

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6i	22/00526/LBC	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Listed building consent for the refurbishment of dwelling including rebuilding of single storey side extensions to either gable and new porch.	<p>The property is grade 2 listed.</p> <p>The dwelling is formed from three two-storey cottages, built from watershot gritstone with a stone slate roof. The mid C18th cottage is the eldest of the terrace. The adjoining cottages either end are early C19th, with later outshot extensions either end dating back to the late 19th century. The cottages are thought to have been converted to a single dwelling in the 1940s, forming the current footprint of the house. Within the curtilage there is a stone outbuilding built into the retaining wall to the rear of the site, thought to be mid-20th and various ad-hoc 20th century additions including a brick structure to the rear, and a 21st century small timber shed.</p> <p>It is stated that the property is in a derelict state throughout and requires refurbishment to make fit for habitation. The applicant views the refurbishment of the property as an opportunity to invest in the enhancement of the designated asset, retaining much of the historic fabric.</p> <p>There are ongoing issues with water ingress, structural concerns relating to the gable and LHS chimney stack, and less than ideal drainage arrangements. Inappropriate 20th century interventions have been undertaken with modern materials which have exacerbated these problems, including but not limited to; brick/block infills, poor quality construction of outshots and concrete render.</p> <p>As an 18th century cottage with later additions, it is stated that the property carries regional significance as an example of a vernacular property built from local materials and construction methods of its time. The building possesses strong evidential value in the cellular and chronological development of its plan form, present in the arrangement of quoin stones and typical weavers' cottage windows to the front. This has a strong street presence and is considered to be of high significance. It is</p>

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				<p>largely intact, though scarred where the windows and doorways have previously been altered, with some strap pointing and render/exposed brick infill to chimney stacks. Of low significance are the outshot extensions and rear elevation, which have been altered inappropriately over the years with renders and blocked up windows. The outshot extensions provide communal value with the cottages to the identity and setting of Woodhouse Road, however In their current condition these are considered to detract from the value of the site. Lesser still are the ad-hoc developments to the outbuildings and curtilage, which are considered of negative value; intrusive features of no architectural or design merit.</p> <p>The proposed works are primarily to bring the property back to use as a dwelling, retaining much of the original fabric. This will involve repair and refurbishment throughout, with new partitions to divide the plan to accommodate facilities for modern habitation. Alterations to the property are proposed including rebuilding of the outshot extensions, slightly extending their footprint, and the addition of a porch to the building. Within the curtilage later outbuildings and ad-hoc development will be removed, to enhance the asset and improve access.</p> <p>It is proposed to use matched materials: natural stone walls, stone slate roof, timber windows and doors</p> <p>The site is labelled as unstable land within the Replacement Calderdale UDP map. It is stated that the foundations will be designed with the input of a structural engineer with referral to a geotechnical specialist if required, to undertake ground/site investigations and assess the nature and scale of any stability problems and identify any measures to overcome such problems. Care will be taken near the neighbouring property.</p> <p>Although this building is in a bat alert area it is stated that there are no bat roosts present.</p>
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