional cut roof and existing facing brickwork outer leaf of the existing building, whilst maintaining the main structure of the existing dwelling.

The construction of a new single storey rear extension will add 50m² to the existing footprint at the rear of the existing building, with new room in the roof construction providing habitable space at loft level, which will maintain the appearance of a detached bungalow.

The proposed design will provide 4 Bedrooms with ensuite and bathroom accommodation at Loft level, with an external balcony to Bedroom 1, overlooking the woodland to the rear of the house. At ground floor level a large kitchen diner with open plan lounge will be located at the rear, with access to the garden. Office accommodation provided for home working and Lounge / playroom is located to the front of the dwelling.

During the design process the applicant had explored the potential for demolishing the building and increasing the overall width of the dwelling. However, whilst this would allow a suitable more spacious dwelling to meet the applicants' needs, the building would be incoherent with a large, disjointed footprint than currently exists and would also impact the root protection areas of the existing mature trees to the East of the site. The minimal demolition of the existing building and construction of a new building provides a far more efficient use of the site, to provide modern, energy efficient refurbished family accommodation that will also not impact the existing trees.

There is no established style of building in the area with an eclectic mix of architectural styles such as Art Deco, Voysey, and traditional modern stone dwellings along Sandbeds, where new dwellings have been constructed at no. 1 & no. 5 Sandbeds, either side of the applicant's site.

The proposal captures elements of strong geometry with traditional sweeping eaves to the 2 storey glazed feature windows and oversailing roofs anchor the building to the ground, giving it a low appearance. The proposed steep pitches allow for maintaining the existing eaves level. Roof intersections add visual texturing, referencing the surrounding properties and breaking up the roofscape. The building takes a modern family approach to the historic styles, ensuring it is not a pastiche or replica. The large expanses of glazing allow the dwelling to reflect its context on the outside, while allowing the woodlands and sunlight into the spaces within. The front elevation has been designed with varied fenestrations with geometric framing and fine detailing, with a mixture of materials to provide a high-quality design with differing textures that compliment and contrast each other whilst achieving a contemporary appearance.

CGI images of the proposed design below.



CGI – Front elevation



CGI – Internal Kitchen / Diner

Scale & Appearance

The proposed dwelling reflects the mass and volume of the existing building on the site, as well as reflecting the height, scale and mass of the other buildings on Sandbeds.

The enclosed nature of the site and the lack of an established style on Sandbeds provide a 'blank canvass' on which to respond to the paragraph 130 of the National Planning Policy Framework which seeks outstanding or innovative designs which promote high levels of sustainability. The proposed development is visually attractive and establishes a strong sense of place, responding to paragraph 127 of the Framework.

Landscaping

The proposed development maintains the existing garden area with mature trees and shrubs around the boundary of the garden.

Sustainability

The detailed design of the extended & refurbished dwelling seeks to be environmentally sustainable from the outset, and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features including the mature trees on site.

The proposed developing will be south facing, with extensive glazing and therefore be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting and heating.

Description of heritage asset

The site is within Honley Conservation area. Appendix 1 of the Kirklees Unitary Development Plan provides character assessments for the conservation areas in Kirklees. For Honley it states: -

"Large Conservation Area divided into three historic areas. Magdale is a wooded valley with a mill pond and stone built roadside cottages. The small hillside town of Honley itself, centred on the Parish Church, with narrow streets and folds including the setted Church Street, dominates the area, and is closely associated with the steep sided valley, mills and terrace houses along Thirsten Road."

Impact on Heritage Asset

The site is located in the Magdale area of the conservation area, which is described above as being a 'wooded valley with a small pond and stone built roadside cottages'. As explained above there is no established character or design of building in this area. The dwellings in this location comprise large detached two storey buildings located in large spacious gardens.

The proposed development has no impact on the described wooded valley, mill pond and stone built roadside cottages. The proposed development removes a poorly maintained unattractive building and will be replaced with a modern dwelling that will contribute to the definition of the area in years to come.

The proposed development does not change the dwelling within a large spacious garden yet provides a two-storey building which reflects the scale, height, and volume of other buildings in the area.

Conclusion

The proposed development will not impact on the character of the conservation area.

