

Heritage Statement

Proposed extension, 1 Mean Hey, Slaithwaite
HD9 5XA.



July 2023.

Heritage Statement

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Context

- 1.1 This statement has been prepared to accompany planning and listed building applications for a rear extension at 1 Mean Hey, Slaithwaite HD7 5XA.
- 1.2 The building was listed as grade 2 in July 1985.
- 1.3 The site is within green belt as defined in Kirklees Local Plan – extracts are appended to this statement.
- 1.4 An application for a similar extension, along with an outbuilding was submitted in 2020 (reference 2020/91083) but there were complications with land ownership amongst other things which lead to the application being withdrawn.
- 1.5 The existing buildings were converted into two dwellings during the 1990's and in 2006 permission was granted for a single storey extension to No 1 which has since been built.
- 1.6 The aforementioned land complication has now been resolved and the said land is now registered to the applicant, however, this is away from the location of the proposed extension.
- 1.7 During a site visit from the planning and conservation and design officers for the previous (2020) extension, it was suggested that a 'catslide' type roof may be more suitable, so this approach has been adopted within the proposed drawings. Other than that, the proposals are pretty much as previous.
- 1.8 The proposed extension will provide a weather break for the property and a utility space where the residents can remove and wash muddy clothing when returning from walking their dogs along with a secure store.

At first floor level a small home office can be created within the roof space.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The existing two storey part of the dwelling is approximately 12.0m x 5.0m and the single storey extension is 6.0m x 5.8m, all measured internally.
- 2.2 The proposed extension is 6.8m long internally x 2.4m maximum, and 1.1m minimum due to the step in the existing building.
- 2.3 The roof form is in two parts, with the narrow section being a mono pitched lean to abutting with the existing building and the wider part being a projection of the main roof – this provides interesting articulation to the roofscape.
- 2.4 Heights to the eaves are 2.4m and 3.4m respectively.
- 2.5 Natural walling stone, ashlar window surrounds and stone slates will be used for the walls and roof.
- 2.6 Other than the small extension, the remainder of the site remains unchanged.

3.0 Access.

- 3.1 Vehicular and pedestrian access to the dwelling will remain as existing.

4.0 Heritage Impact Assessment.

- 4.1 The description within the Heritage Gateway is as follows:

Late C18. Formerly 2 cottages with later barn to each end. Coursed rubble. Some quoins. Pitched stone slate roof. 2 stacks. 2 storeys. South elevation: West cottage: ground floor; entrance with stone surround. One 3-light stone mullioned window. One 2-light stone mullioned window. First floor: One 8-light stone mullioned window. East cottage: ground floor; entrance with stone surround. Two 3-light stone mullioned windows. First floor; one 8-light stone mullioned window. Barn to east end: entrance with stone surround with small

light over with false arch. Barn to west end: large doorway with segmental arched head. Small entrance with stone surround. Small light with stone surround and false arch at high level. North elevation entrance with stone surrounds and tiestones.

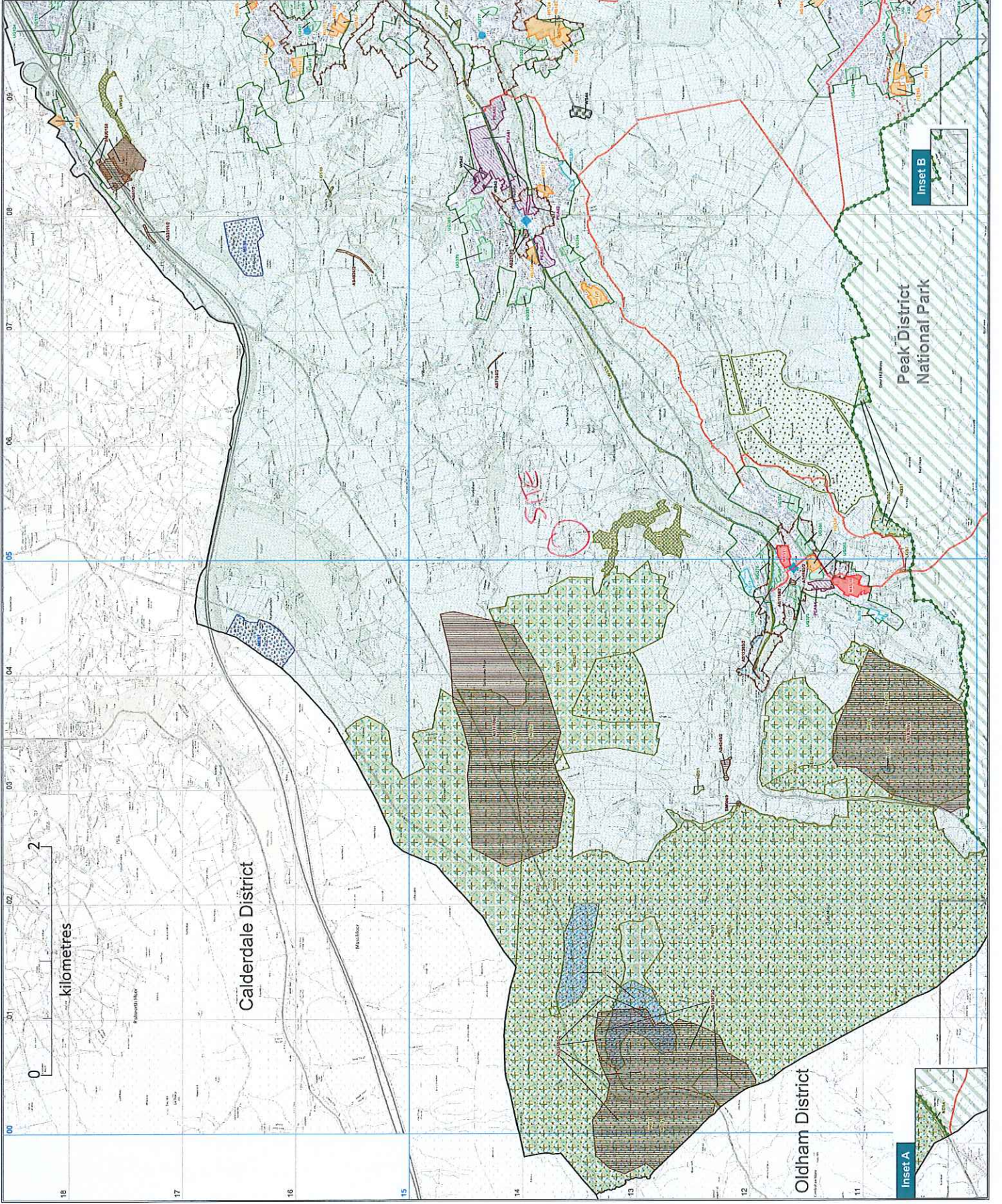
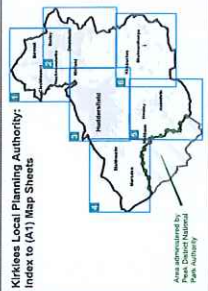
- 4.1 The use of traditional materials and simple design are both typical of rural dwellings within the area and so complement the existing listed building.
- 4.2 The area of the dwelling, particularly where the catslide is located, is somewhat featureless and the proposed extension enhances the aesthetic of the dwelling.

Appendix A

Extracts from KMC Local Plan.

- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGIP)
 - Urban Green Space (UG)
 - Local Green Space (LGS)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Employment (E1)
 - Priority Employment Areas (PEA)
 - Housing (H1)
 - Housing (H2)
 - Land at Storries Hall (MDOA)
 - System And Travelers & Travelling Showpeople (CTTS)
 - Designated Land (DL)
- Heritage Assets**
- Archaeological Sites (Class 2) (A2)
 - Conservation Area
 - Registered Battlefields (RB)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monuments (SM)
- Minefields & War Sites**
- Remnants Area of Search (MARS)
 - Remnants Extension Sites (MERS)
 - Remnants Former Areas (MFA)
 - Remnants Infrastructure (MFI)
 - Waste Site (W)
 - Waste Site (Sequestered) (WS)
- Natural Environment**
- Peak District National Park
 - Special Protection Area (SDSA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Sites (LWS)
 - Local Geological Sites (LGS)
 - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Existing
 - Proposed
- Transport Scheme (TS)**
- Junction Improvement
 - Converted transport improvement scheme route
 - Metred to Derbyshire to Leeds & South Yorkshire Growth Zone

Map scale: 1:15,000 @ A1
right 2018 Ordnance Survey 100018141

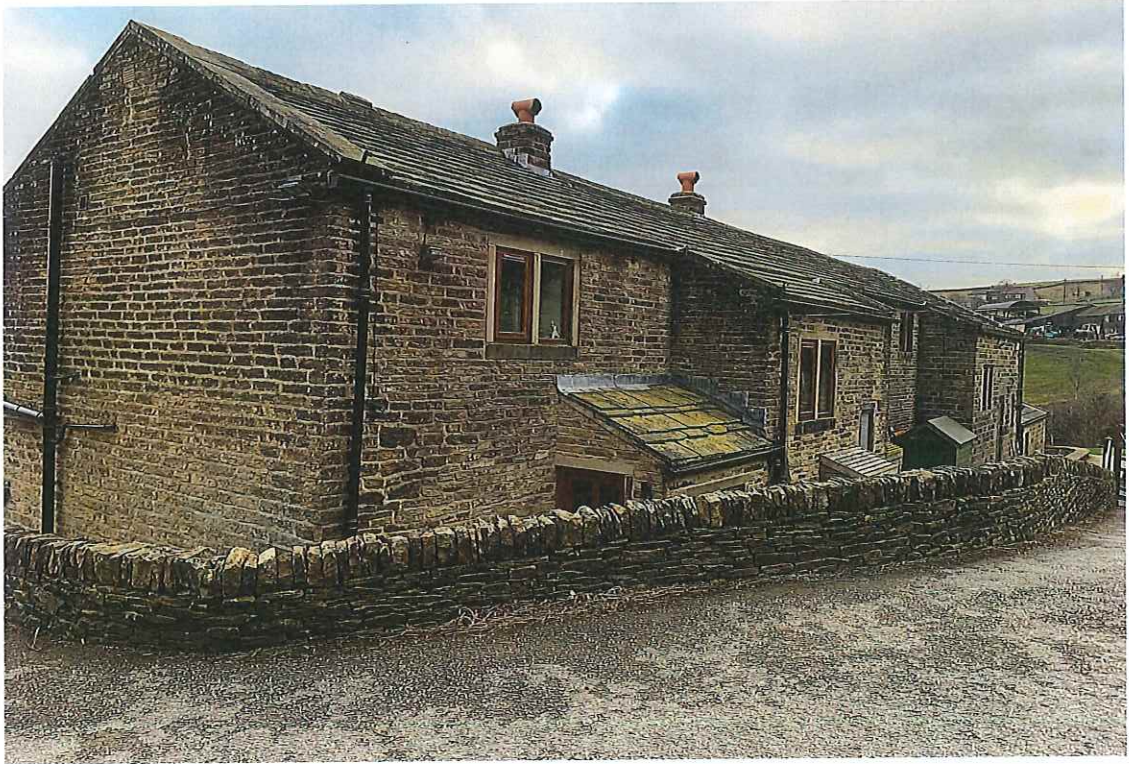


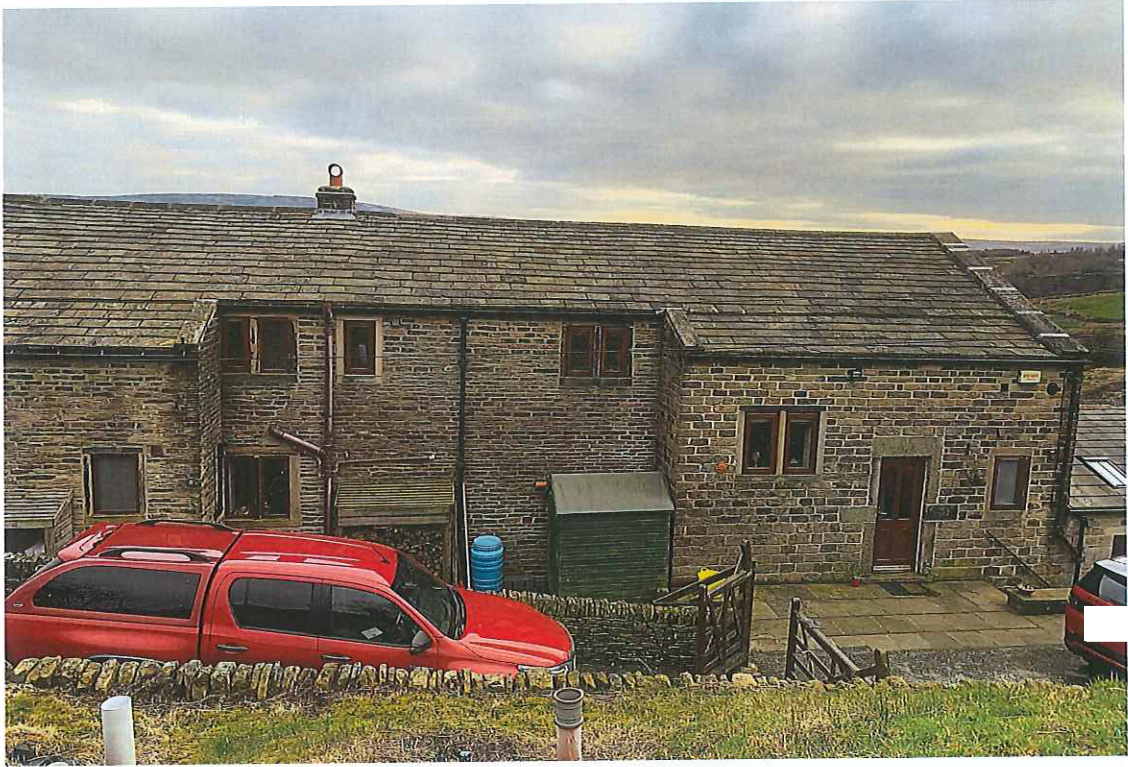
Blue reference marks in publications and policies in Kirklees Local Plan
- Alterations & Designations and Strategy & Policies - Adopted 27 February 2019

Appendix B

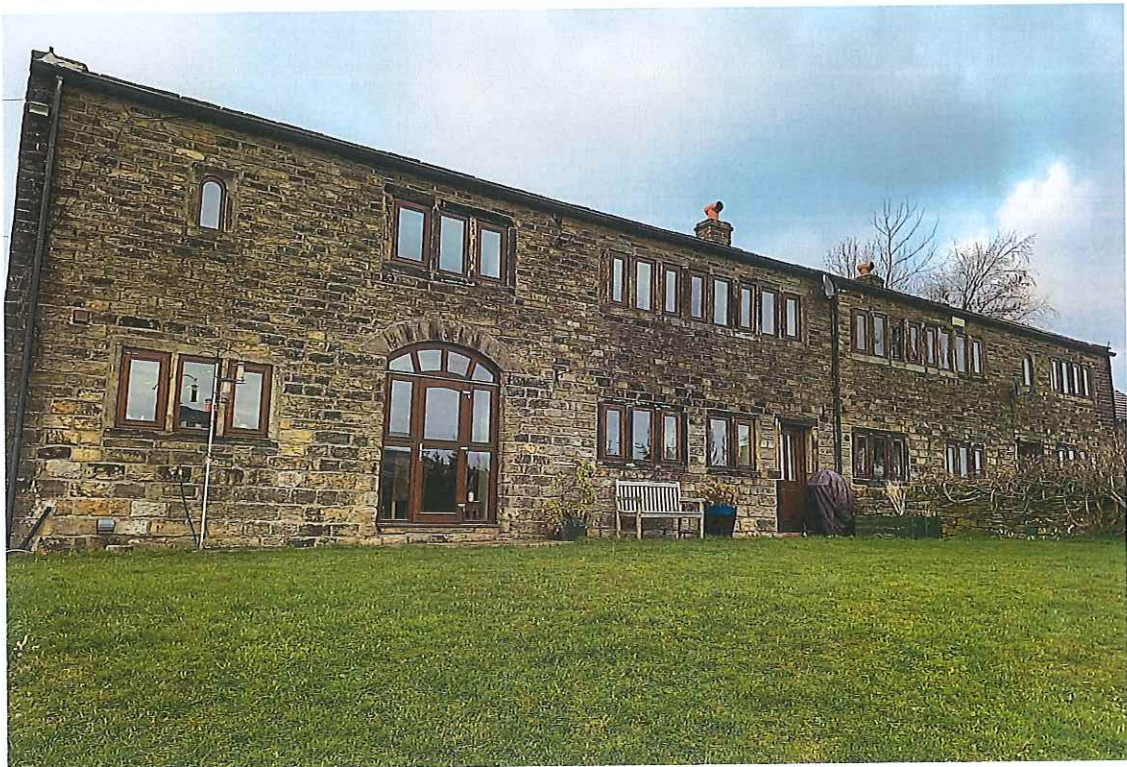
Photos.











Appendix C

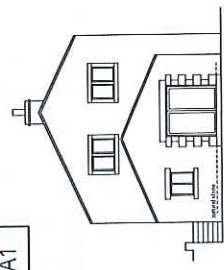
Drawing.

Notes:
 1. I, the architect, accept full responsibility for the design and construction of the proposed works.
 2. Any alterations to the proposed works must be approved in writing by the architect.
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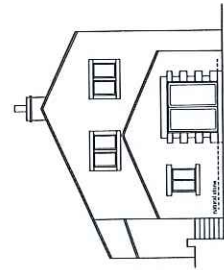
Scale: 1:50
 Scale: 1:100
 Scale: 1:200
 Scale: 1:500

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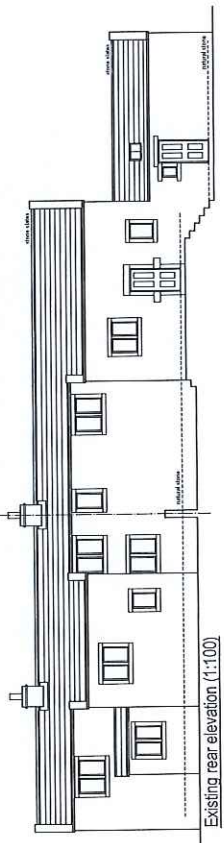
(Refer to notes if required for each sheet)



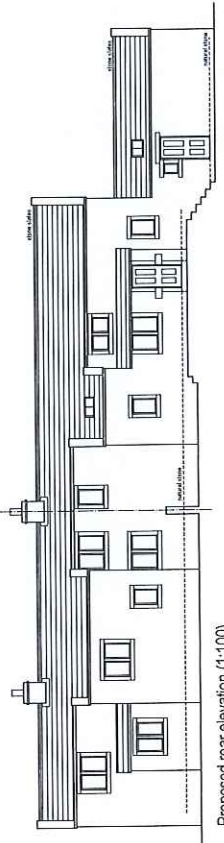
Existing side elevation (1:100)



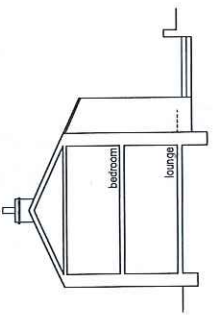
Proposed side elevation (1:100)



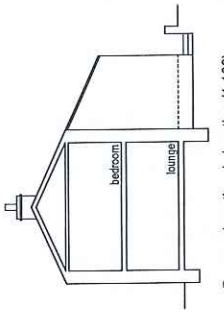
Existing rear elevation (1:100)



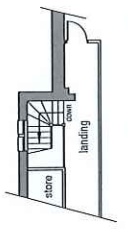
Proposed rear elevation (1:100)



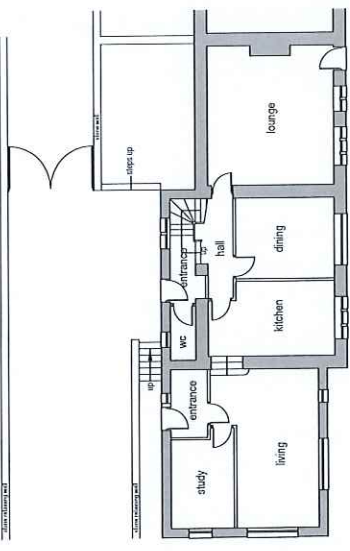
Existing sectional elevation (1:100)



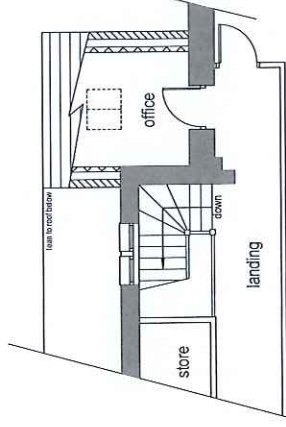
Proposed sectional elevation (1:100)



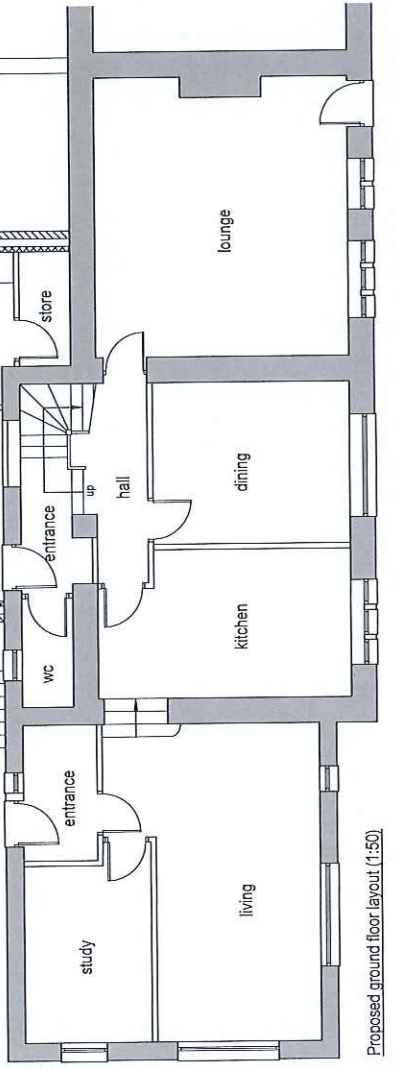
Part existing first floor layout (1:100)



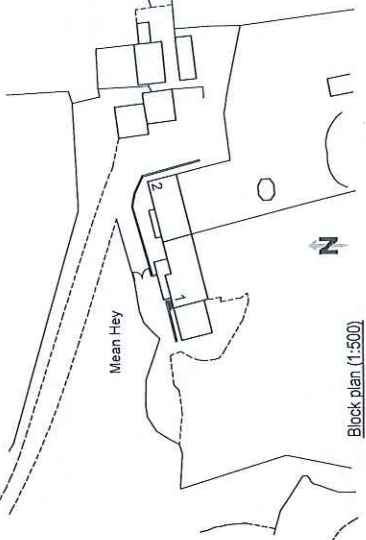
Existing ground floor layout (1:100)



Part proposed first floor layout (1:50)



Proposed ground floor layout (1:50)



Block plan (1:500)

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Project
 Proposed extension.

For
 Mr & Mrs J Housley.

Address
 1 Mean Hey
 Old Ground
 Slaithwaite
 HD7 5XA.

Title
 Planning drawing.

Job No.
 23 J 10.

Drawing number
 01.

Date
 May 2023.