

Design and Access and Heritage Statement

Work to Lock Up.

Manor House, Slaithwaite.



December 2016.

Design & Access and Heritage Impact Statement

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1.0 Context.

- 1.1 This statement has been prepared to accompany a listed building application for work to the Lock Up and garden at Manor House, Old Bank, Slaithwaite.
- 1.2 The Manor House is a Grade 2* listed building and is currently undergoing work to change the use from offices to two residential dwellings.
- 1.3 Listed building and planning consent was granted for this originally in 2013 (ref 91146 &7) with internal details approved earlier this year.
- 1.4 The Lock Up dates back to 1834 so is of significant historical value to the village of Slaithwaite.
- 1.5 It has been neglected in recent years evident in the following:
 - Overgrown with ivy.
 - Rubbish being deposited inside.
 - Movement of stonework.
 - Doors rotted and hanging off their hinges.
 - Weathering and deterioration of date stone.
- 1.6 Photos of the above are appended to this statement.
- 1.7 A small amount of work is also proposed to the garden the create a defined boundary for the dwellings.
- 1.7 The extent of proposed work is listed in section 2 below.

2.0 Amount, scale, appearance and layout.

- 2.1 Proposed work to the Lock Up is as follows:
 - Rebuild stonework to east elevation.
 - Repair 2 No existing doors.

- Install 3 No new doors.
 - Remove all deposited rubbish.
 - Remove back ivy to prevent future damage to stone work.
- 2.2 External work to the garden involves a stretch of stone wall to enclose the garden to No 4, create a new opening from the car park which will serve both properties along a new stone flag path and taking up some existing tarmac and stone flags to be replaced with topsoil and turf.

3.0 Heritage Impact Assessment.

- 3.1 The proposed work will improve the appearance of the Lock Up and give the structure longevity.
- 3.2 The works to the garden will use traditional materials to match the existing and so will harmonise with the Manor House.

4.0 Access.

- 4.1 Access to the Lock Up remains unchanged.

Appendix A

Photos.

Appendix B

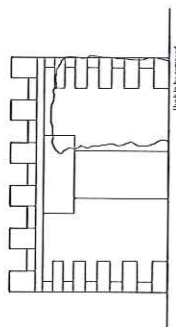
Drawings.

Appendix C

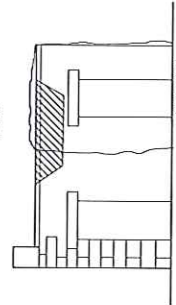
KMC Unitary Development Plan.

Appendix D

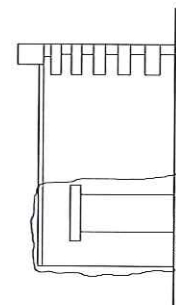
Plan of Slaithwaite Conservation Area.



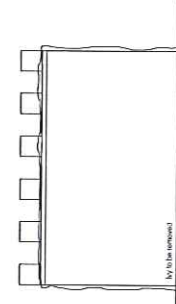
Existing front elevation (1:50).



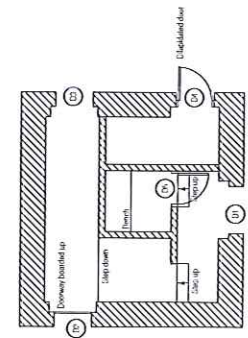
Existing side elevation (1:50).



Existing side elevation (1:50).



Existing rear elevation (1:50).

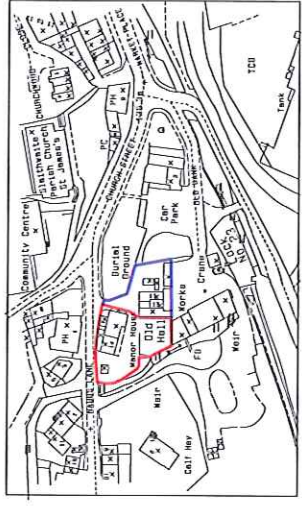


Existing layout plan (1:50).

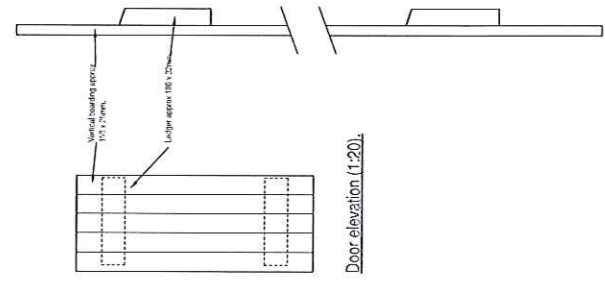
Schedule of external work.

- D1 - New door.
- D2 - New door.
- D3 - New door.
- D4 - Repair existing door.
- D5 - Repair existing door.

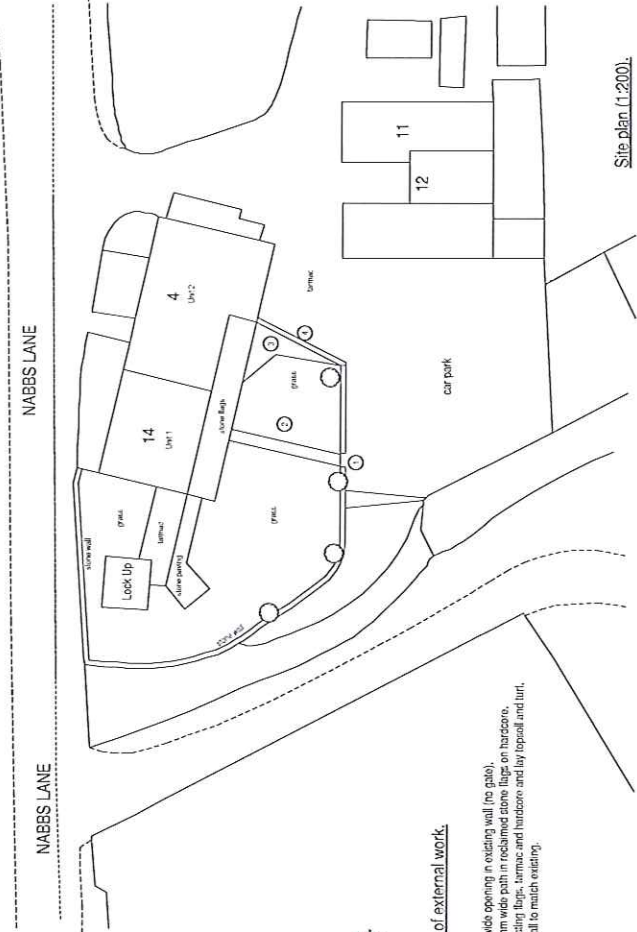
Location plan (1:1250).



Location plan (1:1250).



Door elevation (1:20).



Site plan (1:200).

Schedule of external work.

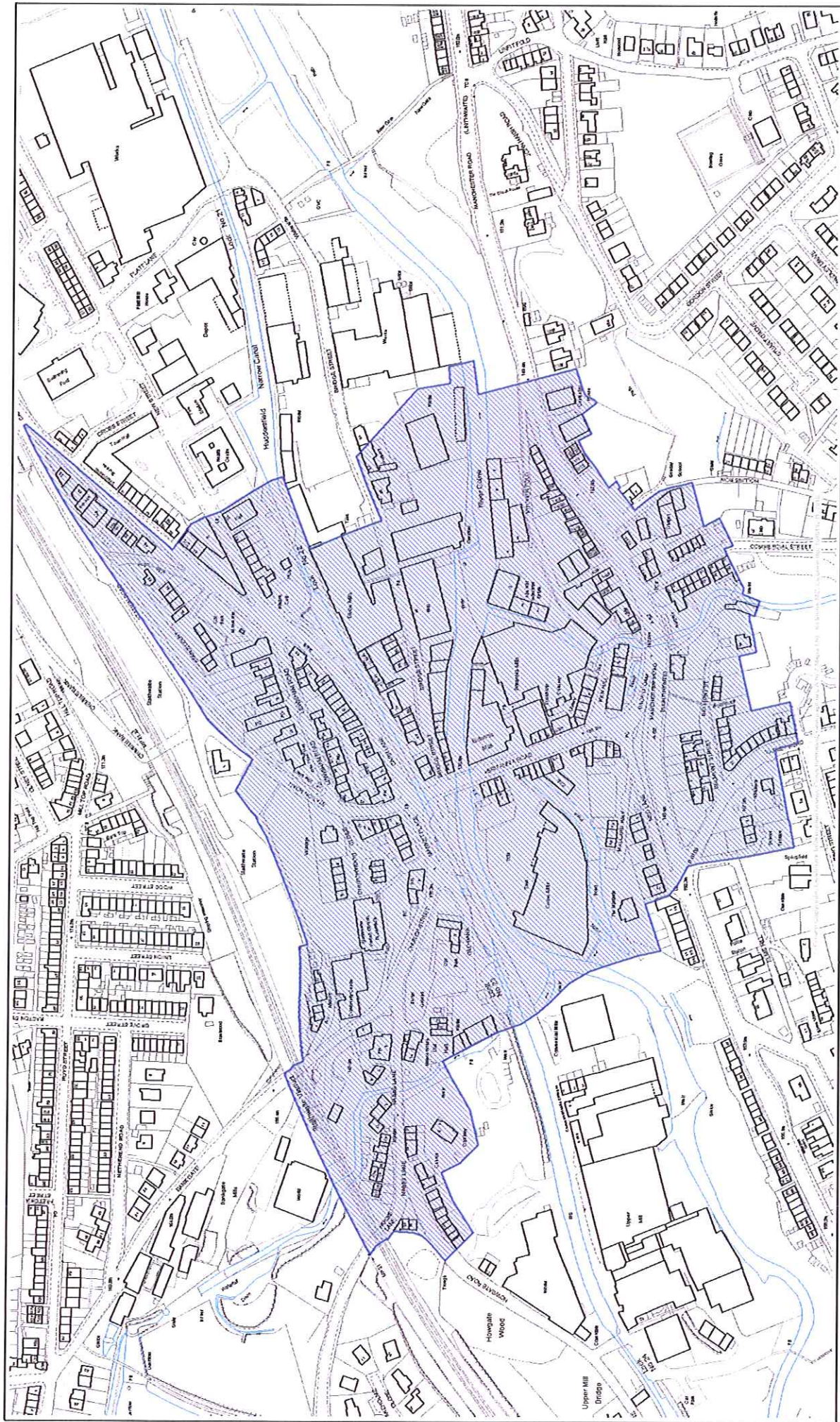
- 1. Form 1.0m wide opening in existing wall (no gate).
- 2. Create 500mm wide path in reclaimed stone flags on hardcore.
- 3. Remove existing flag, stone and hardcore and lay gravel and turf.
- 4. Build new wall to match existing.



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Project: 13 J 27

Project	Proposed works to Lock Up and garden.
For	Dartmouth Estate.
Address	Manor House Old Bank Stalham.
Title	Listed Building drawing.
Job No.	L 01.
Drawing number	13 J 27.
Date	Dec 2016.

Vertical section through door (1:5).



Kirklees MC - Planning Service

Scale 1/3500

Date 14/4/2010

OS Grid Ref of Centre = 408005 E 413984 N

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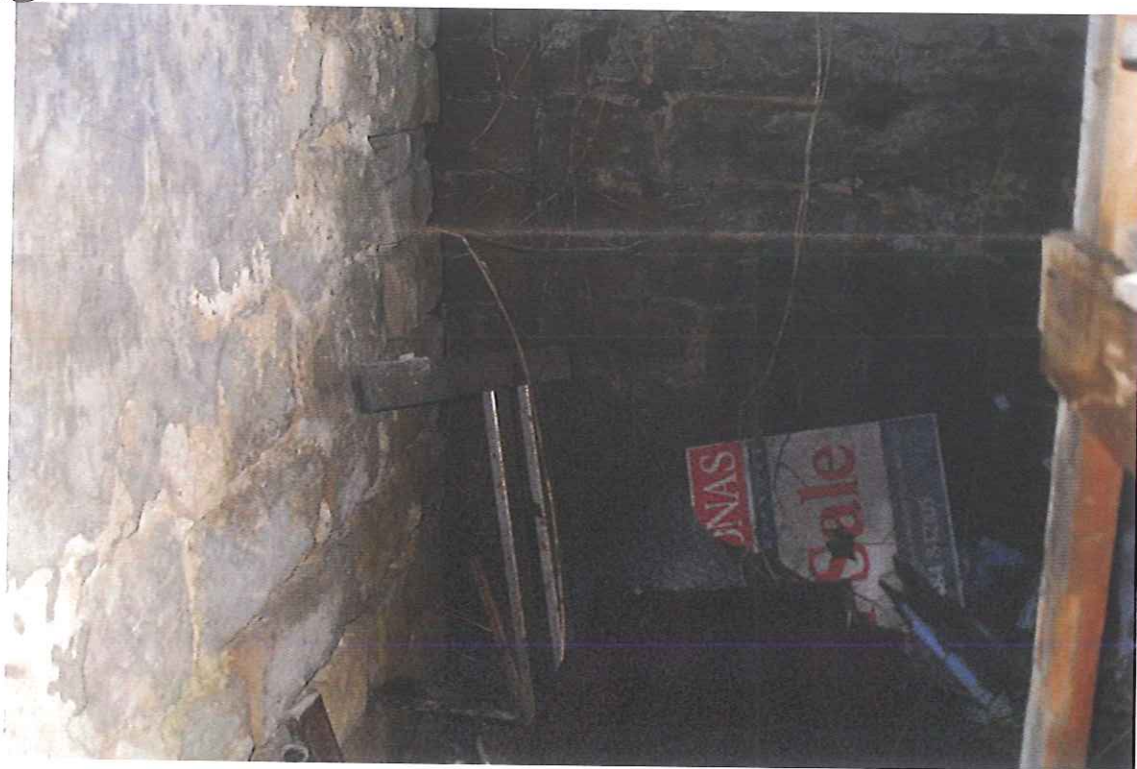
⑥



⑦



⑧



(9)



(10)



11



12



(13)



(14)



15



16



17.



