

Design/Heritage Statement: Pear Tree Cottage Finkle Street Woolley Wakefield WF4 2LA

1.0 Introduction

1.1 This statement has been prepared to support a planning application for minor alterations to the front (west) and rear (east) elevations of an existing dwelling.

1.2 The works are of a minor nature to provide secure storage to an internal space which is underused as living accommodation and increase the open plan kitchen dining living area; this statement is proportionate to the scale of the works.

2.0 Location and Context

2.1 The site is located at the north west corner of Woolley village adjacent to open countryside; a location plan is included with the application documents.

2.2 The site is within Woolley Conservation Area and surrounded by predominantly detached residential dwellings and gardens built in stone with tiled roofs to a reasonably high density.



Fig 01. Front (west) elevation



Fig 02. Side (east) elevation



Fig 03. Rear (east) elevation – south end



Fig 04. Rear (east) elevation – north end.

2.3 Although it is not listed, Pear Tree Cottage is one of the older houses in the north west corner of the village as is shown by the 1893 Ordnance Survey plan below which shows the original house without the later extensions to the north which were constructed in a complimentary manner.

2.4 The closest listed buildings are Beech Farm Barn on High Street, 185m to the south, and the former school, now village hall at The Green approx. 200m to the east both of which are Grade II listed.



Fig 04. Extract from 1893 OS Plan.

3.0 Design

3.1 Planning Policies and Guidance:

- Finkle Street falls within the Woolley Village Conservation Area which means that the Planning (Listed Building & Conservation Areas) Act 1990 applies, which advises that “in the exercise of planning functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- National policy and guidance pertaining to the Historic Environment is found in the National Planning Policy Framework (NPPF) Section 16 and its associated National Planning Guidance and for this purpose we would suggest that this building is considered to be a ‘non-designated’ heritage asset.
- Section 12 of the NPPF deals with ‘Achieving well-designed places’ and is also relevant.
- The sentiment of the Act and the National Planning Policy Framework applicable to this application, are reflected in following local policies:
 - Policy D10 – Extensions and Alterations to Dwellings
 - Policy D18 – Development Affecting Historic Locations
- Wakefield District Residential Design Guide (RDG) Supplementary Planning Document (SPD) is also applicable.

3.2 Planning History

The current proposals include the reinstatement of a garage within the later north extension which was originally designed and approved as part of application ref: 90/99/47602 for 'side extension with garage and bedroom over'.

3.3 Assessment of Significance

The Conservation Area is a small nuclear village of farmhouses, associated buildings, cottages and a number of detached properties, constructed predominantly of stone with stone slate roof materials centred upon the village green.

Key characteristics in the village are stone boundary walls, hedges, public open spaces, trees and buildings associated with agricultural use. The residential buildings originally had a generous curtilage, bounded by stone walls of approximately 0.5 - 1.0 metres in height. The openness between the low-density buildings contributes to the character, although a number of the plots have been subdivided with infill development. Many replacement windows were of wood construction, with a significant number of a casement design.

Pear Tree Cottage is a single dwelling which previously comprised two separate dwellings and has had many alterations over the years. Its significance is derived from its historic importance as one of the older dwellings in this part of the village, its appearance and prominent location at the junction of Finkle Street and Backhouse Lane.

3.4 Impact on significance

The current application seeks to carry out minor alterations to the east and west elevations by reinstating a previously approved garage/secure storage area within the later north extension to the house by replacing a window in the west elevation with a garage door and by replacing a window in the east elevation with two similar windows.

- There are limited views of either elevation from inside or outside the conservation area.
- There are no impacts upon the setting of the closest listed buildings or other non-designated heritage assets.
- The proposals to the west elevation are a re-instatement of a previously approved garage access door.
- The most historic part of the cottage located to the south is unaffected by the works.
- The works will involve matching materials i.e. stone walling, stone surrounds to windows, timber windows as well as an aluminium garage door.

4.0 Summary

The proposed works are of a minor nature and are similar to a previously approved scheme to provide secure parking within the later north extension to the house. They have been designed in a sympathetic manner using good quality local materials so that they are in keeping with the existing dwelling and the wider conservation area. The changes have no detrimental impact upon any historic fabric of the building or any designated or non-designated heritage assets and as such we hope to receive the council's approval to these proposals.

MBooth Design