

Heritage Statement

Address of Property: No.3 Two-Gates, Slaithwaite, Huddersfield HD7 5UG

Proposal: Construction of a two-storey side extension, demolition of existing garage and construction of new garage / workshop.

1) A description of the significance of the heritage assets effected by the proposals

The planning application relates to the proposed construction of a two-storey side extension onto a three bedroomed semi-detached at No.3 Two-Gates, Slaithwaite. By carrying out the proposed work the property would be create an en-suite bedroom at first floor level with a utility/boot room and WC to the ground floor. Any materials that will be used for the side extension will match the existing materials already used.

This planning application also seeks permission to demolish an existing garage and construct a new garage/workshop towards the rear of the garden. The garage walls will be constructed from natural stone, the roof will be finished in blue slate, windows and doors will be wood effect PVCu and the rainwater goods will be black cast iron.

2) An assessment of the contribution which the setting makes to that significance

No. 3 Two-Gates was construction in the late 18th Century, the adjacent property (No. 4 Two-Gates) was constructed in the early 19th Century. Both properties have been constructed from coursed natural stone walls and stone slate to the roof. No. 3 Two-Gates has a combination of 2-light and 3-light stone mullioned windows to the front and rear elevations; the property also has an extension to the rear which was originally a barn. Much of the integrity of Two-Gates has been retained through the preservation of its original window detailing which has been recognised on the proposed elevations.

3) An assessment of the impact which the proposal would have on the significance of the heritage asset

The design of the proposed extension is sympathetic towards the existing features of the dwelling; this has been demonstrated in the design by showing stone mullioned windows in the proposed extension to the front elevation and rear elevations. The proposed materials have also been selected with the heritage asset in mind which is why any materials used for the extension will match the existing ones. The proposed extension has been stepped back approximately 1m from the front elevation and as a result the ridge line will be stepped down slightly compared to the main ridge line of the existing property.