

**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 a modern existing single storey section of construction to the side of the property.
- ii. Demolition of modern existing single storey detached garage to side of property.
- iii. Construction of new 2 storey extension to side of property
- iv. Construction of new single storey detached garage
- v. Internal changes to existing property

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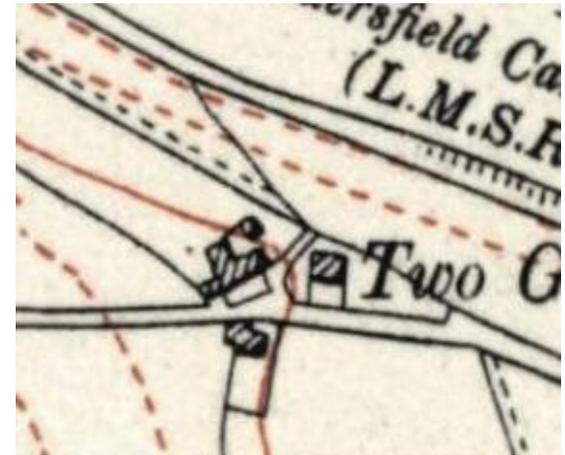
The 1854 map of the site shows that the layout and siting of the buildings at two gates have seen a slight change to front and potentially the west side extension compared to the 1949 map.

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,
- We believe that the lean to extension has had works to modernise prior to the listing of the building with a concrete roof and modern rendered finish.
- 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: internal features

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No internal features are mentioned within the list description.

- Much of the internal finishing is relatively modern, and done within the last 30 years during a period of repair and renovation works. A lot of this work was done to a poor standard, defective and not sympathetic to the original building
- Internal features of interest are as follows,
  - Fireplaces – both fire places on the ground floor are clad with red-brick / plasterboard / paint of poor construction. We propose to retain the legs and heads and rebuild using reclaimed stone to match existing building.
  - Ceiling Beams – we propose to retain and re-use this if possible for structural and if not will be adapted to be used for decorative maintaining the ground floor ceiling feature. This floor shows signs of high deflection and rotten timbers.



## 02 – Heritage statement: internal features

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Pictures attached of works to property that are damaging/inappropriate to the listed building.

Poor defective workmanship to internal skin of property showing works internally was modern and overtime had been renovation to sub standard levels



Brick clad to fireplace

## 02 – Heritage statement: internal features

All works to the barn are newly installed as per the previous planning application nothing is original and some items that have been installed are not sympathetic to the original features such as,

- Window bricked up to form a cill height to match stepped levels which we believed were installed to create a access into the main house. As a part of our application and works we propose to return this window to its original level and size and by also adding the timber doors which would also suggest that this barn was originally at a lower level consistent with the barn door levels.



## 02 – Heritage statement: internal features

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Existing stairs were also replaced as a part of the repair/renovation works over the last 30 years. They were steep and of poor condition



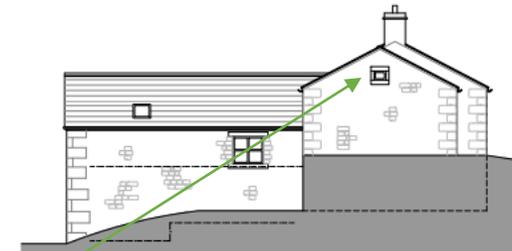
## 02 – Heritage statement: Design principles

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### New construction:

#### 2 storey extension

- location: it is proposed that the existing sections of modern single storey extension which form the utility room should be demolished. It is poorly constructed and are not sympathetic to the historic structure, it also not fit for purpose based on the existing low ceiling height. the new extension is to be sited in the location of the existing.
- The newly constructed extension would be sympathetic to the existing structure using locally sourced stone to match existing and replicating window cills/heads/mullion design.
- Additional features to enhance the listed building are the re-building of the previously demolished external stack on the west side of the building and the re-creation of the small window the gable which will be re-created on the new gable of the extension
- The new extension will also be stepped at the front to ensure they original key stones are exposed and on show
- materials: to refer back to the existing building: natural slate roof and natural stone walls with traditionally detailed openings within the masonry to form windows and doors.
- The new extension will form a bedroom above and utility/wc below



South West Elevation (Proposed)



South East Elevation (Proposed)



North West Elevation (Proposed)

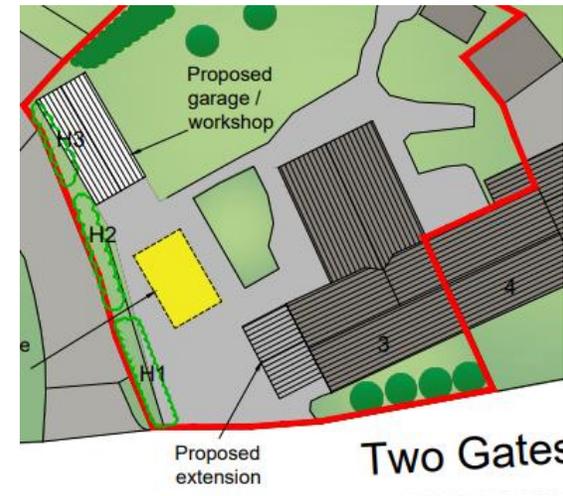
## 02 – Heritage statement: Design principles

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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 tradition 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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- Family home – proposing to create a family home maintaining all the key historic features whilst creating an safe, comfortable and fit for purpose home.
- Creation of space – additional space in new extension and additional floor space in the 1<sup>st</sup> floor barn area whilst remaining sympathetic to the historic use of the building.
- Vital renovation works to defective area of the existing property as per pictures these works are essential to maintain the properties features
- External improvements – proposal to renew all repointing using traditional lime mortar as opposed to existing cement mortar. Re-construction of external chimney stack and barn timber doors including reducing to correct level of opening into the barn
- 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 extension are proposed to be natural stone to match those of the existing building.
- masonry are lined with exposed natural stone lintels, cills and jambs referring to the vocabulary of openings in the existing
- building. these openings do not attempt to mimic the proportions of those in the existing building, but instead are of more contemporary style and proportions.- windows and doors have painted timber frames with flush opening lights.
- The roof is proposed to be natural slate to match the
- Gutters, gutter brackets and down pipes are to match existing

## 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 extension of this listed building.
- This development of the existing structure would safeguard the ongoing use and therefore appropriate maintenance of the listed building and its surroundings.
- The external changes to the garage and removal of existing hardstanding would improve the appearance of the listed building and improve off road parking
- The replacement of the existing single storey extension would also improve the appearance of the listed building