

Heritage statement  
to support planning application  
for a residential development  
at 3 Daisy Hill, Addingham

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## 1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to City of Bradford Metropolitan District Council (CBMDC), for a new dwelling on the site of an existing garage, to the rear of 3 Daisy Hill, Addingham. The work was commissioned by the applicant's agent AB Architects, and a site visit was made by the writer on 22 February 2024.
- 1.2 The application property lies within the Addingham Conservation Area, a designated heritage asset within the terms of the NPPF.
- 1.3 This statement finds that the proposed new dwelling would preserve the character and appearance of the conservation area, and no harm to its significance would arise.

## 2 Location

- 2.1 3 Daisy Hill is one of four dwellings forming a short, south-facing terrace, some 25m north of and elevated above Main Street, in the centre of Addingham (NGR: SE 07496 49858). The front access to the terrace is via a footpath off Plumtree Hill.
- 2.2 The property contains a long plot to the rear which runs up to School Lane, and contains a detached garage with tarmac forecourt, as well as an area of gravel with small timber shed (photos 1 -3, below). The plot is enclosed on the west side by the rear elevations of modern houses on High Bank Close and to the east by the rear garden of 14 School Lane.
- 2.3 Because of its setting among existing buildings, the plot is largely hidden from view, and the only public viewpoint from which it is visible is the narrow entrance to it on School Lane.

## 3 Proposal

- 3.1 The application is for a new single-storey detached dwelling on the site of the existing garage. It would be of long, narrow proportions as dictated by the site: its west elevation would be set close to the property boundary while there would be a path giving access along its east side (in keeping with the existing arrangement). The long elevations would be blind and timber-clad, and access and windows would be in the gables, supplemented by roof-lights.

#### 4 Pre-application enquiry

- 4.1 A pre-application response provided by CBMDC (ref: 23/03237/PMI) noted that "*The demolition of the existing garage structure would not be regrettable as its presence is fairly insignificant in terms of its contribution to the Conservation Area*", and that an application would require justification in a heritage statement.

#### 5 Relevant heritage assets

- 5.1 The Addingham Conservation Area was first designated in 1977. Its special interest is described in an *Assessment* of 2004, and an *Appraisal* of 2007, both by CBMDC.
- 5.2 The "Character Contributions" map in the *Appraisal* indicates that all the buildings within and surrounding the proposed development make a neutral contribution to the conservation area. The "Open Spaces, Trees, Views, Listed and Key Unlisted Buildings" map does not highlight any sites in the vicinity of the proposed development.
- 5.3 No other heritage assets, designated or not, are believed to be relevant to the application.

#### 6 Assessment of significance

- 6.1 The terrace of Daisy Hill is believed to date from the late 18th century and is stone-built with stone slate roof. Its front has been much altered particularly through the addition of modern porches, and by the amalgamation of some of its component dwellings. No. 3 is a narrow cottage within the terrace, whose rear faces the application plot, the latter being set at some 2m above the ground floor of the dwelling. No. 3 and the terrace as a whole make a small positive contribution to the conservation area through their architectural and historic interest, though that is very much tempered by modern changes, and they are not prominent.
- 6.2 The rear plot has gravel and tarmac surfaces and contains a modern garage of pre-cast concrete panels, which in combination make a small, negative contribution to the conservation area.
- 6.3 The nearby stone-built terrace of 8-14 School Lane is identified as making a neutral contribution to the conservation area in the *Appraisal*, but may make a slight positive contribution. It is mid 19th in origin and essentially of traditional construction, but also has modern changes, including a very recent extension at the west end, facing the present application site (photo 4).

- 6.4 The houses of High Bank Close were built after 1992 and face west away from the application site; their rear elevations are rendered with stone quoins, but their other sides are stone-faced. They are considered to make a neutral contribution to the conservation area.

## 7 Impact of the proposals

- 7.1 No harm to significance would arise from the demolition of the existing garage, as it is a modern structure without architectural merit, and the proposed new dwelling is of a high quality design which would enhance the conservation area in a small way, although it is not of traditional form. It can be seen as a replacement for the garage in general terms of scale, it would be subservient to all the surrounding buildings and spaces, and would stand close to the modern dwellings of High Bank Close, but well back from the more traditional terrace of 8-14 School Lane.
- 7.2 The proposed scheme is therefore entirely acceptable as regards its impact on the historic environment.

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Photographs below



Photo 1: North side of application site, from School Lane



Photo 2: Existing garage within application site, looking north



Photo 3: Rear plot to 3 Daisy Hill



Photo 4: 8-14 School Lane, to east of application site