

# *Heritage Statement*

Proposed extension, 6 Yew Tree, Slaithwaite

HD7 5UD.



**February 2024.**

# **Heritage Statement**

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## **Context**

- 1.1 This statement has been prepared to accompany planning and listed building applications for a single storey rear extension at 6 Yew Tree, Slaithwaite HD7 5UD.
- 1.2 The site is within green belt as defined in Kirklees Local Plan - extracts are appended to this statement.
- 1.3 The property is grade 2 listed.
- 1.4 The scope of work is as follows:
  - Take down existing brick lean to at the rear of the property.
  - Erect single storey rear extension similar in construction to that recently approved at No 5 Yew Tree.
  - Form opening in existing rear elevation.
  - Install two light mullioned windows to first floor landing.
- 1.5 A statement by the applicant is appended to this statement which provides a brief history of the family residence and the need for carrying out the proposed work.

## **2.0 Amount, Scale, Appearance and Layout.**

- 2.1 The proposals are described above in paragraph 1.4 above.
- 2.2 The dwelling comprises of two, former cottages forming a single dwelling.
- 2.3 The former cottages have footprints of 6.4 x 6.0m and 5.2 x 6.0m measured internally, and are two storey.
- 2.4 The heights to eaves and ridge are approximately 4.7m and 6.7m respectively.
- 2.5 The lean to which is to be removed has an internal footprint of 2.5m x 1.65m and heights of 2.1m x 2.8m to the eaves and abutment with existing.

- 2.6 The dwelling has a stone slate roof and stone walls with stone mullions and surrounds. A straight vertical joint in the stone to the rear elevation indicates that the two former cottages were built at separate times, this is further evident with differing coursing of the stone.
- 2.7 Either side of No 6, the dwellings are finished in white painted render.
- 2.8 The proposed extension will project 3.0m externally and comprise of a dwarf stone wall with glazed oak frame above with a stone slate roof over with conservation rooflights within it. This is, as previously mentioned, the same construction as the recently built extension at No 5. The eastern end of the extension, which houses the wc, will be stone with a small window opening.
- 2.9 The garden area to the rear of the dwelling will remain largely as existing.

### **3.0 Access.**

- 3.1 Access to the dwelling will remain as existing.

### **4.0 Heritage Impact Assessment.**

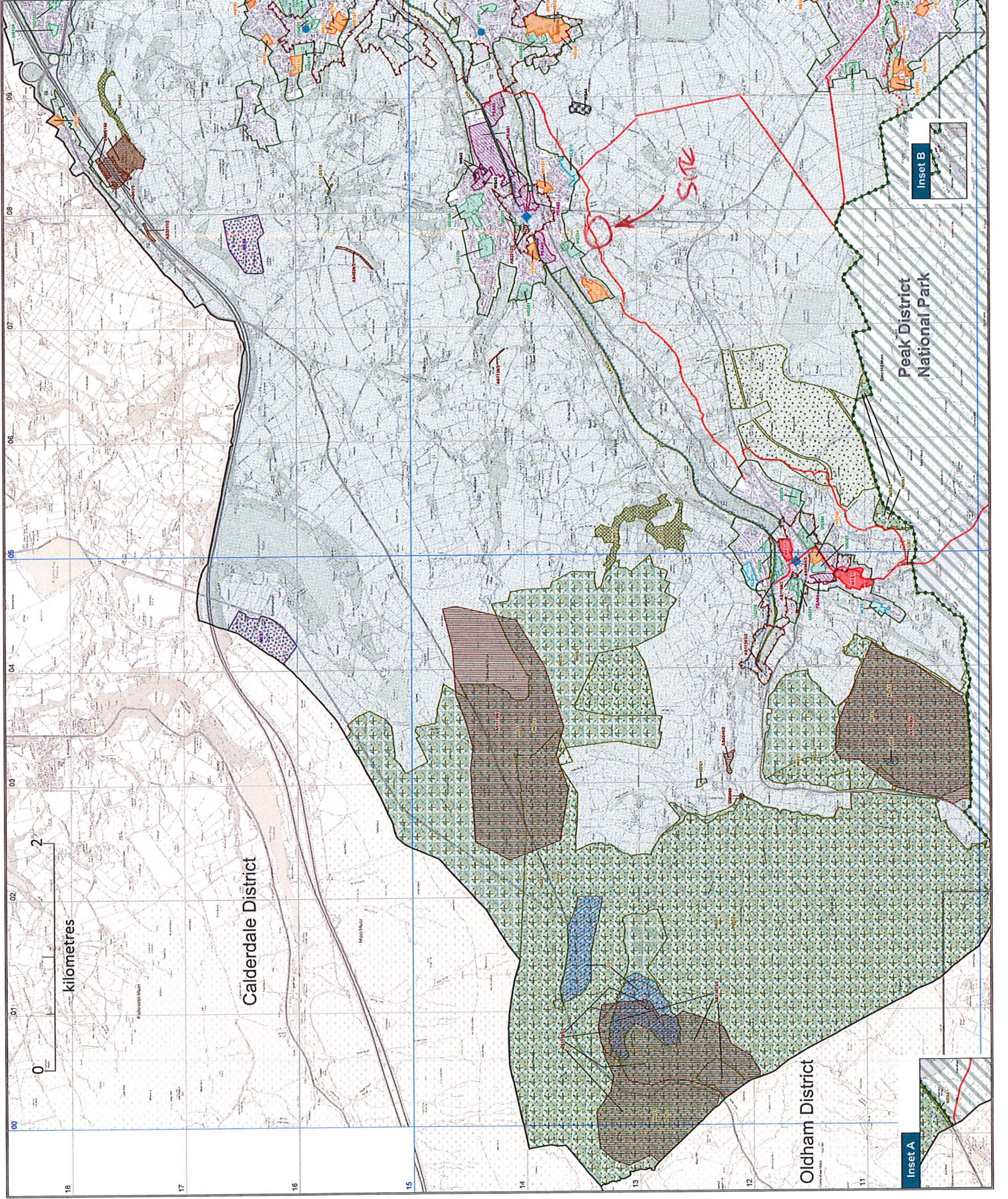
- 4.1 The description of the grade 2 listed building within the Heritage Gateway is as follows:
- Early to mid C19. With recent alterations. House, part of terrace. Hammer dressed stone. Pitched stone slate roof (bitumenised) - footstones to east. 2 storeys. South elevation has: Ground floor; Entrance in modern stone porch. One 4-light stone mullioned window; (part recent) two single lights (later). First floor; two 3-light stone mullioned windows and two 2-light stone mullioned windows. North elevation has: First floor; two 2-light and one 3-light stone mullioned windows.
- 4.1 The front elevation of the terrace has more heritage value than the rear where each dwelling has a mixture of two storey and single storey extensions with differing roof forms and wall finishes so this elevation has less heritage value.

- 4.2 The existing lean to which is to be removed has brick walls which does not match with any other wall material along the terrace, so it's removal will be an enhancement.
- 4.3 The new extension is very traditional in terms of it's design and materials and will provide connectivity between the two existing projections on adjoining properties.
- 4.4 The two light windows with stone surrounds at first floor will allow occupants to see the far reaching view whilst ascending the stairs and will provide natural daylight onto part of the landing which does not currently benefit from it.
- 4.5 The simple, traditional extension will enhance the rear elevation of the property.

## Appendix A

Extracts from KMC Local Plan.

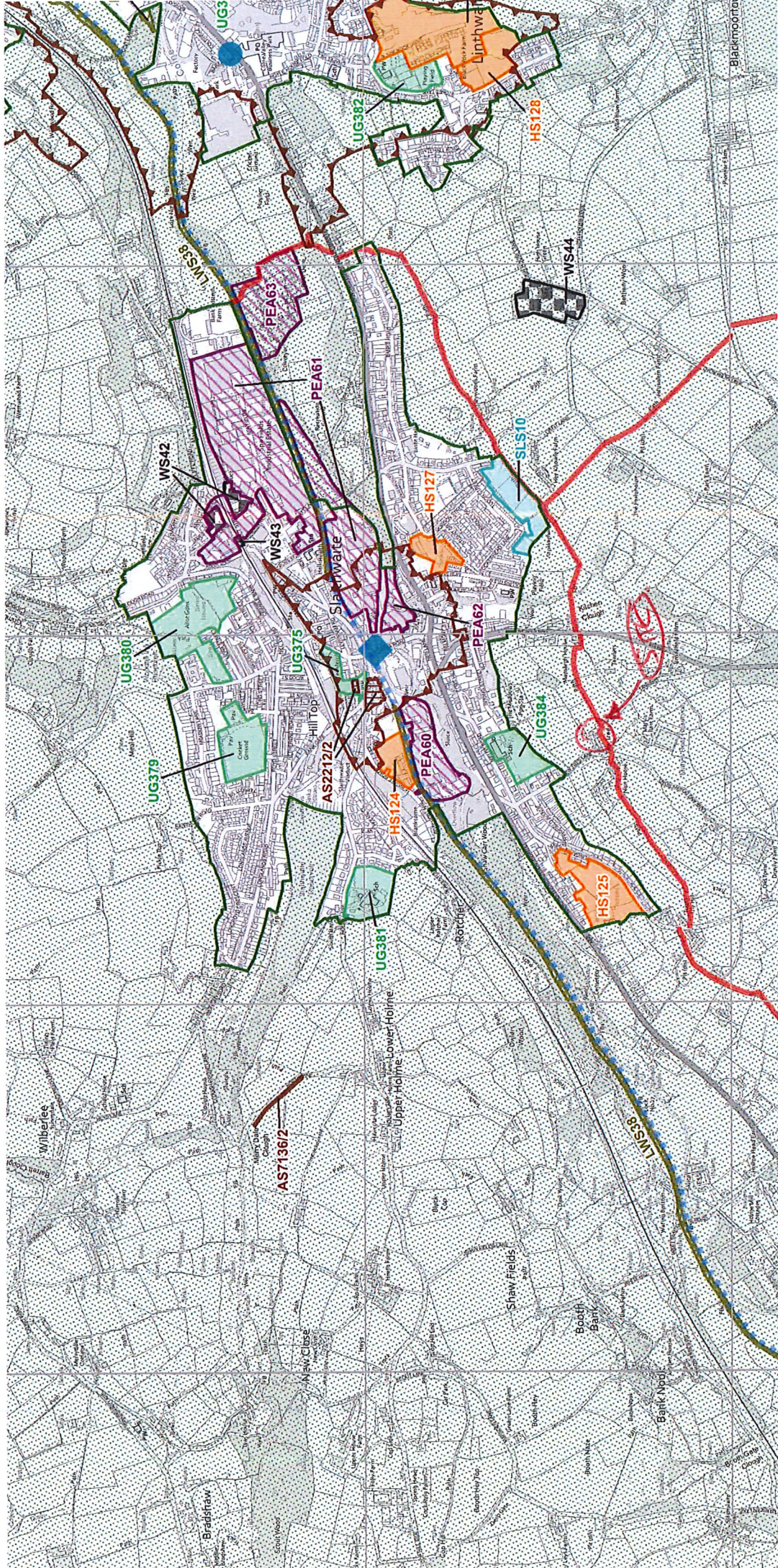
- Green Belt and Green Space**
- Green Belt
  - Strategic Green Infrastructure Proposal (SGIP)
  - Urban Green Space (UGS)
  - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Priority Employment Areas (PEA)
  - Housing (H)
  - Wired Use (WU)
  - Land at Starbuck Hill (WDSH)
  - Specialised Add Toes & Travelling Showcades (STTS)
  - Unplanned Land (UL)
- Heritage Assets**
- Archaeological Sites (Class 2) (AS)
  - Conservation Area
  - Registered Battlefield (RB)
  - Registered Parks and Gardens (RPG)
  - Scheduled Monument (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
  - Minerals Extraction Sites (MES)
  - Minerals Preferred Areas (MPA)
  - Minerals Infrastructure (MI)
  - Waste Site (W)
  - Waste Site (Sequenced) (WS)
- Natural Environment**
- Peak District National Park
  - Special Protection Area (INOS1)
  - Special Area of Conservation (INOS2)
  - Site of Special Scientific Interest (NOS)
  - 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 Schemes (TS)**
- Urban Improvement
  - Strategic Green Infrastructure Schemes
  - Link to Doncaster to Leeds & South Kirklees Growth Zone
- Map scale: 1:15,000 @ A1**  
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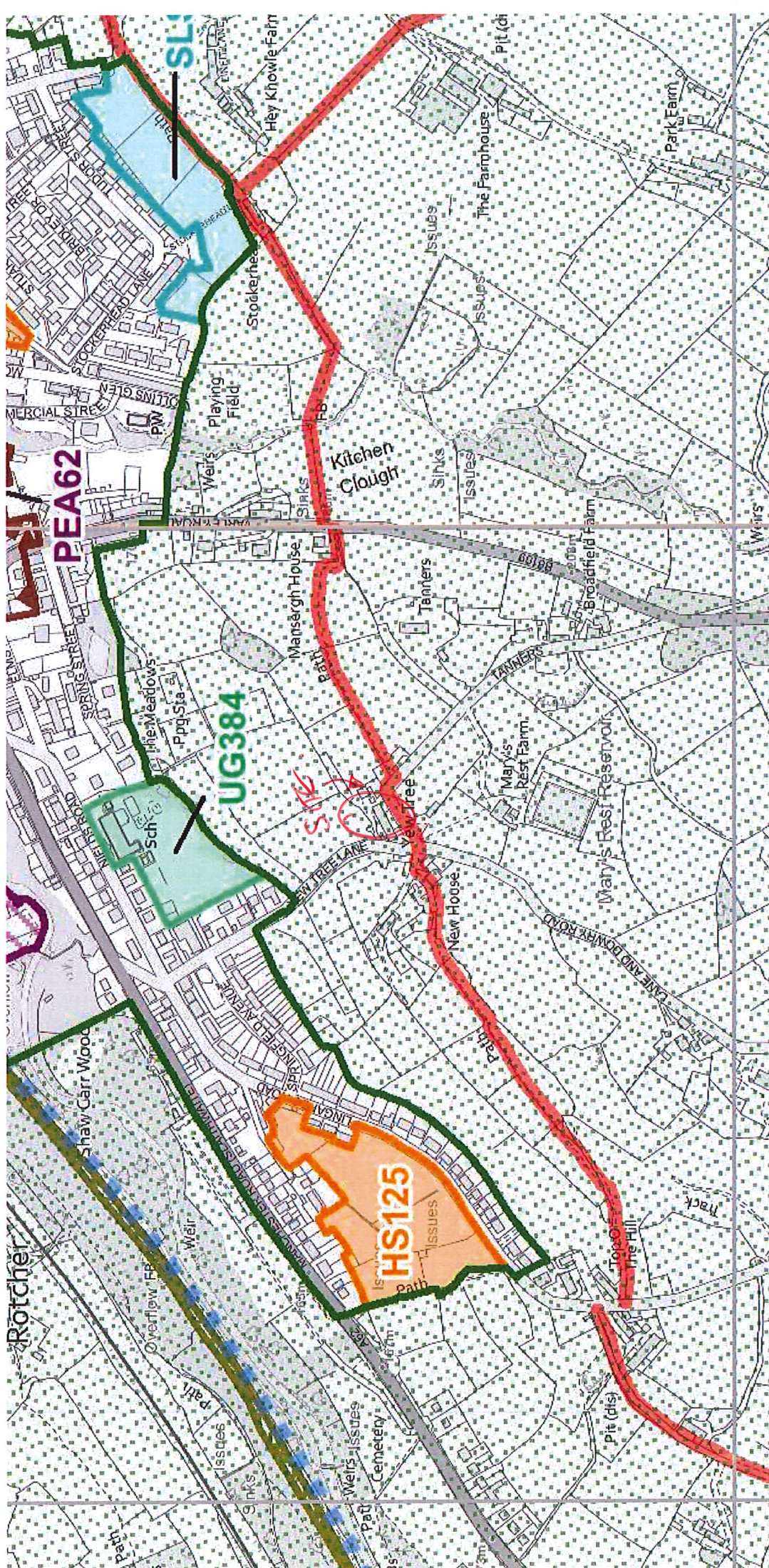


**Kirklees Local Planning Authority:**  
Index to (A1) Map Sheets

Map scale: 1:15,000 @ A1  
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Site reference refers to allocations and policies in Kirklees Local Plan - Adoption & Consultation and Strategy & Policy - Adopted 27 February 2019





## Appendix B

Photos.







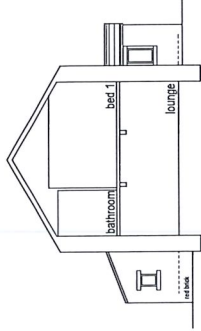


Appendix C

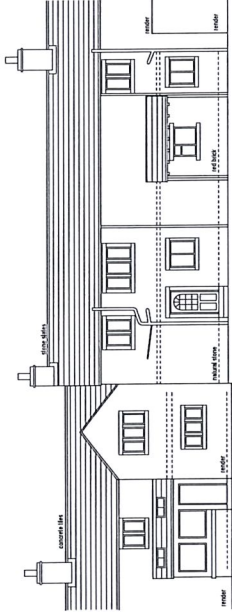
Drawings.

On	On	On	On
Scale 1:25	Scale 1:50	Scale 1:100	Scale 1:200
0m	5m	10m	20m
0m	5m	10m	20m
0m	5m	10m	20m
0m	5m	10m	20m

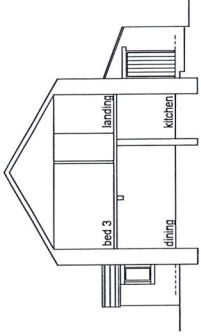
(When in case of original job for 1:50m)  
 Note:  
 1. Drawing not to be the responsibility of contractor.  
 2. All dimensions to be measured from the wall face unless otherwise stated.  
 3. Any discrepancy to be reported immediately to the designer.



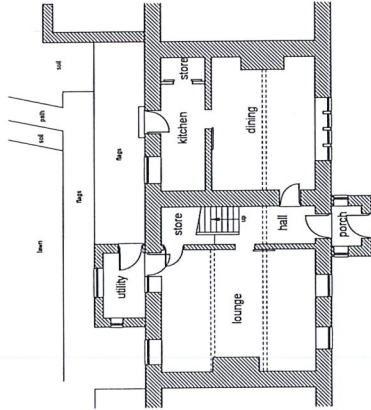
Existing sectional elevation (1:100)



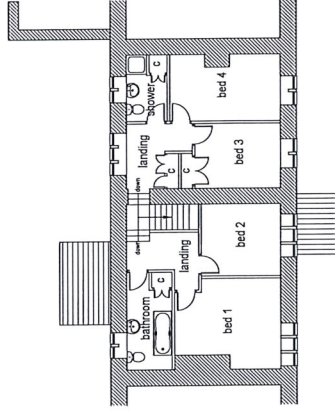
Existing rear/north west facing elevation (1:100)



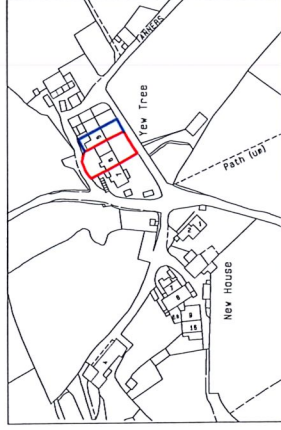
Existing sectional elevation (1:100)



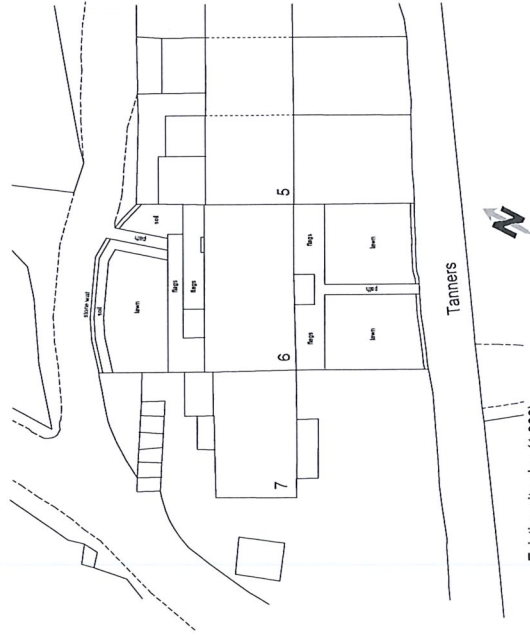
Existing ground floor layout (1:100)



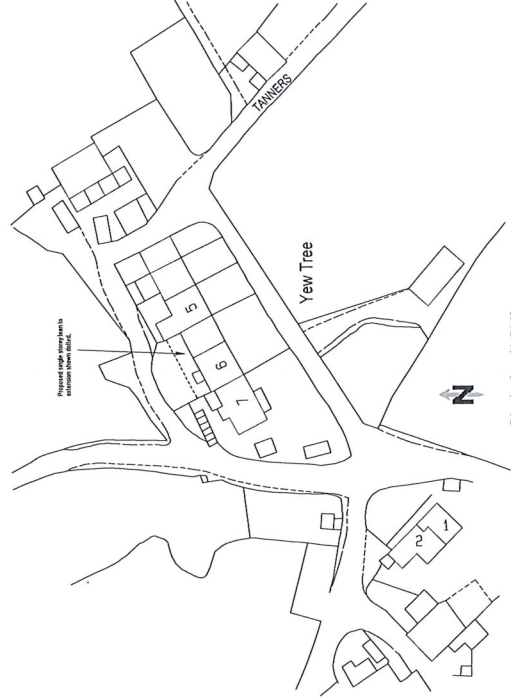
Existing first floor layout (1:100)



Location plan (1:1250)



Existing site plan (1:200)



Block plan (1:500)



Colne Valley Design  
 Suite  
 Slabworks  
 Huddersfield HD7 5EX

Tel: 01484 842387  
 Mobile: 07857 803312  
 Email: michal@colnvalley.co.uk

Proprietor: S.J. Ashby / J.C.200

Project

Proposed extension and internal alterations.

For

Mr & Mrs D Middleton.

Address

6 Yew Tree  
 Slaithwaite  
 HD7 5UD.

Title  
 Planning Drawing.

Job No.

23 J 56.

Drawing number

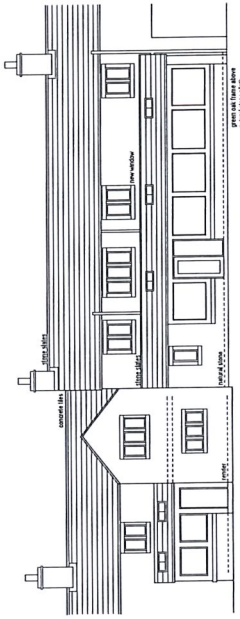
01.

Date

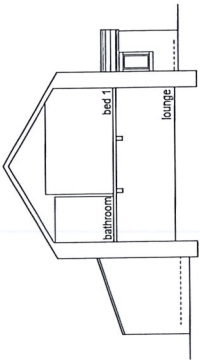
Nov 2023.

On	Scale: 1:50
On	Scale: 1:100
On	Scale: 1:200
On	Scale: 1:500
On	Scale: 1:1000

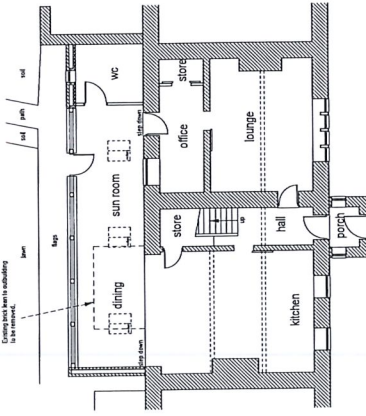
(When to read of original plan bar = 2.5m)  
 Notes:  
 1. Setting out to be the responsibility of contractor.  
 2. Contractor to provide all necessary services to site of foot and foundation of stone.  
 3. Any discrepancy to be reported to client immediately.



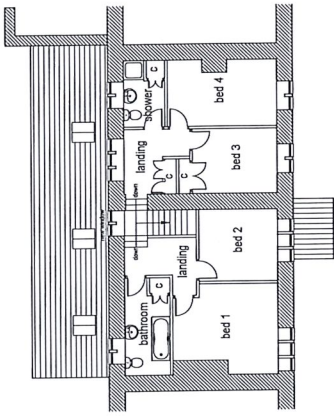
Proposed rear/north west facing elevation (1:100)



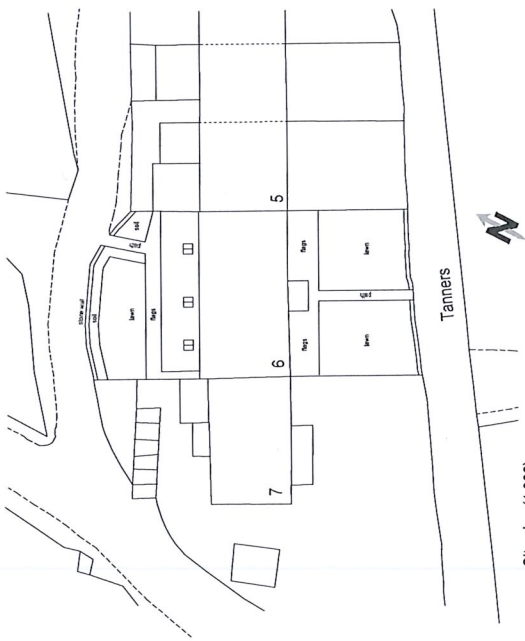
Proposed sectional elevation (1:100)



Proposed ground floor layout (1:100)



Proposed first floor layout (1:100)



Site plan (1:200)



Colne Valley Design  
 8 Meadow Lane  
 Huddersfield HD7 5EX

Tel: 01484 842057  
 Fax: 01484 842012  
 E-mail: michael@colnvalleydesign.co.uk

Approved 21.10.2023

Project:	Proposed extension and internal alterations.
For:	Mr & Mrs D Middleton.
Address:	6 Yew Tree Slatthwaite HD7 5UD.
Title:	Proposed layouts and elevations.
Job No.	23 J 56.
Drawing number	02.
Date	Nov 2023.

Appendix D  
Heritage Gateway listing plan.

**Heritage Category:**

Listing

**List Entry No :**

1225129

**Grade:**

II

**County:**

**District:** Kirklees

**Parish:** Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** SE 07692 13357

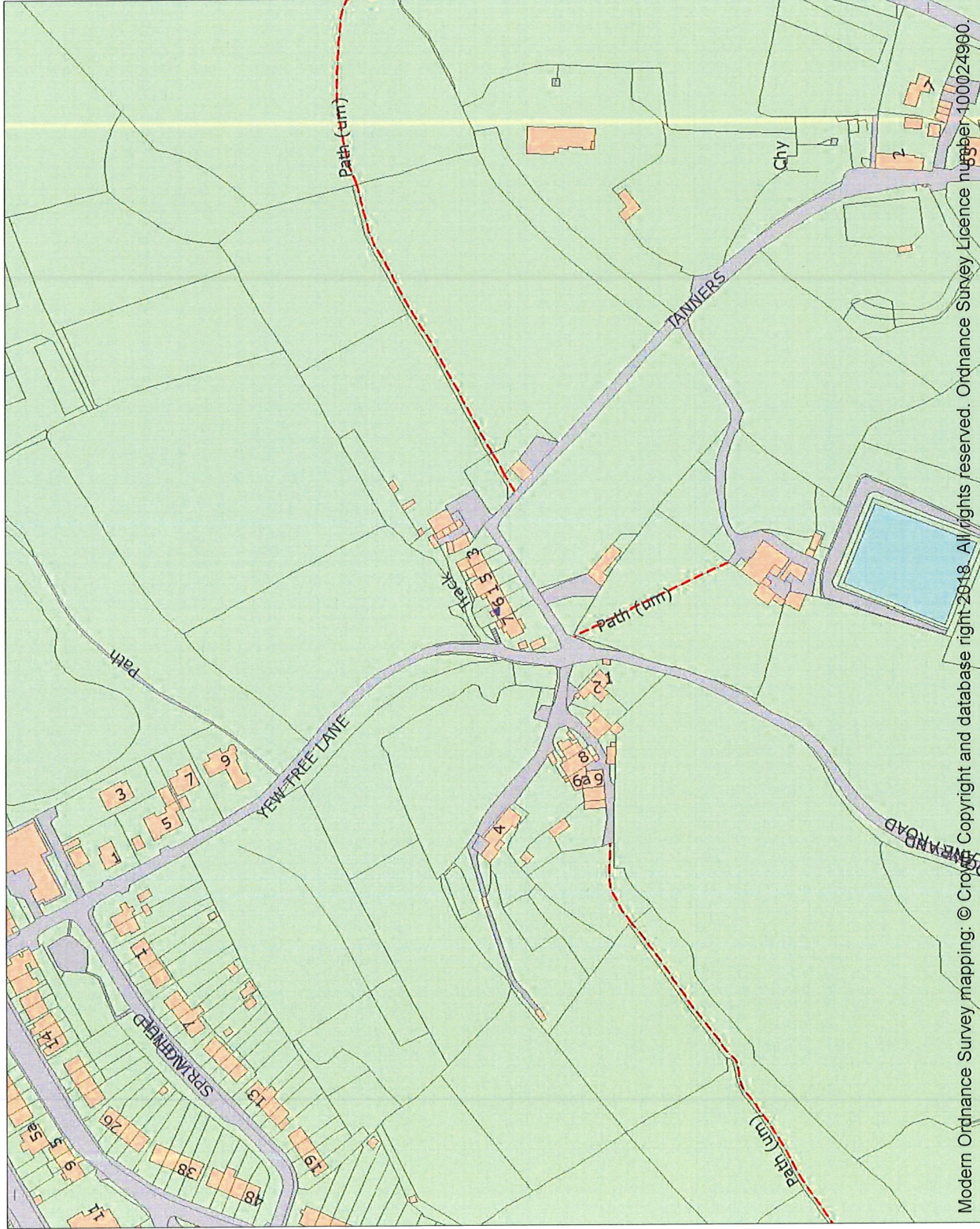
**Map Scale:** 1:2500

**Print Date:** 9 February 2024



Historic England

HistoricEngland.org.uk



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** 6, YEWE TREE

Appendix E  
Applicant statement.

The hamlet of Yew Tree has played an important role in both Joan and Daniel's lives. Joan grew up in Number 5, returning to the property to start a family with Daniel when her Mother died in 2015. Daniel, along with his cousins, enjoyed many happy childhood days together in Number 6, under the care of his Grandparents. Daniel and Joan aim to continue this home's great family legacy by moving in with their young son and create a family home for the next generation. After being home to the Fletcher family for over 60 years, the property now stands vacant and requires a full program of modernisation. Following the death of the previous owner, Mr Fletcher, the property is being purchased from the estate by his grandson and wife, Daniel and Joan Middleton.

6 Yew Tree is a Grade-2 listed 4-bedroom mid-terrace house. It consists of 2 small weavers' cottages, merged by the previous, deceased owner. It's estimated they were built in the mid-18th century and are primarily of stone construction with stone slate roof coverings. The frontage of the 4 properties that form Yew Tree are a mix of cottages and converted barn/stables. Of these, it is understood that only Numbers 5 and 6 are Grade 2 listed as former weavers' cottages. In contrast to its picturesque frontage, the rear of all properties have been extended in some form with a mixture of building materials, heights and depths. Some of these are stone, and others are rendered/painted block, with a mix of slate, tile and flat roofs.

Whilst being sympathetic to heritage of the cottage, the proposed extension to the rear of the property will allow more modern, open-plan living space and the ability to add an office to the ground floor, for Daniel to work from home. It will enable the kitchen to be moved and open living/dining space into the single storey extension. The proposal will also create a fully accessible downstairs toilet to accommodate the needs of Daniel and Joan's niece, who is a wheelchair user, but (due to her degenerative condition) is likely to need increasing amounts of support for transitions to and from personal care facilities ( e.g. a hoist and drop down arms-hence the necessity of a 3m wide extension). They also hope to be able to provide overnight accommodation for Ivy, and therefore some respite for her immediate family. In addition to the above, renovations to the property will allow for increased insulation, thereby resulting in improved energy retention and reduced energy consumption.