Heritage / Design Statement

Householder Application for Planning Permission
for minor alterations to a listed dwelling

Internal Works
54 Brook Lane
Golcar
Huddersfield
HD7 4JA

1.0 Introduction

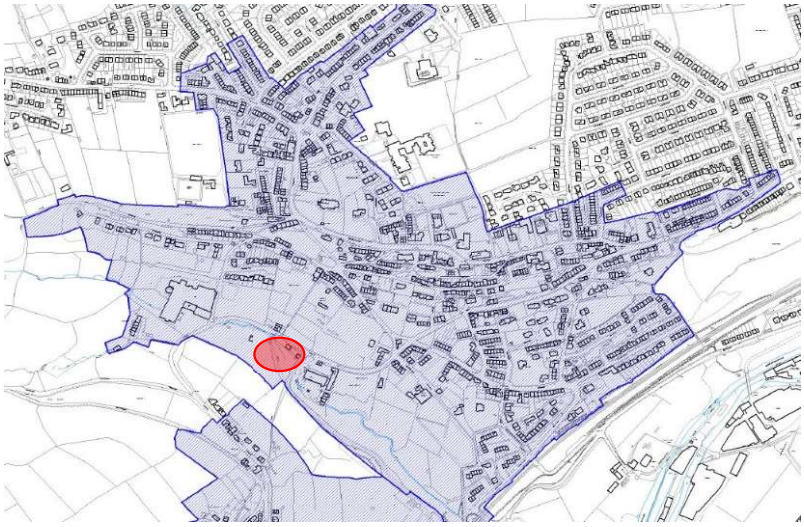
This Heritage and Design Statement relates to proposed internal alterations to a listed dwelling and has been produced to inform the local planning authority of the significance of the building and the impact of proposals on its heritage value and significance.

2.0 The Property

54 Brook lane

Golcar, Huddersfield HD7 4JA

The property is situated in the lower south west corner of the Golcar Conservation Area.



Location of 54 Brook Lane in the conservation area

54 Brook Lane is a grade 2 listed building ; Listing entry Name 54,54A,56,58, Brook Lane

List Entry Number 1231519 first listed 29th July 1985

Listing Details

1843 (datestone). Back to back group. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gable. Stone brackets. Two gable stacks and 1 central stack with large blocks, copings and water tabling. Two storeys and basement. South East elevation: Ground floor: doorway with stone surround and small cornice over. One 2-light stone mullioned window. First floor: three single lights; one 2-light stone mullioned window. North West elevation: Ground floor: three entrances with stone surrounds. Two 3-light stone mullioned windows; one 4-light stone mullioned windows. First floor: three 5-light stone mullioned windows. South West gable: Basement: two doorways; one 3-light stone mullioned window; one 2-light stone mullioned window. First floor: one 2-light stone mullioned window. Attic: 3-light Venetian window with stone surrounds and glazing bars to 2-lights. Small stone plaque over. North East gable: 3-light Venetian window to attic. Chimneys have square stone pots with triangular tops and moulded sides. Stone plaque to south west gable apex reads: A I & M NEW YORK HOUSE 1843

The listing mainly relates to external features of the existing terraced block

2.0 (Continued)

The existing property is a three-storey terraced property built in the mid 19th century.

The building is accessed directly off Brook Lane (pedestrian access only)

The property boundaries are defined by existing natural coursed stone walls and fencing and shared with adjacent dwellings.

The external fabric of the building comprises blue slate roofing, natural stone walling with stone heads and cills and stone jambs.

Existing windows are sliding sash all with single glazing. The main entrance door and rear extension door are timber with timber frames. Rainwater goods are a mix of original cast iron and upvc.

The internal details and layout of the property have been changed over the years, with the adjoining property on the road front and to the rear being incorporated into no54

3.0 Planning History

The listed entry block incorporating no54, 54A, 56 and 58 have had several dedicated planning applications, only the ones relating to 54 are listed below in date history (latest first)

2020/TNA/94304/W Work to Trees within a conservation area – approved 26 January 2021

2007/65/93183/W1 Listed building consent for installation of doors and frame to existing opening (externally) – approved 05th September 2007

4.0 Site Context

54 Brook Lane is a terraced three storey property situated in the lower side of the Golcar near to Wellhouse approximately 1 mile from the centre of Golcar and 1.5 miles from the centre of Slaithwaite. The location is close local services transport routes and local schools etc.

The concentration of dwellings now sit on an isolated plot. The surrounding land is covered in trees which have a tree preservation order in place (conservation area).

The dwelling has external amenity land to the front and rear and has stone walls and fenced boundaries. The property has shared access rights with adjacent dwellings. 54 Brook Lane also dedicated off road parking for 2 vehicles.

Brook Lane is a moderately busy C Road which is frequently busy with commuters and school traffic between Golcar, wellhouse and Slaithwaite.

There are bus stops situated on Brook Lane outside the property

To the southeast there is more listed dwellings at 71 – 73 Brook Lane

The property is in a less densely populated part of Golcar

5.0 The proposal

The proposal of the application is to improve the living arrangements, economy and use of the ground floor layout internally to the applicants' requirements sustaining the listed character of the dwelling and site. The main proposals are as follows:-

Dwelling Internal changes
Remove the existing modern kitchen and fittings
Remove part of the internal dividing wall between the kitchen and dining room to improve and modernise the kitchen and provide a further feeling of space and light
(no significant architectural features will be lost)
Remove one stone step between kitchen and dining room.
Remove a low head height door opening and frame and part of the existing wall under the original stone through stair stone steps, install a supporting arch feature to provide better access for stored goods. (no significant architectural features will be lost)
Carefully remove one stone step in the kitchen (to be retained on site for future use)
Alter the kitchen extract wall supports and retaining the hood to incorporate with the new kitchen

Existing photographic evidence of features is provided to the rear of this document.
Description of the limited demolition work schedule is also provided

6.0 Policy

It is acknowledged that in conservation areas that special attention is given to the character and appearance of buildings and any work proposed, these policies are covered in the Planning Act 1990 and the NPPF
BE1 Strategy – the proposals are internal in nature and very limited. No external changes required.
BE2 Quality of design- matching materials to be used – all internal works will retain features and materials used will be
BE5 Conservation areas – Only internal works so the conservation area will not be affected by the development
BE13 Detailing - The new internal works are limited to removal of a small amount of walling. Any timber detail will be retained and replaced to match (skirtings and architrave moulding will match where required)

7.0 Summary

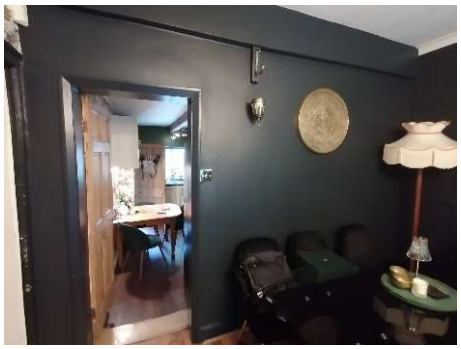
The intrinsic value and appearance of the listed building and conservation area will be maintained.
The alterations proposed are limited in scale and will not affect the character of the property.
The changes to the dwelling will provide improved living space for existing and future inhabitants.
The walls could easily be reinstated in the future depending requirements.

The drawings associated with this proposal are

BL01 Location Plan
BL02 Existing Site Plan
BL03 Existing Plans Demolitions
BL04 Proposed Plans

8.0 Schedule of Works (includes photographs taken at the site (references of photos relating to existing plans are also included next to the photos)

1. Removal of existing dividing wall, door and frame between kitchen and dining
2. Make good reveals with fireproof plasterboard and skim finish to match existing wall



P1 - wall from dining room side

3. Removal of single stone step.



P2 - single step to remove

4. Removal of low head door and frame and part of wall to open up storage.
5. Install arch detail with new architrave and making good skirting and floor detail



P3 – low head door to remove

6. Removal lower part of chimney supports in kitchen (not original) to allow for new kitchen.
7. Install gallows bracket support to retain chimney hood feature or supply new to suit new kitchen design.



P4 – non original chimney detail to alter