

4 Calf Hey, Nabbs Lane, Slaithwaite – Single Storey Oak Side Extension

Heritage Statement

1 Introduction

- 1.1 1 and 2 Calf Hey have been formed from a single Victorian villa which has later been subdivided. The application site is within the Slaithwaite Conservation Area.
- 1.2 This statement has been prepared to assess the significance of the buildings, and assess the effect of the proposals to construct a single storey oak extension. This has been designed to satisfy the requirements of the Kirklees Unitary Development Plan and Planning Policy Statement 5: Planning for the Historic Environment.
- 1.3 The heritage asset consists of the combined dwellings of 1 & 2 Calf Hey, Nabbs Lane, Slaithwaite. The assessment of significance takes account of information from the Slaithwaite Conservation Area Assessment and a site visit taken on the 12th October
- 1.4 Potential impacts relating to the development proposal are measured against the significance of the heritage asset as presented in this document. The development proposal is laid out in the Progressive Architects proposed scheme drawings.
- 1.5 For the purpose of this Heritage Statement the original Victorian villa along with the previous side extensions will be referred to throughout as 'the asset'. The asset is considered as a whole, and components which contribute towards its importance are considered within this context rather than as separate items.

2 Description of Heritage Asset and Local Setting

- 2.1 The asset is screened by mature trees, although it is still visible in the conservation area and can just be seen from Nabbs Lane and across the canal from Commercial Mills. This visibility will be reduced further on completion of a residential development under permission 2010/92767.
- 2.2 The original building is a Victorian villa and has Classical proportions with formal details and symmetry, particularly with the composition of the fenestrations. The modern extension built under permission 2010/93140 at 1 Calf Hey is not symmetrical but instead defines itself as subservient and is clearly separated from the formal mass of the main building.
- 2.3 The South East elevation is the most prominent and it is this one which exhibits the formal detailing and symmetry.

3 The Significance of the Heritage Asset

- 3.1 The building is not listed but it is acknowledged as a heritage asset in the Conservation Area Appraisal. It is therefore an undesignated heritage asset. As noted in the description above, it has a limited visibility from Nabbs Lane and Commercial Mills.

4 The Contribution of its Setting to that Significance

- 4.1 The asset is set in a fairly open site and this is noted in the Conservation Area Appraisal.

5 An explanation of the design concept

5.1 The main design decision has been to ensure that the heritage asset is the dominant element and the extension is clearly subservient. This has been achieved by:

- The choice of materials which are visually softer but complementary
- A smaller massing with a lower ridge and eaves, set back to both the front and rear elevations
- Simple architectural detailing which avoids grandeur, making it appropriate for an outbuilding / subservient extension to a Victorian villa

5.2 The proposal respects the formal arrangement of the asset, orientating the roofline to reflect the main roof line.

6 An assessment of the impact of the proposal on the significance

6.1 The proposal will extend out 3m from the side of the main building. This is mostly onto existing hardstanding and so there is no reduction of amenity space.

6.2 Because of the orientation of the asset from the main access from Nabbs Lane and the setback nature of the proposal, the visibility of the extension will be minimal.

6.3 The sideways projection of the extension is extremely small when considered against the size of the open space on the site. The proposal will therefore have a very minor impact on the openness of the site.

6.4 The smaller scale and set back layout ensure that the proposal is subservient and that the asset is retained as the dominant element.

6.5 The extension will mirror the existing extension to 1 Calf Hey

6.6 The proposal will provide an attractive addition that provides additional living accommodation and sunlight within the building. This will improve the accommodation to bring it in line with modern standards for a dwelling of this architectural value.

7 Details of Sources Consulted

7.1 We have consulted the Slaithwaite Conservation Area Appraisal and the consultee responses for applications 2010/91919 and 2010/93140

8 Conclusion

8.1 Whilst not listed, Calf Hey is an undesignated heritage asset. It is a Victorian villa of value within the Slaithwaite Conservation Area.

8.2 The proposal does not negatively affect the significance of this asset. It is designed specifically to be subservient to the host building, ensuring that the asset remains the dominant element.

8.3 The extension will mirror the new extension to 1 Calf Hey

8.4 Overall the development will have a positive effect on the building, improving the accommodation to modern standards for a building of this architectural value.