

heritage, design and access statement

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01 – Introduction: the application

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This application is for works to the existing grade II listed dwelling house at 3 two gates, Slaithwaite.

these works consist of:

- i. Demolition of modern existing single storey detached garage.
- ii. Construction of new single storey detached garage
- iii. Construction of new dry-stone wall to western boundary

01 – Introduction: Site context

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- The site lies in a semi rural location 0.5 miles from the centre of Slaithwaite
- The property is 40 meters from Slaithwaite Junior & Infant school
- 3 two gates is a farmhouse that forms part of a small hamlet of dwellings.



01 – Introduction: Site context

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- The property consists externally of a concrete hardstanding driveway onto a maintained garden area to the rear
- The property boundaries consists dry stone walling/ ranch style fencing and hedges
- The original farm house has a barn which appears to be of similar age to original house with a modern side extension and modern detached garage



02 – Heritage statement: list description

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Statutory Address: TWO GATES, 3-4, HOLME LANE

District: Kirklees (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SE0723014070

Listing Text:

No 3 late C18. No 4 early C19. Two houses. Hammer stone. Quoins to No 3. Stone slate roof. Ashlar chimney to western end. 2 chimneys with square string course and water tabling. 2 storeys. South elevation: No 3: Ground floor; Two 3-light stone mullioned windows (recessed). One 2-light stone mullioned window (recessed). First floor; Three 3-light stone mullioned windows. No 4: Ground floor; One doorway with stone surrounds and tie-stones (blocked). One doorway with stone surrounds to porch. One 3-light stone mullioned window. One 4-light stone mullioned window. First floor; One 10-light stone mullioned window (4 lights blocked). East elevation: Ground floor; Barn doorway and one doorway with stone surrounds and tie-stones and modern windows to extension. First floor; One 2-light stone mullioned window. North elevation: No 3: Ground floor; One doorway and one small window with stone surrounds. First floor; One window with stone surround. No 4. Ground floor; One modern window. First floor; One modern window. One 2-light stone mullioned window. West elevation: No 30 . One small window to gable apex with stone surround. Lean-to extension at western end with concrete roof. Single storey porch extension with monopitch stone slated roof at eastern end. Extension to rear of No 3 probably originally a barn.

Listing NGR: SE 07230 14070

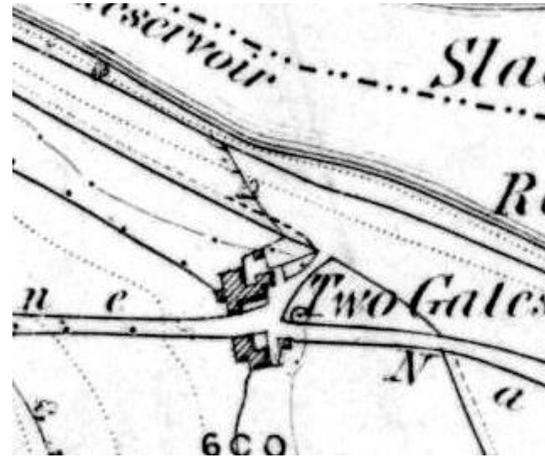
02 – Heritage statement: Historic setting

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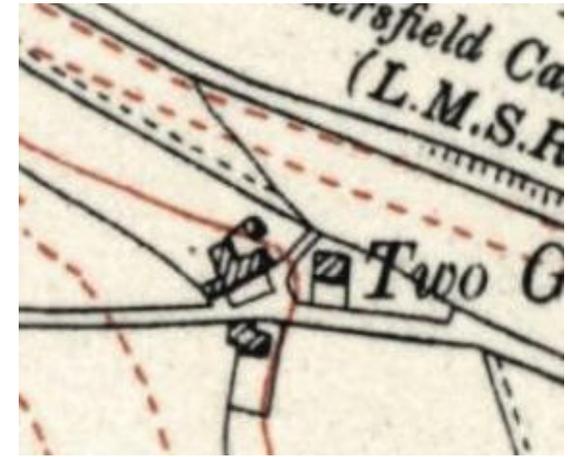
The 1854 map of the site shows that the layout and siting of the buildings at two gates have seen a slight change to front and potentially the west side extension compared to the 1949 map.

We have been unable to obtain any photographic evidence to give indication of what type of structure was originally present on the south (front elevation) on the 1854 map.

The current owners purchased the property in September 2019 with the intension of renovating the property to create a family house as its close nature to local schools and amenities.



Map from 1854



Map from 1949

02 – Heritage statement: external features

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- the features noted within the list description all related to either the overall materials and externals of 3 two gates,
- The existing garage is of modern blockwork construction
- The hardstanding to front of the property is concrete

Existing garage & concrete hardstanding



Existing garage

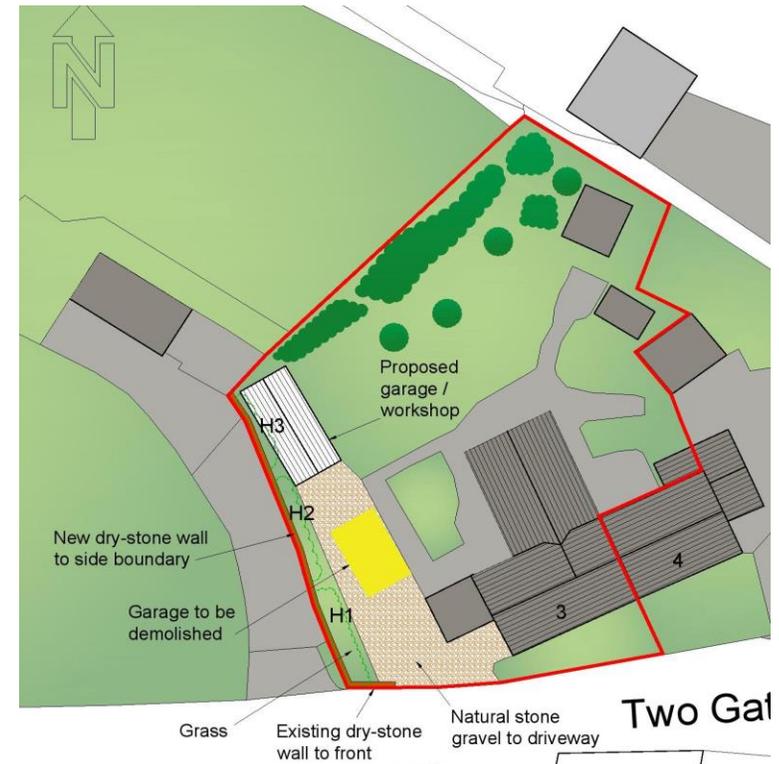
02 – Heritage statement: Design principles

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New construction:

Detached Garages

- The existing garage is damaging to the existing listed building based on current location and due to the material used to construct in addition this garage is no longer fit for purpose of vehicle storage as most modern cars will not fit inside the garage.
- We propose to improve the listed building by moving the location of the garage to the rear of the listed building improving the setting from the roadside, in addition this position is the lowest point on the area which is low in setting improving the aspect of the listed building from other areas in the valley, the new garage will be set low in amongst and behind the existing greenery and hedges.
- The newly proposed garage is of adequate size to store a modern car and constructed externally of materials that refer back to the existing listed building using matching stone and natural blue slate roof.
- The new position of the garage will also allow the for a natural stone hardstanding/track from the road which can be used to allow safe vehicle storage off road. This will hugely benefit the local area based on the current highway issues with parking and space in close proximity to the local school.



02 – Heritage statement: Benefits of development

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- Highway improvement - removing existing garage of modern construction away from the line of the listed building and increasing space for off road parking for more than 1 vehicle on a road in close proximity to a school with no pavement or off road parking. Allowing safe access to and from the property via vehicle.

03 – Design statement: Materials

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- The walls of the garage are proposed to be constructed from natural stone to match those of the existing house.
- masonry to be lined with exposed natural stone lintels, cills and jambs referring to the vocabulary of openings in the existing building.
- The roof of the proposed garage will be constructed using natural blue slate.
- Gutters, gutter brackets and down pipes are to black cast iron to match the existing house.

04 – Sustainability statement: Provisions

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- All works will be completed in conjunction with building control to all current standards and qualified structural engineer
- All light fittings will be LED low energy
- materials: all timber to be provided from fsc certified sources. Stone to be reused from site or from sources of local reclaimed stone.

05 – Access statement

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- Parking off road will be improved as currently property has provision for one car. This will be increased to up to 3 cars

06 – Conclusion: the scheme

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- We believe that the scheme described in the documentation here attached would constitute sensitive and appropriate addition of this listed building.
- The external changes to the demolish the existing garage and removal of existing concrete hardstanding would improve the appearance of the listed building and improve off road parking.