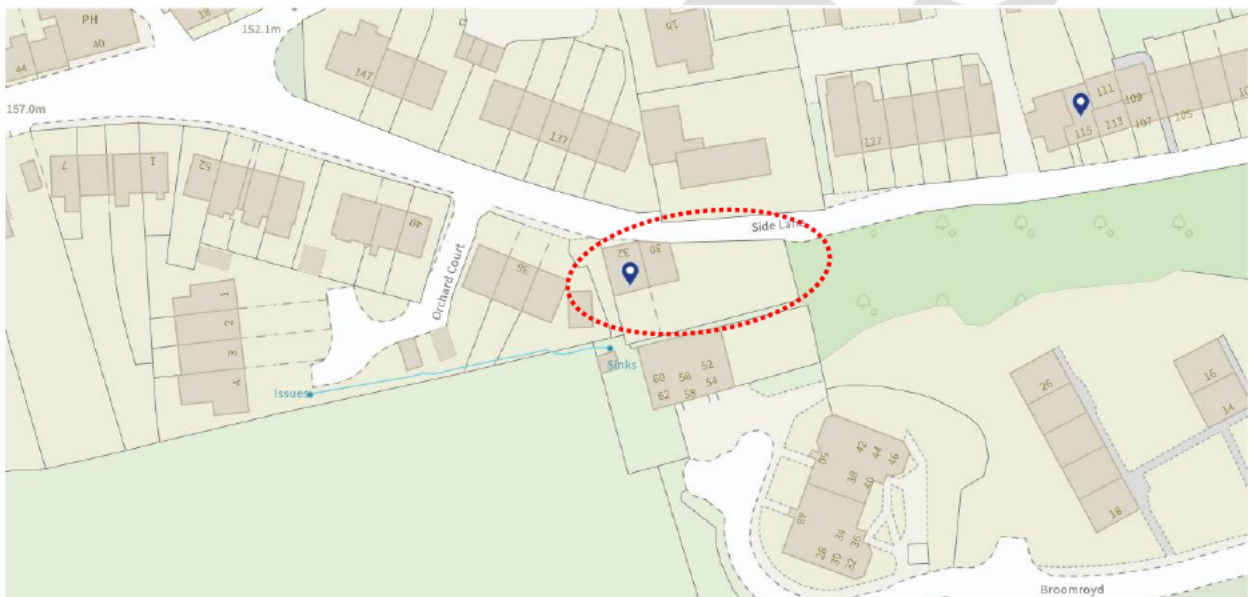


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Job reference: 2022 enquiry 75
Address: **No32 Side Lane,
Longwood,
Huddersfield**
Date: 9-3-2023
Extra notes: **Heritage report with planning statement to regularise joining
No30 and 32 Side Lane as a detached property**

Design statement

The design statement is prepared in accordance with the CABI's publication 'design and access statements – how to write, read and use them' (2006) headings.



Introduction

This is a heritage report to regularise from being a former semi-detached dwelling into a detached property and to be read in parallel with the design and access report.

Our client Ms Kay Mulligan did not realise that a listed building consent application would be needed when no30 and no32 Side Lane was already previously joined together as a detached property when they purchased it. It was a semi-detached property with large rear and side garden plot but now the property had already been

converted as a detached house. This issue had arisen when an application for the side 2 storey extension was submitted planning application ref no2023/90087 recently and since withdrawn on 2-3-2023 at the suggestion of the planner to regularise the listing issue before any extension decision is considered.

THE APPLICATION SITE

No32 Side Lane is a grade 2 listed property but the adjacent no30 Side Lane was not listed.

From the listing data in 1978, no32 Side Lane was listed in 1978 and not no30 Side Lane. Looking at the sales particular below, it looks like the listing was done first and the conversion into one dwelling came afterwards as a detached property in 2005.

As per the listing in 1978, the host property was built with stone walling and stone slates roof and timber sash windows that have stone surrounds on the front entrance elevation. The external facades have not been altered as a result of joining the 2no properties together even up to today.

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32, Side Lane, Longwood, Huddersfield, West Yorkshire HD3 4SR

Source acknowledgement: House price data produced by the HM Land Registry

HM Land Registry provides this information

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 6 February 2023

HM Land Registry 

There are no historic features present internally. All internal elements are plain and have been used as a home for many years. Therefore based on the data, it has been over 17 years ago that these 2 properties have been combined as a detached property and surely it is a formality to regularise it. As a result, any new extension onto the detached property will need to ensure that there is little visual harm. The planner had suggested that a single storey extension onto it would be favourable should our client decide to pursue the extension route or alternatively consider a separate small detached bungalow annex for their senior age parents.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1221662
Date first listed:	29-Sep-1978
Statutory Address 1:	32, SIDE LANE

Location

Statutory Address:	32, SIDE LANE
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The building or site itself may lie within the boundary of more than one authority.

District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 10784 16568

Details

SIDE LANE 1. 5113 (South Side) Longwood No 32 SE 1016 32/1206 II 2. Early C19. Hammer dressed stone. Pitched stone slate roof. Coped gable on cut kneelers. 2 storeys. Two 3-light stone mullioned sashes on 1st floor. One 4-light stone mullioned window (two mullions removed) on ground floor.

Listing NGR: SE1078416568

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	413515
Legacy System:	LBS

Listing

Excerpts of Policy LP35 Historic environment

- 1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met: a. the nature of the heritage asset prevents all reasonable uses of the site; b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.*
- 3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*
 - a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
 - b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
 - c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
 - d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage*

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assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

no32 Side Lane was a grade 2 listed property and therefore any alterations should not cause any visual harm. The external architectural details such as the dentils supporting the gutters and the stone surround around the window and door openings have been retained and unaffected to date. Mocked timber sash style windows with horns are present on the existing properties. Stone walling and stone slates roof remained as existing and unaffected.

The internal spaces are plain without any features. The only alterations which is evident is new opening between the 2 properties to physically linking them together. These small alterations do not cause any visual harm to the listed buildings.

ASSESSMENT OF SIGNIFICANCE

Description of significance of heritage asset Basic information

The proposal relates to no32 Side Lane Huddersfield, the proposed site comprises of a host property of traditional stone walls with stone slates roof construction. This host property is a grade 2 listed building that makes a positive contribution to the heritage asset of the area. Every effort is require to respect its setting and character.

Significance

As stated above, the significance is considered to be low.

Contribution of the setting adds to that significance.

The proposal contribute to the preservation or enhancement of the character and appearance of the host property and surrounding area. In relation to combining no30 and no32 Side Lane together being a detached property, there is **no significance** in relation to the surrounding buildings or the setting or external character of the area.

This Heritage statement has been written in order to provide a heritage assessment of the existing host building and surrounding buildings and site in relation to the inclusive architecture, design features and surrounding buildings. This heritage assessment has been undertaken to ensure that the proposal prevents the inappropriate redevelopment of building or site and any subsequent negative visual impact on the area and meets with policy LP35 Historic environment.

ASSESSMENT OF IMPACT ON SIGNIFICANCE

Heritage Impact Assessment

Impact of proposal on **significance** has been established above that now being a detached property is noted for its heritage contribution to the setting of the area. The external massing does not impact visually its surrounding neighbouring properties as it remained the same. Each dwelling on its own is too small for today's modern living standards. The internal through dwelling will provide suitable accommodation in today's modern rural living ethos for any family and therefore it was probably why it was converted into one dwelling back in 2005..

Mitigation of any harm

Due to the nature of the proposal, there will be no real visual impact or harm, positive or negative, on the social or economic context of the area. The proposal is considered to be in accordance with the nature of the other properties on the streetscene, and also sympathetic to the area. The proposal will not result in any visual detriment or harm to the original host building or its surroundings. The proposal incorporates the use of complimentary traditional building materials in the building construction and improves the aesthetics of the host building. The proposal would preserve and enhance the character or appearance of the area.

JUSTIFICATION OF WORKS

Public benefit of the development

Therefore this application is to regularise any listing issue. Therefore should our client decide to extend their property, then they will be committed to making a positive contribution to the area and every opportunity has been sought to respect the adjacent listed buildings.

CONCLUSION

Basically the proposal to link the 2no properties together does not affect the host building or its surrounding neighbours. The granting of positive listed building consent will of course also help to regularise the current listing issue. It also re-assure that the existing historic character and setting of the area has been respected.

We believe that the information provided and clarifications has justified that little or no harm have been caused as a result of already combining the 2no properties into a detached home. It is considered to be of **low significance which does not harm the existing building or its immediate host property albeit being a grade 2 listed building**. Our client seek Kirklees Metropolitan Borough Council's support and look forward to a positive outcome so that the building works can assist to

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complete the regeneration and provides a **HOME** for our clients and his family. However, should additional information or justification be required, then allow the opportunity for our clients or Jade3 to supply them.

Yours faithfully

Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited



Side Lane view

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Entrance view



Driveway view

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Side view



Internal kitchen view with floor joists exposed internally

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Lounge with fireplace retained internally

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Stair access to first floor



this is in the ground floor opening linking the 2 property together. Concrete paving slabs retained internally. It is plain and no historic elements and its significance is low.



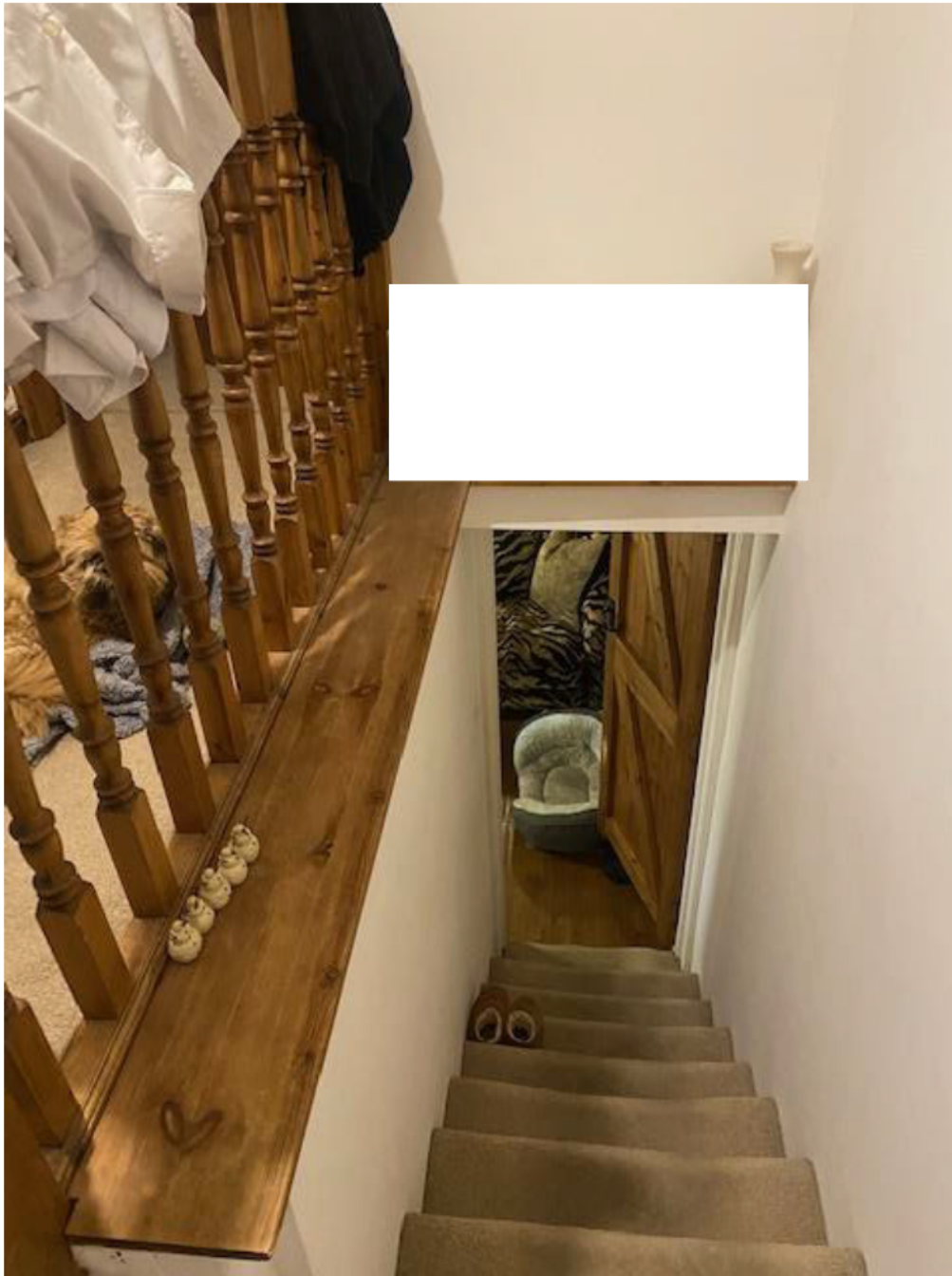
Utility with stonework exposed and retained internally

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Utility with stonework exposed and retained internally



Stair access with balustrades on landing

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Doubled height space over the utility with exposed rafters retained internally



this is in the first floor opening linking the 2 property together. It is plain and no historic elements and its significance is low.