

Heritage Statement for the erection of a part two storey - part single storey side extension, a single storey rear extension and a single storey porch to the front of Gardeners Cottage, 19 Hall Lane, Chapelthorpe, Wakefield, WF4 3JE.

Introduction

This Heritage Statement has been prepared on behalf of Mr Barker and Miss Hartley, in support of a householder planning application which seeks approvals for the creation of a part two storey - part single storey side extension, a single storey rear extension and a single storey porch to the front of their Cottage.

History of the local area

The application site is located within Chapelthorpe Conservation area CA5 (see extract below).

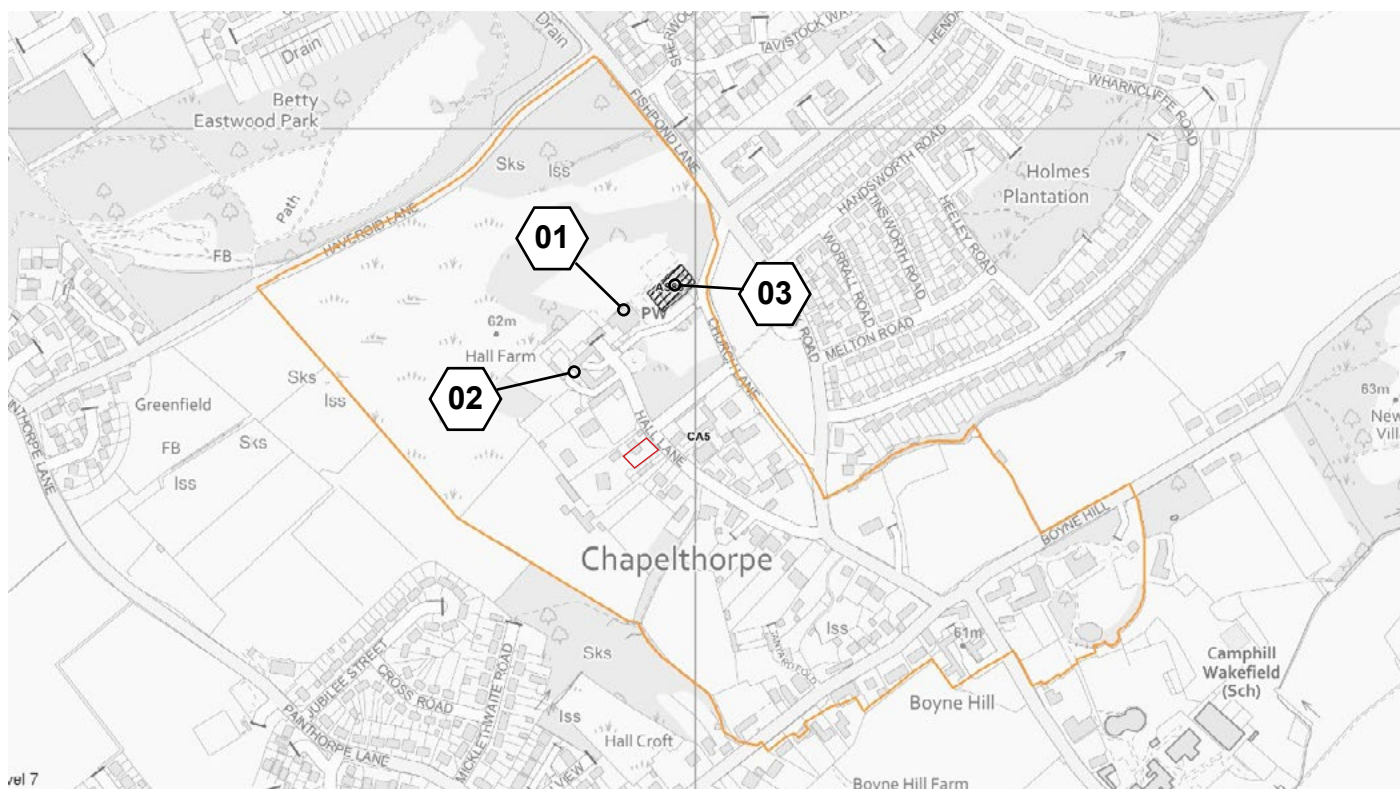
Chapelthorpe is an Ecclesiastical Parish in the county of Yorkshire, created in 1735 from Sandal Magna Ancient Parish.

Chapelthorpe, a chapelry in Great Sandal parish, West Riding of Yorkshire and is circa 3.5 miles South of Wakefield.

The area was constituted in 1843; and it had a post office, a population of approximately 2,021, circa 431 houses and many of the local inhabitants were coal miners.

In 2024, three Grade II Listed buildings are located north of the application site. These include the following;

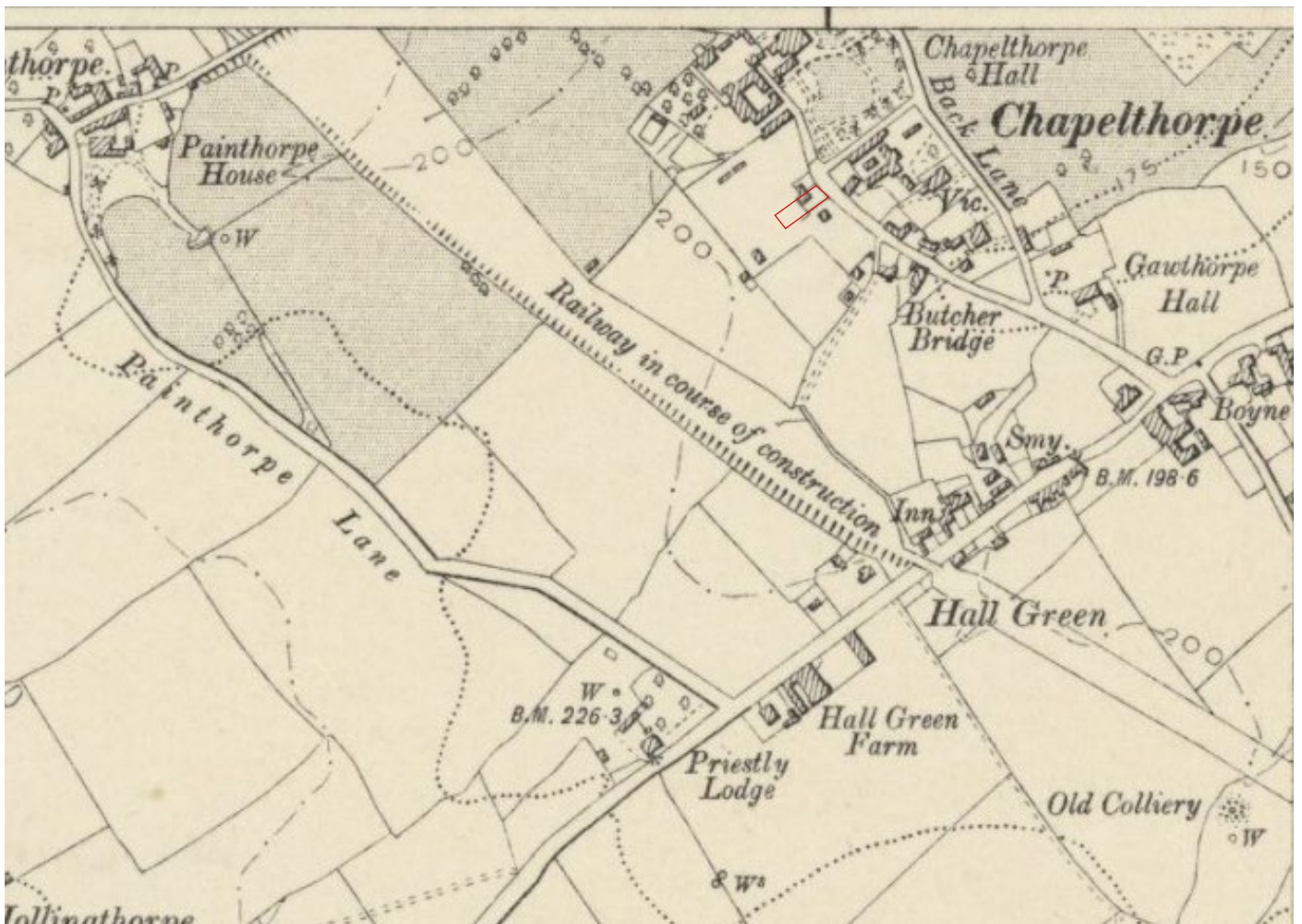
- 01** List Entry Name: Wakefield Independent School, Chapelthorpe Hall
Heritage Category: Listed Building
Grade: II
List Entry Number: 1135605
Date first listed: 07-Oct-1980
- 02** List Entry Name: House approximately 25 metres due west of Chapelthorpe Hall, Church Lane
Heritage Category: Listed Building
Grade: II
List Entry Number: 1313200
Date first listed: 27-Aug-1986
- 03** List Entry Name: Church of St James, Church Lane
Heritage Category: Listed Building
Grade: II
List Entry Number: 1199803
Date first listed: 22-Nov-1966



**Chapelthorpe Conservation Area Plan
(Map obtained from Wakefield Council Local Plan)**



Ordnance Survey Map published in 1854
(Map obtained from <https://maps.nls.uk/>)



Ordnance Survey Map published in 1907
(Map obtained from <https://maps.nls.uk/>)

The Site

The site once stood in a prominent location along Hall Lane. Over time, as the area has evolved, a number of dwellings have been constructed along the street of varying design and style. These houses now mask the longer standing view of the Cottage and the Hall beyond.

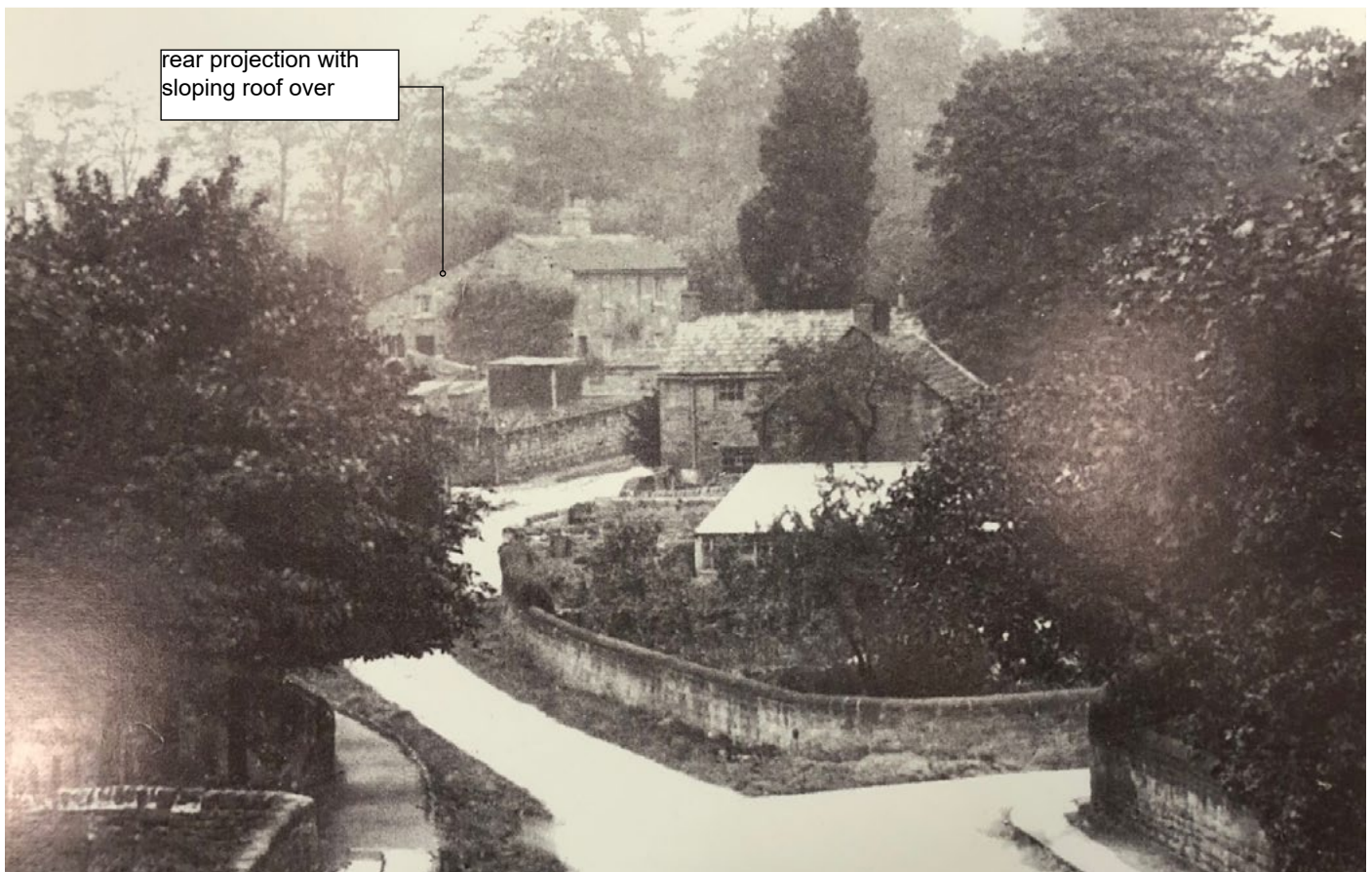
The properties at 19 and 21 originally had a stone finish laid in an irregular bond.

This stonework was covered in a white rendered finish in the later 1900's as conveyed on the front cover of this document.

From what is visible on the site today, the render has since been removed to reveal the original stonework.

The existing features such as the main central chimney stack, window and door positions are still present on site today.

As evident in the 1854, 1907 maps along with the photograph below taken in 1906; and although it looks like an extension, the rear projection to the Cottage was formed as part of the original building and originally had a sloping roof over.



**Photograph taken c1906
looking north-west down Hall Lane towards Gardener's Cottage, 19 Hall Lane in the distance**



Photograph taken c1910
looking east towards the front elevation of 19 & 21 Hall Lane



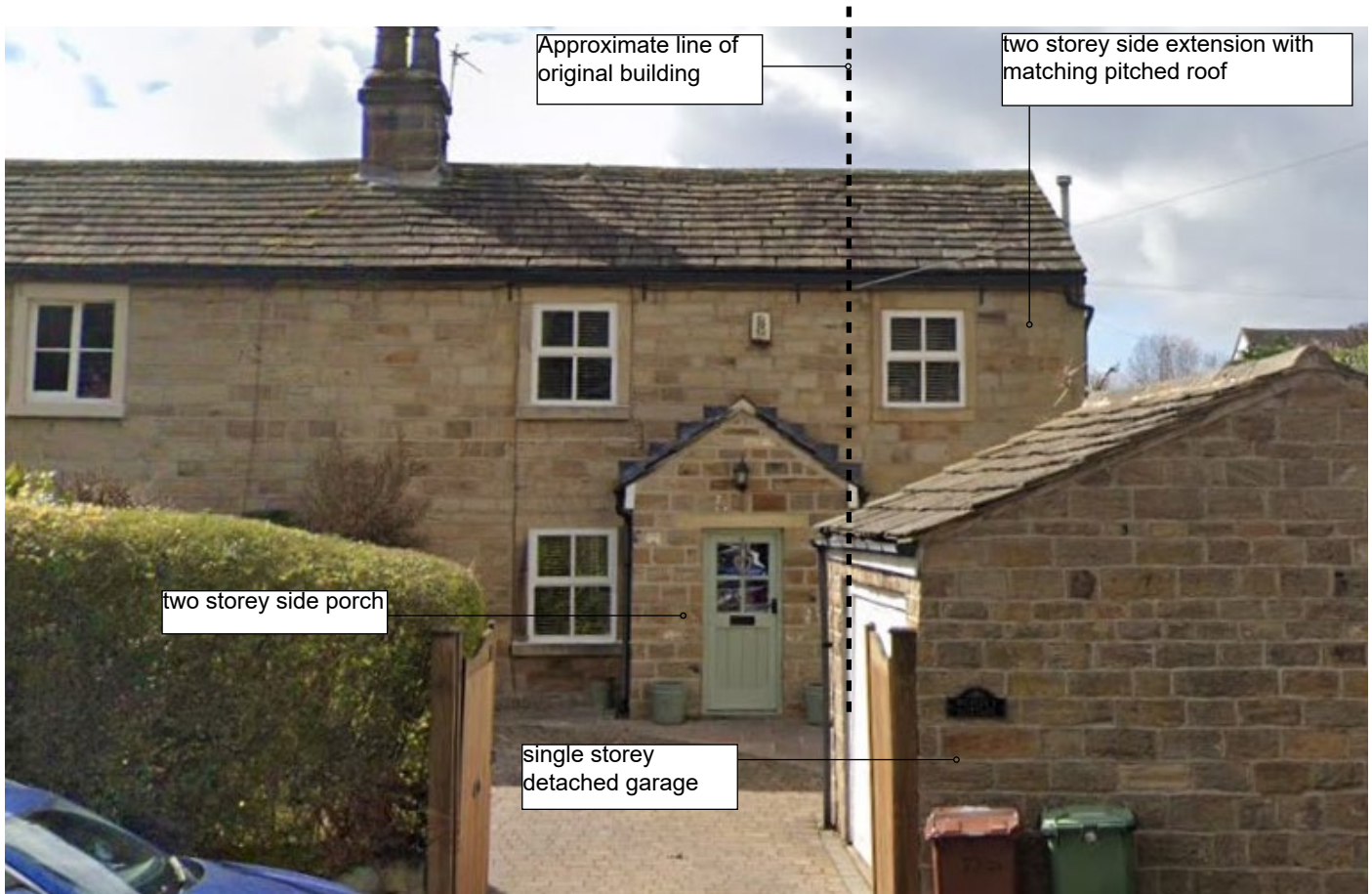
Photograph taken c1920
looking north towards the side and rear elevations / projection of Gardeners Cottage, 19 Hall Lane



Photograph taken c1920
looking north towards the rear elevation of 19 & 21 Hall Lane



Photograph taken c1920
looking east towards the principal entrance of the adjoining Cottage at number 21 Hall Lane



**Photograph taken 2023
looking east towards the principal entrance of the adjoining Cottage at number 21 Hall Lane**

Precedence of extensions to adjoining property

The photos contained on the previous page of the adjoining Cottage at number 21, show that over the years a side extension to their property has been constructed.

This started life as a single storey addition which appears to have subsequently had a replacement lean to roof installed. The side extension to the property at number 21 which can be seen today has been replaced by a two storey extension which looks more integral to the original house with toothed stonework and continuous roof coverings.

A separate detached outbuilding in their front garden has been constructed as a garage, a single storey porch has also been formed to the front elevation and a two storey rear extension has been added.

The Proposal

The proposals contained in the supporting drawings/ design and access statement comprise of carefully considered additions which aim to compliment the existing property.

This application seeks approval for the;

- Construction of a single storey porch to the front of the property similar to the adjoining/ neighbouring property. Finished in matching stonework to the main dwelling with a slate roof and a timber doorset,
- Formation of a part two storey - part single storey side extension set back from front elevation and set down at the ridge line. Finished in matching stonework incorporating similar window styles, format and surrounds.
- Creation of a single storey rear extension finished in a white through colour render and matching stone quoin corner returns.
- White through colour render to the existing brickwork at the rear elevation to improve the appearance of the painted brickwork.
- Locally clean up the stonework and re-point the damaged mortar where damaged.

Heritage Impact Assessment

No heritage assets in the local area are directly impacted by the proposed works.

The proposed extensions will be dimensionally subservient to the original building and will be constructed in natural stonework, render and slate roof tiles which match the existing building and the surrounding area.

The proposed new fenestration to the Cottage will be in proportion and will also match the existing with solid timber frames, natural stone lintels, cills and jambs.

The existing house and proposed extensions will have minimal visual impact on the adjacent dwellings and any views from the street will be obscured by the existing boundary treatment and hedges.



Sketch perspective looking north east towards the Cottage showing proposed rear and side extension