



HERITAGE STATEMENT
and
DESIGN and ACCESS STATEMENT

**Kitchen extension at
Copelands, Church Way, Holmer, Hereford, HR1 1LL**

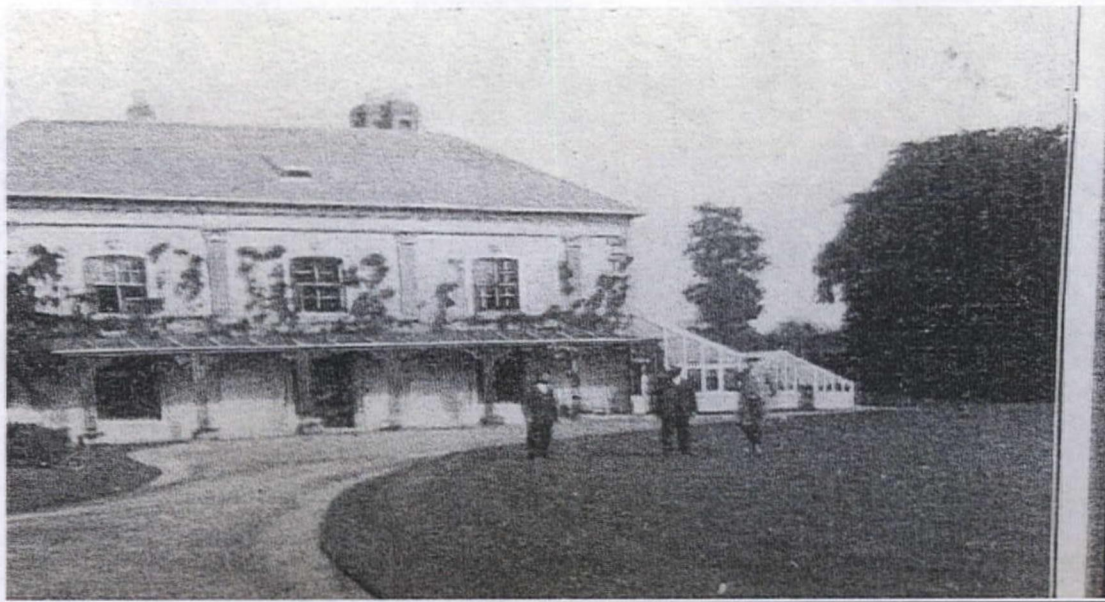
Statement dated: December 2015

Introduction

This Statement has been prepared to accompany a Planning Application to extend the kitchen area at the rear of the Grade II listed house Copelands. This is to replace a previously approved and implemented application (PP DCC053261/F) and to demonstrate that the proposal will not have a detrimental affect on the listed building. This statement should be read in conjunction with the proposed drawings submitted with the application.

Location and Setting

The site is located within Holmer, some two miles north from the City of Hereford. Copelands itself is a Grade II listed property, LBS Number: 1099292, listed in 1952. It is set back near its eastern brick wall boundary against Coldwell's Road. In total the domestic curtilage to Copelands is approximately two acres. The proposed kitchen extension is to the east of the property and to the rear elevation

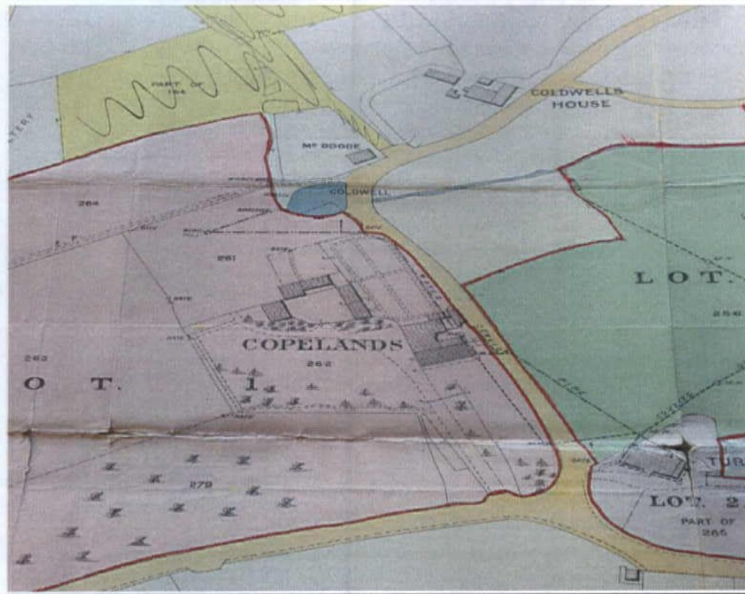


Site Background and History

Copelands is located approximately 250m east of St Bartholomew's Church. Originally called Copeland House, it was both an imposing and an important country property in Holmer owning extensive meadowlands right up to the main road (A49). Until 1838 it was in the ownership of the Church. The original iron gate to the church still exists in the western boundary railings.

Early photographic evidence shows that the front elevation of the house has changed little since around the 1900's, except for removal of a vinery. The photograph above clearly shows the area of lawn in front of Copelands and the vinery that once stood along the entire southern face of the property. This is also reflected in the map below of Copelands and its ground from this time where the shaded area within the house structure depicts the vinery. There has always been an uninterrupted view across to Hay Bluff. The original house was timber framed and is purported to date from the late 16th Century or early 17th Century. It is predominantly two storey, excluding the attic and cellar. It was extensively remodelled in the early part of the 19th Century when the original timber framed core was encased to update its appearance. The classically detailed Georgian west elevation facing the proposed plot is painted stucco. It has rusticated quoins with the whole frontage subdivided into bays with full height decorative Corinthian pilasters. It has a lead hipped natural slate roof and a full length decorative cast-iron verandah/porch at ground floor. The windows to the front main elevation are Georgian sash with arched heads. The central entrance under the verandah has sidelights and an over-light.

In the early 1920's, the lands belonging to Copelands were divided into separate lots and the whole country residence was broken up. The bungalows along Coldwell's Road were believed to have been built at this time. In 1956, the house was divided into two separate properties, Copelands and Westlands, with Copelands retaining the majority of the gardens and the courtyard group of outbuildings and Westlands having some ground including the walled garden and the smaller group of outbuildings directly north of the house.



The Site

The location of the extension is at the rear of Copelands and was previously an area used as a coal store and undercover storage. The area is adjacent to Coldwells Road and the neighbouring property Westlands. It is totally enclosed within the yard area of Copelands and the site is bounded by an old natural stone wall which has been rebuilt in parts over the years but still requires further work and stabilising.



Archaeology

There have been no known archaeological surveys undertaken in connection with this property or grounds.

Planning History

The following list includes planning applications made under previous owners:

SH901116PO Outline Permission for new bungalow Approved 19/09/1990
SH931465PF Detailed Permission for new bungalow Approved 31/01/1994
SH950667PF New entrance to existing dwelling Approved 26/07/1995
SC980194PFW Proposed kitchen extension Approved 19/05/1998
SC980195LAW Proposed kitchen extension Approved 19/05/1998
DS003552/F Renewal of PP SH950668LA to form new entrance Refused 02/06/2000
DCC020602/0 Site for new dwelling Withdrawn 16/05/2002
DCC031251/F Site for new dwelling Refused 01/07/2003
DCC042297/F Detached garages, studio and widening of existing access Refused 01/10/2004
DCC0436844/L Permission for single storey kitchen extension Withdrawn 28/09/2005
DCC0436843/F Permission for single storey kitchen extension Withdrawn 28/09/2005
DCC053288/F Detached garage and enlargement of existing access Approved 10/11/2005
DCC053261/F Single storey kitchen and enlargement of access Approved 14/11/2005
DCC053287/L Single storey kitchen and enlargement of access Approved 14/11/2005
DCC052477/F Permission for swimming pool Approved 23/08/2005
DCC063315/F Permission for new garage and car port Approved 23/11/2006
DCC063316/L Permission for new garage and car ports Approved 22/01/2007
P143412 F Permission for a new dwelling Approved 17/9/2015

SCOPE OF WORKS AND EFFECT ON LISTED BUILDING

Generally

The proposed design and layout has been carefully considered to take account of the important elements and concerns surrounding the effect the scheme may have on Copelands and of the adjacent property Westlands .

This submission takes direct account of the responses received following liaisons with the Local Authority planning department and discussions with the Planning Officer, Conservation Officer and relevant points and comments raised during the process.

New Extension Design

In 2005 PP DCC053261/F granted permission for a kitchen extension which was similar in style to the recently approved and constructed kitchen extension to Westlands, the adjoining property (PP DCCW2004/1273/F) and the proposal was implemented later that year. The initial discussions in 2005 had resulted in an unsatisfactory design which did not complement the approval granted to Westlands. In 2014 further work took place to the Copelands extension (see photo below) but upon speaking to the conservation officer and Planning officer it was agreed that there would be no objection to changing the external gable end design to match that of Westlands. This application reflects those views and changes to the eastern gable end design.

Dear Mr Mohan,

Further to your email, I have now spoken with Sarah Lowe. There would be no objection in principle to matching the gable end of the neighbouring property. The elevations that you have provided to do make clear that the ridge height will be the same at the neighbouring structure but if this is the case then this should be an issue.

You will need to submit a Householder application and application for Listed Building Consent in order to secure approval.

Yours sincerely

Simon Withers

Development Manager

Economy, Environment and Cultural Services



Sustainability

The extension will be highly insulated to above Building Regulation standards. The building will incorporate smart, sustainable solutions, LED lighting and underfloor heating.

Materials

The external materials will remain the same as currently approved and agreed within P.P. DCC053261/F .

External works

No rainwater or surface water will run to the mains sewer.

Analysis of Proposed Development

This application preserves the setting of the listed building in order to protect and respect the setting of Copelands.

Justification

This small extension has been designed carefully and in conjunction with discussion with the LPA officers and is sensitive to the setting of both Copelands and Westlands and the original character of the site is respected.

Conclusion

We consider that, given the above approach and taking into account the dialogue with the Local Authority, that this proposal respects Copelands and the character of its setting as a whole. The proposed extension will not adversely affect the setting of the listed structure.