

Heritage and Design & Access Statement for 1 Birks, Tyas Lane, Slaithwaite, HD7 5UZ

20/01/2026



1 Birks, Tyas Lane, Slaithwaite

1.0 Introduction

Elizabeth Parr . Architect has been appointed by the applicant Mr Church, to prepare a Planning and Listed Building Consent application for their property 1 Birks, Tyas Lane, Slaithwaite. The application is for the construction of an external kitchen in the garden and installation of solar panels on the detached garage building, all within the curtilage of a Grade II Listed Building.

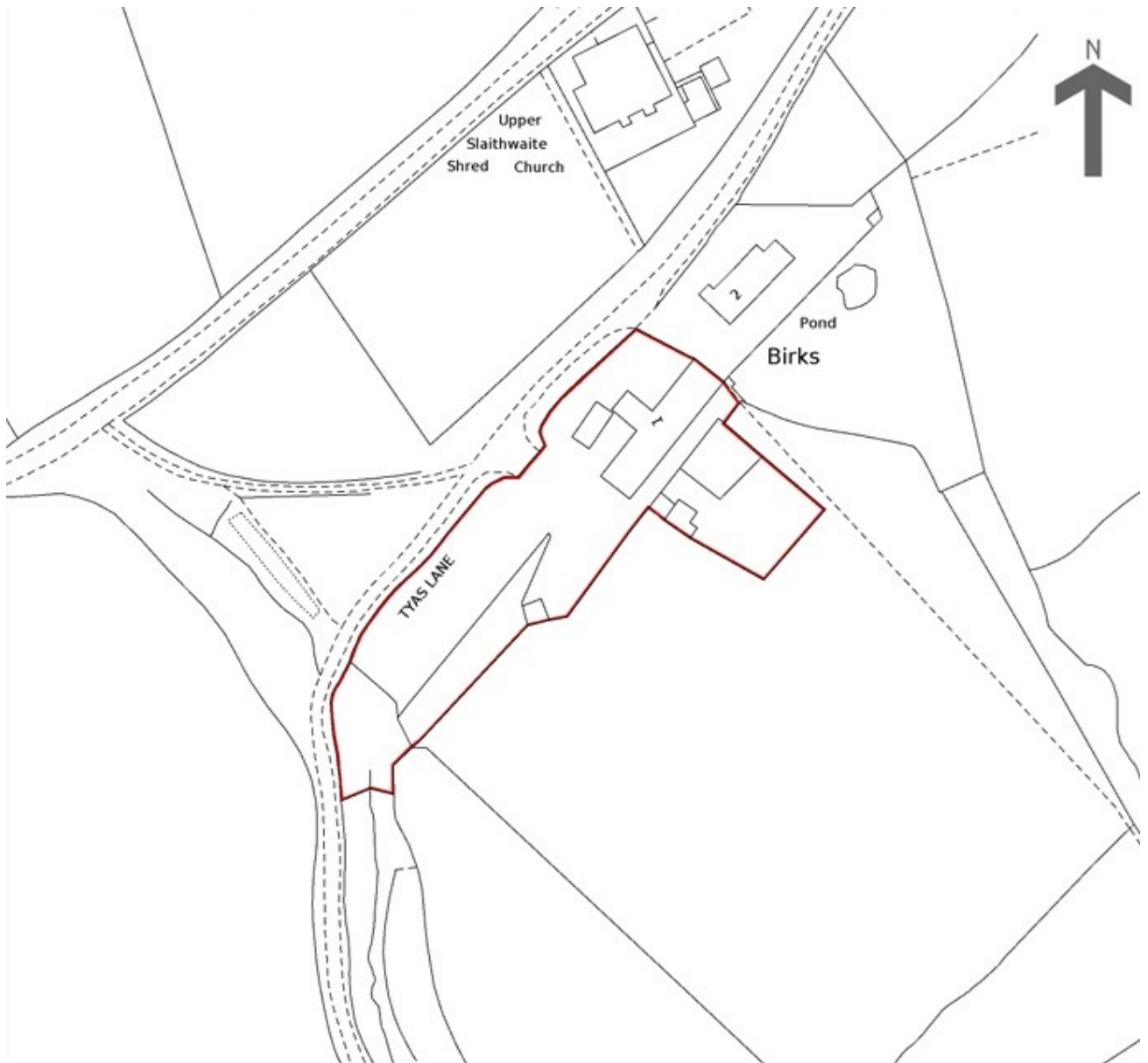
1.1 Site Location

The property is located off Tyas Lane in a rural setting in the Colne Valley, 5 miles to the west-southwest of Huddersfield town centre, West Yorkshire. The Colne Valley is a distinctive Pennine landscape in West Yorkshire, characterised by its dramatic topography, historic settlements, and strong industrial heritage. The valley is formed by the River Colne, which flows eastwards through a narrow, steep-sided valley defined by elevated moorland edges and wooded slopes.

The built environment is predominantly constructed from locally sourced natural stone, contributing to a strong sense of visual cohesion and local distinctiveness. Traditional buildings often feature stone slate roofs, simple vernacular detailing, and robust forms reflecting both the climate and the area's industrial past.

The surrounding landscape retains a strong historic character, with open moorland, historic field patterns enclosed by dry stone walls.





1 Birks, 2 Birks and Upper Slaithwaite SHRED Church are all Grade II Listed.

1.2 The Listing

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266692

Date first listed: 11-Jul-1985

List Entry Name: Birks and Barn

Statutory Address 1: BIRKS AND BARN, 1, TYLAS LANE

Location Statutory Address: BIRKS AND BARN, 1, TYLAS LANE

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 05862 14554

Early C18. Part altered. House, barn and former cottage now barn. Millstone grit/ hammer dressed stone and rubble. Plinth. Pitched stone slate roof. Old ashlar chimney to east barn with tabling. 1/2 storeys. House: South East elevation: Ground floor; One 4-light stone mullioned window (double chamfered) (2 mullions removed). First floor; One 5-light stone mullioned window, (early C19). North West elevation: Blocked door with large lintel. Pitched one storey extension. South East barn: single storey (former cottage). South East elevation: Door with large chamfered lintel (probably original door). Sill has water drainage channels. One modern barn door. One 4-light stone mullioned window (double chamfered). South West elevation: Ground and attic levels each have one 2-light stone mullioned window (ground floor window blocked and part concealed below ground level). North West elevation: One 6-light stone mullioned window (2 mullions removed) (2 lights blocked). Interior: The barn is of cruck construction. There is a single cruck truss with pegged joints. One blade is on a stone footing; the other is set into the wall. The tie beam has been removed but there is a collar and two large purlins and ridge beam. At the east gable of the barn is an impressive chimney with monolithic chamfered lintel and stone quoins. It has stepped breast. The chimney indicates that the cruck building could have originally been used for domestic purposes. South West barn: Small door with large lintel. Barn door with quoins and rounded corbels supporting large lintel. Lean-to on west side with first floor small windows with tabled sill. There are several small holes drilled into quoins along the south elevation of the building for apparatus used in the drying of wool: "Wuzzing".

Listing NGR: SE0586214554

Legacy

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

Legacy System number: 420635

Legacy System: LBS

1.2 Previous Planning History:

In 2013 Planning and Listed Building Consent was granted for 'Alterations to convert buildings into one dwelling and to construct a detached garage', Ref: 2013/94060 & 2013/94061.

2.0 The Proposal

2.1 Outdoor Kitchen

It is proposed to construct an 'outdoor kitchen' on the site of an old chicken hut within the domestic curtilage of the listed property. This will be in the form of a timber framed gazebo with a stone slated roof. It will be set down slightly lower than the surrounding lawned area so that only the roof will be visible over the garden wall and the view beyond from the house will be maintained. There will be coursed natural stone walls up to 850mm high and a natural stone worktop to two sides and the west elevation will have timber cladding above worktop level to provide protection from the prevailing weather.

2.2 Solar Panels

The application site comprises a detached garage building situated within the curtilage of a listed building. Permission is sought to install solar panels to the existing standing seam metal roof of the detached garage, which is set away from the listed building. The garage is ancillary in function and scale to the principal listed building and is physically and visually separate from it.

The panels will be mounted flush with the existing roof plane and will be arranged in a simple, regular configuration aligned with the roof geometry, avoiding irregular groupings that could detract from the appearance of the building. The scale of the panels will be appropriate to the size of the garage roof, the installation will maintain a low profile, sitting close to the roof surface and will not dominate the building. Panels will have a dark, non-reflective finish to minimise glare. All associated cabling and equipment will be located within the garage.

2.1 The Justification

The outdoor kitchen is solely for the enjoyment of the applicant and their guests. The design of the structure and proposed materials are sympathetic to and in keeping with the Listed building and surrounding area. The proposal will cause no harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF – retaining and protecting the fabric of the property that contributes to its heritage significance.

There is currently a biomass boiler within the Garage, and the Solar Panels will help reduce the carbon footprint of the property further, improve the energy independence of the property and help to lower the energy bills. The proposal supports local and national planning policy objectives aimed at reducing carbon emissions and encouraging renewable energy generation.

By locating the solar panels on an ancillary building, the proposal strikes an appropriate balance between sustainability and heritage conservation, demonstrating that environmental improvements can be achieved without compromising historic significance.

3.0 Design and Access Statement

3.1 Outdoor Kitchen:

The outdoor kitchen will be accessed via the lawned area of the garden, the garden is set down from the property and the land continues to fall away to the south east. Existing paths and routes within the curtilage will be retained as is, avoiding the need for new access points or alterations to historic boundaries.

All materials have been selected for their durability, authenticity, and ability to weather naturally over time, ensuring the structure will sit comfortably within its historic context. Setting the structure down from the property ensures that the kitchen will be visually subordinate to the Listed Building and the use of traditional materials, reinforces the historic character of the curtilage.

The proposal makes use of natural, locally appropriate materials with long lifespans. The timber frame can be responsibly sourced, and the stone materials are durable and low maintenance. The kitchen has been sensitively designed to respect the listed building and its curtilage. Through careful consideration of siting, scale, layout, and materials, the proposal preserves the character and significance of the heritage asset while providing a functional and well-integrated addition to the site.

3.2 Solar Panels:

The purpose of the proposal is to improve the environmental performance and sustainability of the property by generating renewable energy, while ensuring that the special architectural and historic interest of the listed building and its setting are preserved. The listed building retains its historic fabric, appearance and significance as the garage does not form part of the principal historic structure.

The installation respects the modest, ancillary nature of the structure and will not be visible from Tyas Lane. No alterations are proposed to the listed building itself.

No changes to site access are required as part of the proposal. Installation and future maintenance will be undertaken using existing access arrangements. The proposal does not affect pedestrian or vehicular movement within the site.

It preserves the character and setting of the listed building, avoids physical intervention to historic fabric, and provides clear environmental benefits.

The proposals are considered to be a sensitive, proportionate, and sustainable form of development and is therefore suitable for approval.