

Langholme

Heritage Statement



Gannon Works

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1.0 INTRODUCTION

G/W

This Heritage Statement has been prepared in support of a Householder Planning Application for works at Langholme, Lewisham Road, Slaithwaite. The proposed development comprises a single-storey ground-floor rear extension and the addition of a front porch

front



rear



Photographs of existing building

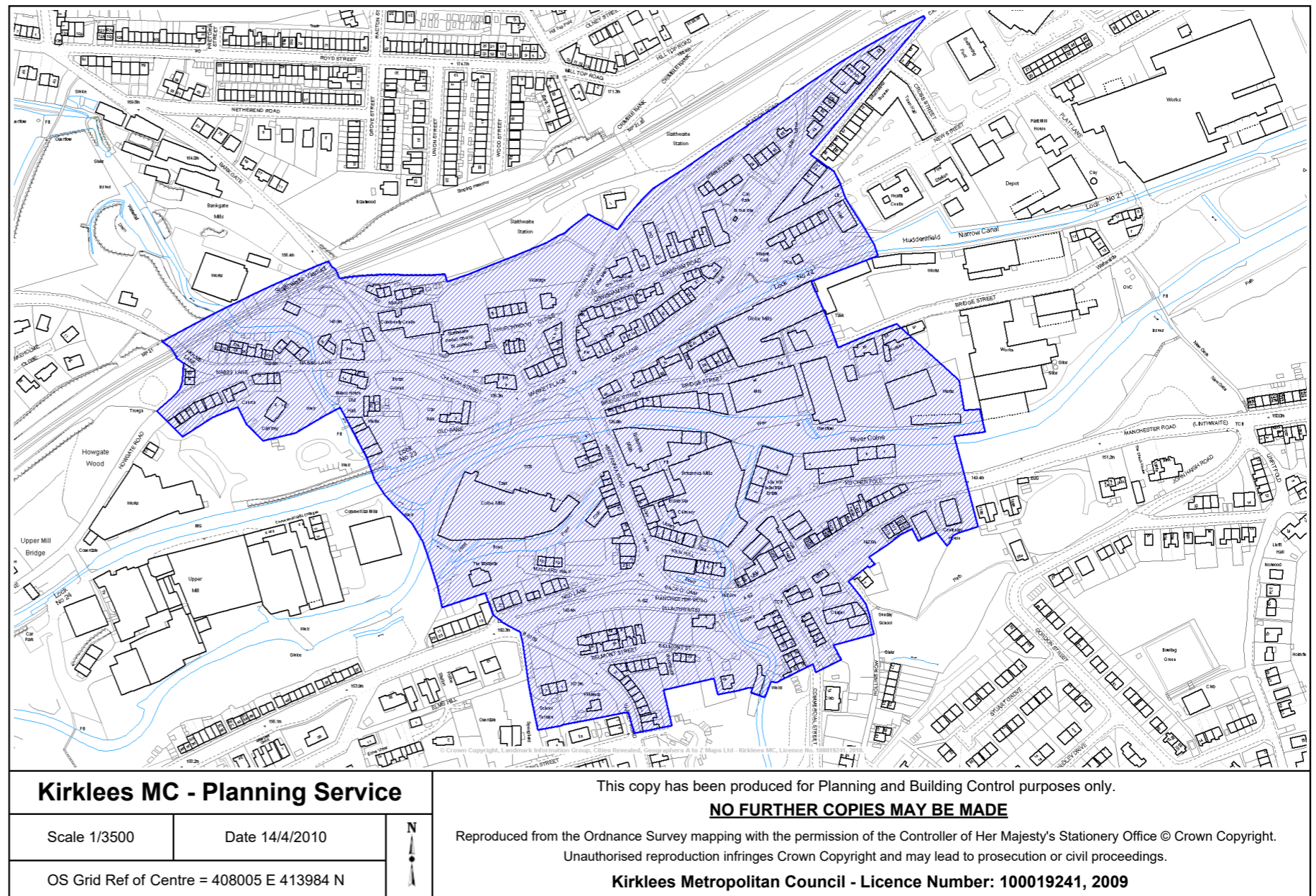
2.0 CONTEXT ASSESSMENT



2.1 LOCATION

The existing dwelling is a four storey, 4 bedroom detached family home within a 531m² plot, located on Lewisham Road, Slaithwaite. Lewisham road, located within the Slaithwaite Town centre Conservation Area, accomodates a range of different use classes in cluding residential, commercial offices, a post office and retail .

The building types are a mix of terraced houses, detached buildings dating from the mid 19th century. Typical materials finishing the building include: Hammer dressed stone with ashlar dressings and large stones to plinth. Pitched slate roofs with stone copings on moulded footstones. Stone brackets to gutter.



Location map



Views of surrounding buildings and streetscape

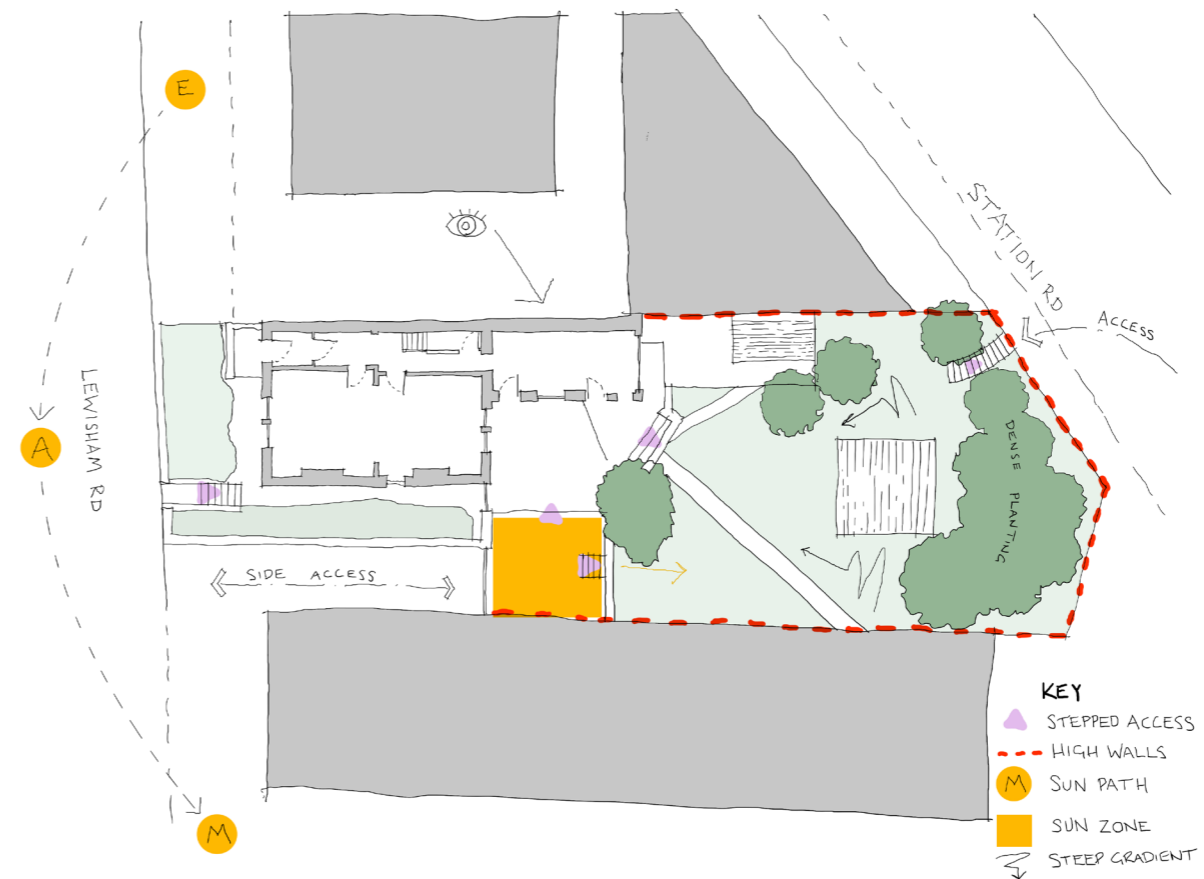


2.2 PHYSICAL CONTEXT

The detached dwelling has a generous garden to the rear, accessed via the side of the property. A smaller garden is located at the front and side along with a driveway.

The house is set back from 4.7 metres the street. It is detached on all sides, with a separation distance of 4.5m to the post office.

Boundaries of the property include: 6m high walls of the post office and the out buildings of Empire House the garden has a steep slope up to Station Road.



Site Constraints & Opportunities



3.0 HERITAGE IMPACT ASSESSMENT



The proposal has been carefully developed to mitigate any negative impact on the Slaithwaite Town Centre Conservation Area and the host dwelling

Scale and Dominance: The design ensures the new additions remain visually subservient to the main house. By utilising a flat roof for the rear extension, the height is kept as low as possible, allowing the structure to remain hidden behind the taller elements of the existing building. Across the property's roofline, the extension and porch will be the lowest forms, ensuring the original historic house retains its prominence.

Visibility and Camouflage: The visual impact from the public realm is highly restricted. The rear extension is nestled behind a substantial existing garden wall, meaning only a momentary glimpse of the new parapet will be visible from Lewisham Road. Furthermore, a green roof will be implemented, which will help camouflage the flat roof when viewed from the higher elevation of Station Road.

Sympathetic Materials: The aesthetic of the addition seeks to both complement and subtly contrast with the historic character of the house. The external material palette is concise, consisting of breathable lime render, natural clay tiles, and timber framing for the windows, doors, and porch.

Sustainable and Traditional Construction: Respecting traditional building methods, the design incorporates a timber frame and hempcrete, acting as a breathable, natural insulator. The project seeks to minimize or entirely eradicate the use of modern concrete and cementitious products, relying instead on materials chosen for their longevity and low environmental impact



4.0 CONCLUSION

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The proposed works at Langholme have been thoughtfully designed to respect the historic fabric of the Slaithwaite Town Centre Conservation Area. Through subservient scaling, highly restricted public visibility, and the use of traditional, breathable materials, the development preserves the character of the original dwelling while offering a sustainable update to the family home



Rear view of proposal

Thank you

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