



heritage statement

application: Entrance extension at Yew Tree Barn, Low Town, Kirkburton, Huddersfield
client: Mr & Mrs Rust
job nr: 17036S
date: 30 October 2017

Introduction

This heritage statement has been prepared by **ADP Architecture and Design Ltd** on behalf of Mr & Mrs Rust, the applicants, to provide sufficient information to accompany a planning application for the proposed entrance porch extension to the existing dwelling at Yew Tree Barn, Low Town, Kirkburton, Huddersfield.

Yew Tree Barn, Low Town lies within the Kirkburton Conservation Area, at the most southern end of Low Town. The property is a traditional stone built mature detached dwelling and is situated adjacent to Yew Tree Farm, a Grade II listed building. Yew Tree Barn is not listed. The property has been previously converted/renovated and extended more recently (2010/62/90013).

Use

The current use is a single detached dwelling, which will not change by way of this proposal.

Amount, Layout and Scale

The proposal is for a modest single storey entrance porch extension, which will provide a much needed sheltered main point of access to the dwelling, prior to entering the main body of the house, the kitchen dining area.

Appearance

The extension has been designed to complement the existing building, with natural stone slated roof, incorporating conservation type rooflights, supported on an oak framed structure, substantially glazed in order to be as transparent as possible, in order that the existing building, including the external stone staircase, remains highly visible.

Access

Both pedestrian and vehicular access to the property are unaffected by the proposal.

Significance of the Heritage Asset

The property lies within the Kirkburton Conservation Area and as such has significance as a Heritage Asset. The property is not a listed building. A former barn, the building has simple, plain architecture expected of a building of this type. The building has an existing external stone staircase which would have originally served the first floor hayloft to the barn. The stair is no longer used. The space below the stair, which has been used as a small entrance lobby/store, is a very tight space and due to the nature of its construction, it's not possible to prevent water penetration through the steps.

We would suggest that its significance is by way of its location within the Conservation Area and proximity to Yew Tree Farm, rather than specific architectural features.

Impact of the proposed development upon significance of the Heritage Asset

The extension is effectively situated on the rear of the property (not facing the highway). Our view is that the proposed development will have no significant impact on the Heritage Asset. The proposals were put forward to Kirklees Conservation & Design group leader Nigel Hunston in September 2017, who offered no heritage based objection to the proposal, due to the transparent nature of the design of the extension.

Conclusion

The design has been carefully considered so that overall the proposal has no detrimental impact upon the significance of the Heritage Asset or the Kirkburton Conservation Area.