

**HERITAGE/DESIGN AND ACCESS STATEMENT FOR PROPOSED SINGLE AND TWO STOREY REAR
EXTENSIONS, EXTERNAL ALTERATIONS AND ERECTION OF DETACHED DOUBLE GARAGE AT 2-4
FALLEDEGE LANE, UPPER DENBY, HUDDERSFIELD**

The village of Upper Denby is located on the south eastern edge of the Kirklees District, with the southern border following the West and South Yorkshire boundary. The immediate surrounding area is characterised by rural hamlets and villages including Lower Denby (1km), High Flatts (1.2km), Gunthwaite (1.3km) and Ingbirchworth (1.7km). Denby Dale (2km) serves as the nearest principal shopping centre, with the provincial towns of Penistone (4.5km) and Holmfirth (8.5km) providing further amenities and shopping facilities. The village is virtually equidistant between the larger towns of Barnsley (12km) and Huddersfield (12.5km), Huddersfield located to the northwest serving as the administrative district centre.

The village of Upper Denby exists at an elevation of 265 metres above sea level at the western edge, descending gently along Denby Lane to 230 metres at the opposite end of the village where the gradient increases towards Lower Denby. The conservation area follows the gradient of Denby Lane from the school and extends to the north laterally along Bank Lane. The geology of the area is characterised by millstone grit with some lower coal measures and boulder clay.

The name Denby derives from 'Denebi' translated as 'farmstead of the Danes'. This early association suggests that settlement occurred within the village after 862 AD when the Danes conquered York. In 1937 a medieval pot was discovered around the site of the village green in Upper Denby. This early archaeological evidence of settlement has been dated from the 12th or 13th century. However, earlier settlement and activity is evident close by at Castle Hill, High Flatts where the remains of an Iron Age Hill Fort (650BC - 42AD) can be identified.

In the past the wider Denby Township area encompassed Upper and Lower Denby (Over and Nether Denby), Gunthwaite, Ingbirchworth, High Flatts, Birdsedge and Denby Dale. This estate passed through the ownership of different landowners and families. Prior to Norman conquest in 1066, Edulf and Cedric have been identified as owning land, and post conquest Ailric under Ilbert de Lacy, the overlord in Yorkshire. The influence of the de Denby family is also worthy of recognition up to the arrival of the Burdet family. They were subinfeudated during the late 13th and early 14th century and although the Manor of Denby passed into the hands of Sir William Saville in the mid-1600s, the Burdet family still remained evident within the village into the 20th century.

The earliest settlements within Denby revolved around farming. This as resulted in much of the historical archaeology, morphology and built environment being influenced by agricultural practices. The wet climate and raised elevation of the village has always been more conducive to pastoral agricultural over arable, and this is referred to in The Domesday Survey 1086, stating 'lbi est vacaria', which translates; 'There is a cattle house.' As well as cattle, sheep would have been reared which became integral to the growth of the textile production within the area.

The historic core of Upper Denby contains buildings, land uses and street patterns that can be attributed to previous agricultural uses. Highfield, Gunthwaite Top, Low Fold and more recently Denroyd Farm have been converted to residential properties. Manor Farm within the conservation area is still in agricultural use. The historic origins are evidential as the farmhouse door lintel is inscribed with the date 1677.

The growth of Upper Denby resulted in the arrival of important non-residential buildings to serve the settlement. St John's Church, constructed between 1842 and 1845 replaced a chapel that had been erected in Upper Denby after 1626, when 13 villagers drowned crossing the nearby Scout Dyke on their journey to worship in Penistone. Denby Church of England First School dates from the late 1860's and continues to serve the educational needs of the village. Through the 19th and 20th centuries three public houses The Star, New Inn and George have previously existed within the village core along with a Co-op, butchers and post office. However, all these have closed over time with the exception of The George Inn which first began operating in the early 19th century.

Upper Denby conservation area encompasses the linear settlement along Denby Lane and north along Bank Lane and Smithy Hill into the historic core of the village. The character is of converted stone-built farm groups and terraced houses dating from the mid 18th and 19th centuries. Dry stone boundary walls, along with historic street patterns and paths also characterise the conservation area, along with the rural boundaries which emphasise this country settlement.

Within the Upper Denby conservation area, there are a number of important open spaces which contribute to the visual and recreational historic amenity. The churchyard with its low wall to the pavement, well maintained vegetation and mature trees act as an attractive approach to the village when entering from the West.

Although unaffected by our proposals there are nearby listed properties to the application site: -

There are four listed structures within the Upper Denby conservation area, here follows the description of some of them, full details being contained within appendix 1. The Church of St John, Denby Lane with its arched windows and tower topped with pinnacles is an impressive introduction to the western edge of the conservation area when approaching from both Denby Lane and Falledge Lane. Constructed between 1842 and 1845, the tower and nave were built by John Ellis of High Flatts who was paid £1170. In 1853 Denby became a separate parish from Penistone, containing Gunthwaite, Ingbirchworth, High Flatts, Birdsedge and Denby Dale. The chancel and porch were added to the Church in 1900. Manor Cottage, Manor Farm, 35 Bank Lane is possibly the oldest dwelling in the village. The arched lintel is inscribed; Joseph Mosley 1677. With its double chamfered mullions and quoins this property is a good example of an early vernacular cottage, framed by historic barns and fields. Providing a valuable and continual link to the agricultural origins of the village, Manor Farm and its surroundings make a valuable contribution to the conservation area. Rock House, 55 Bank Lane is a close contemporary to Manor Farm being built in 1684. This is inscribed onto the large lintel above the door, and the double chamfered mullions, quoins and mouldered kneelers further emphasise the 17th century vernacular evident at Manor Farm. This property, with its stone setted driveway and adjacent weeping willow is a gem within a historic enclave of the conservation area.

2-4 Falledge Lane is situated on the edge of the Upper Denby conservation area. The site comprises of an existing stone-built dwelling with a stone slate roof, historically two separate dwellings now combined into one at an unknown date. The property is located on a large triangular plot at the junction of Falledge Lane and Denby Lane, within the conservation area on the fringes of Upper Denby village.

The current dwelling has undergone two previous small additions comprising of a single-storey front and side extension. These extensions have been sympathetically designed to blend with the original stone-built structure, maintaining the visual integrity and historical value of the property.

The proposed works are:

1. **Rear Extension:** A combination of single and two-storey extensions with stone walling and an artificial stone slate roof. This extension will create additional living spaces, including a kitchen, utility shower room, and master bedroom with an ensuite.
2. **Detached Double Garage:** A new structure featuring (dry) stone walling and an artificial stone slate roof, designed to provide modern conveniences while respecting the historical aesthetics of the property.
3. **Alterations to Existing Front Extension:** Replacement of windows with sliding doors and the addition of rooflights within the existing roof structure, enhancing natural light and functionality without compromising the building's heritage value.

The proposed extensions and alterations have been carefully designed to ensure minimal impact on the conservation area. Key considerations include:

Design and Materials

- **Sympathetic Design:** The new extensions and garage will use stone walling and artificial stone slate roofing, materials that are consistent with the original construction, ensuring visual cohesion.
- **Proportional Additions:** The scale and massing of the proposed extensions are in keeping with the existing dwelling, avoiding any dominant or intrusive alterations.

Conservation Area

- **Visual Impact:** The rear extension and garage are designed to harmonise to the building and the wider street scene.
- **Architectural Integrity:** The alterations to the front extension maintain the structure's historical integrity while enhancing its functionality and aesthetic appeal.

Residential Amenity

- **Privacy and Light:** The design of the extensions ensures that the privacy and light of neighbouring properties are not adversely affected.
- **Modern Living Standards:** The proposed developments aim to improve the living standards of the occupants by providing modern amenities while respecting the heritage and character of the property.

Conclusion

The proposed single and two-storey rear extensions, detached double garage, and alterations to the existing front extension at 2-4 Falledge Lane have been thoughtfully designed to respect the historical and architectural significance of the property and its setting within the Upper Denby conservation area. The use of appropriate materials and sympathetic design ensures that the developments enhance the dwelling's functionality and aesthetics while preserving its heritage value. This Heritage Statement demonstrates a commitment to maintaining the character and integrity of the conservation area, supporting the planning application for the proposed developments.

