STONEHOUSE & CO
ARCHITECTURAL DESIGN

SLADE HOUSE - HERITAGE ASSESMENT

CIAT
CHARTERED PRACTICE

Planning submission support
November 2026

1 Executive summary

This Heritage Assessment supports the proposed side and rear extensions at Slade House, Slade Lane, Helme. The site lies within Helme Conservation Area. The existing house is a modern architectural house with traditional stone detailing and a pitched roof. The extension design continues the established palette of natural stone and blue slate while distinguishing the additions through their subordinate scale and carefully arranged elevations.

The two-storey addition has a ridge below the main house ridge and a front wall set back from the principal elevation. The single-storey rear additions use parapet walls with feature copings. Larger contemporary glazing is concentrated on the rear. These measures respond directly to the Helme Conservation Area Appraisal's guidance on extension location, subordination, scale, massing, materials and detail.

The proposal therefore preserves the character and appearance of Helme Conservation Area and accords with the heritage objectives of Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

2 The proposal

The proposal comprises side and rear extensions to Slade House, as shown on Stonehouse & Co drawings J26-059 A200 Proposed Plans and J26-059 A201 Proposed Elevations. The works include a two-storey extension and single-storey rear elements, integrated with the existing house.

- External walls and architectural features: natural stone to match the existing house, including natural-stone heads, cills and jambs.
- Roofing: blue slate to match the existing roof.
- Two-storey form: ridge set below the main house ridge, with the forward wall stepped back from the main elevation.
- Single-storey rear form: parapet walls finished with feature copings.
- Fenestration: contemporary larger glazed openings are located on the rear elevations.

3 Heritage context and significance

Helme Conservation Area was designated in 1975. Kirklees' appraisal describes Helme as a compact rural hamlet shaped by farming and handloom weaving. Its special interest derives from the historic clustered settlement, traditional stone buildings, the rural setting, trees and open spaces, and the distinctive streetscape formed by buildings projecting towards Slades Lane. The appraisal also identifies extensive views towards Meltham and Honley Moors as part of the area's setting (Helme Conservation Area Appraisal, sections 1, 2.1 and 4).

The appraisal recognises that modern large dwellings are part of the area's present-day character, while emphasising that new development should respond to the scale, plot pattern, massing, materials and architectural details of its context (section 13). Slade House is a modern architectural house. Its natural-stone detailing and roof materials provide a clear architectural relationship with the area's established stone and slate palette.

4 Assessment against the Helme appraisal

4.1 Siting and relationship to the host building

The appraisal states that extensions to side and rear elevations are generally preferable to additions on principal front elevations, provided the affected elevations are not themselves carefully designed or publicly exposed (Management Plan, section "Development Opportunities and Minor Alterations", pp. 34–35). The proposal follows this approach by locating the additions to the side and rear of the house. This retains the legibility of the main house and directs the greater degree of change away from its principal presentation.

4.2 Scale and subordination

The appraisal advises that extensions should remain subordinate to the building to which they are attached, and that new development should respond to surrounding scale, height and massing (section 13; Management Plan, "Development Opportunities and Minor Alterations"). The two-storey addition achieves this through a ridge lower than the main ridge and a front wall stepped back from the principal elevation. The single-storey rear elements are lower in scale and expressed separately through parapets and copings. Together these design choices preserve the existing house as the dominant form.

4.3 Materials and architectural detailing

The appraisal identifies local stone as a defining construction material and calls for new development to use materials and details that respect the area's vernacular buildings (sections 8.1 and 13). The proposal uses natural stone and blue slate to match the existing house. Natural-stone heads, cills and jambs continue the house's established architectural language and provide coherent detailing across old and new work. Feature copings to the rear parapets give the single-storey additions a deliberate finish consistent with the quality of the host building.

4.4 Windows and contemporary design

The Helme appraisal supports change where it respects the character of the area, and notes the presence of modern dwellings within the conservation area (sections 12–13). The proposal's contemporary glazing is concentrated mainly on the rear elevations, where it supports the internal use of the extensions without displacing the stone character of the principal elevations. Its placement makes the new work readable as a contemporary addition while the surrounding stonework, slate and traditional stone features maintain continuity with the host building.

4.5 Landscape, views and public realm

The appraisal identifies trees, gardens, open spaces and the surrounding rural landscape as important elements of Helme's character and setting (sections 4, 9 and Management Plan, "Open Spaces and Gardens"). The proposal is confined to the established residential plot and extends the existing dwelling rather than introducing a separate building or changing the settlement pattern. Its side and rear siting, together with the lower roof forms, keeps the intervention visually contained and maintains the established relationship between the house, its plot and the surrounding settlement.

5 Policy assessment

Kirklees Local Plan Policy LP35, Historic Environment, requires proposals affecting designated heritage assets to preserve or enhance their significance and to retain elements that contribute to local distinctiveness. The proposal meets this objective by respecting the conservation area's stone-and-slate character, keeping the existing house visually dominant, and directing the principal additions to side and rear elevations.

The National Planning Policy Framework's historic-environment policies require proposals in conservation areas to conserve features that contribute positively to their character and to respond to the area's special architectural or historic interest. The proposal's use of matching natural stone and blue slate, its subordinate massing and its carefully located glazing achieve that response. Kirklees' guidance recommends that heritage statements explain significance and assess the effect of development; this report provides that assessment.

6 Conclusion

The proposed extensions have been designed with a clear understanding of Slade House and its setting within Helme Conservation Area. Their side and rear location follows the approach supported by the Helme appraisal. The lower ridge and stepped-back two-storey wall ensure that the original house remains dominant. The single-storey rear parapets and feature copings provide a carefully resolved lower form. Natural stone, blue slate and matching stone features reinforce the local material character, while contemporary glazing is concentrated on the rear.

The development preserves the character and appearance of Helme Conservation Area. It is consistent with the design guidance in the Helme Conservation Area Appraisal and accords with Policy LP35 of the Kirklees Local Plan and the National Planning Policy Framework.

References

Kirklees Council, Helme Conservation Area Appraisal (adopted 7 March 2007),Kirklees Council, Kirklees Local Plan Strategy and Policies, Policy LP35 Historic Environment, adopted 27 February 2019
Ministry of Housing, Communities and Local Government, National Planning Policy Framework, Chapter 20, Conserving and Enhancing the Historic Environment. Available at: https://www.gov.uk/guidance/national-planning-policy-framework-chapter-20-conserving-and-enhancing-the-historic-environment-he1-10
Project drawings: Stonehouse & Co, J26-059 A200 Proposed Plans and J26-059 A201 Proposed Elevations, dated 19 October 2026.