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Planning / Design and Access Statement

Retrospective Application for demolition of attached modern constructed dog pens.
the erection of a single storey extension on the dog pen footprint attached to The
Grade 11 Listed Building farmhouse building
&
The hand demolition of existing unstable barn and reconstruction of same with
original materials.

Single storey extension attached to Grade 11 listed farmhouse.

The demolition of the existing dog pens which were a full roofed masonry (breeze
block) construction were covered under the previous approved application ref
2008/92116

A single storey rear extension on the footprint of the dog pens was proposed and
discussed with Kirklees former conservation officer Anne Ross and construction
progressed .

The footprint can still be clearly identified from the map attached to the English
Heritage Listing and former site location plans.

The proposal has been designed to be fully integral and complimentary to the grade
11 listed building it has been attached to .
It is constructed of reclaimed black face stone , stone slates to the roof , wooden sash
windows , wooden gutters and cast iron down pipes.

Its location is such that it cannot be seen from surrounding areas .

It is felt that the extension having been constructed sympathetically forms a positive benefit to the status and integrity of the Listed Building but does not affect the integrity of the green belt or conservation area .

The Barn Re Construction .

The Barn is not listed but comes within the curtilage of a listed building

The application is for the effective careful demolition by hand of the barn construction which on investigation after the applicant purchased the site was found to be in a worse state structurally than they had realized .

The Barn has been systematically repaired and reconstructed using original materials so as to compliment the adjacent grade 11 listed buildings making it safe and stable and a notable asset to the overall complex.

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