

Design and Access Statement

12 Top of the Hill, Slaithwaite, Huddersfield, HD7 5UA

1. Introduction

This Design and Access Statement has been prepared to accompany the listed building consent application for internal and external alterations at 12 Top of the Hill, off Lingards Road, Slaithwaite, HD7 5UA. The proposed works are the insulation of an exposed internal stone wall and the installation of a chimney cap on a disused chimney.

2. Context

2.1 Site Location and Description

The property is located within the Green Belt as defined in the Kirklees Local Development Framework (LDF), but it is outside any designated conservation area.

2.2 Historical Significance

12 Top of the Hill is a Grade II Listed Building, designated in July 1985. The listing highlights features such as the hammer-dressed stone construction, stone mullioned windows, and the overall architectural coherence of the building.

Additional context and details are provided in the associated application supporting documentation and heritage statement.

3. Scope of Proposed Works

3.1 Overview

The current application seeks approval for the following works:

- Insulating one internal wall with an insulating lime render to improve thermal performance.
- Installing a chimney cap on a disused chimney to prevent water ingress.

3.2 Detailed Description of Proposed Works

For detailed description of proposed works and heritage impact statement, please see separate Heritage Impact Statement.

4. Design Considerations

4.1 Insulating Internal Wall with Lime Render

The use of an insulating lime render is consistent with the original finish of properties of this type, enhancing both the thermal performance and historical character of the building. The breathable nature of Diathonite will prevent moisture buildup, a common issue with non-breathable materials. The intervention is reversible and can be removed with minimal impact on the original stonework, ensuring the long-term preservation of the property's heritage value.

4.2 Installation of Chimney Cap on Disused Chimney

The proposed chimney cap is a historically appropriate solution that will match the existing capped chimney on the property. By preventing water ingress, the installation will protect the chimney structure and interior from potential damage. This reversible intervention will not affect the building's historical fabric and will enhance its weather resilience.

5. Access Considerations

5.1 Access During Works

Access to the property during the works will be carefully managed to minimize disruption. Scaffolding and temporary barriers will be erected as needed to ensure safe working conditions and protect the building fabric.

5.2 Long-Term Access

The proposed works will not alter or impair any existing access routes. The works are confined to specific internal and external locations and will not impact the overall accessibility of the property.

6. Conclusion

The proposed works aim to enhance the thermal efficiency and prevent future damage to this Grade II listed building, all while maintaining its historical character. The use of breathable, traditional materials and reversible interventions ensures that the integrity of the listed building is preserved and respected. We believe these proposals represent a sensitive and appropriate approach to conserving and enhancing this historic property.

We respectfully request that the planning authority considers this application favorably.

7. Supporting Documentation

- Photographs of existing conditions, drawings and specifications of proposed works (included within Heritage Impact Statement)
- Heritage Impact Assessment (included in separate statement)
- Material data sheets for Diathonite and lime plaster (Appendix C of Heritage Impact Statement)

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