



Planning Support Statement

Date: November 2017

Project: Lower Wickens Farm
Upperthong

Project No.: 3183

ONE17

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This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1.00 Summary

- 1.01 The scheme proposes minor interventions to a group of agricultural buildings, Lower Wickens Farm, which include a Grade II listed farmhouse.
- 1.02 The buildings form a discrete group within a high value rural agricultural landscape on the edge of the village of Upperthong between Holmfirth and Meltham. The setting is retained by the proposal.
- 1.03 The work is aimed at removing some later building work not in sympathy with the original buildings and upgrading the accommodation to enable it to perform a useful function into the future but without affecting the character and quality of the group.
- 1.04 The openness of the green belt is not harmed by the proposal nor does it challenge any of the other functions of green belt land.
- 1.05 All work takes its cues from the West Yorkshire farmhouse vernacular form and will be undertaken in local materials to match those of the original buildings.
- 1.06 As such we believe the proposal meets all relevant policies and we respectfully ask that it be approved.

2.00 Policy

2.01 The property, which comprises a Grade II listed farmhouse plus cottages, barn and outbuildings, sits within green belt on the east side of Wickens Lane on the north-western edge of the village of Upperthong between the towns of Holmfirth and Meltham. See Fig.1. It is within an Area of High Landscape Value. Please note, the alternative spelling of Wickens as Wickins is found on various documents and for the purposes of this statement should be regarded as interchangeable.

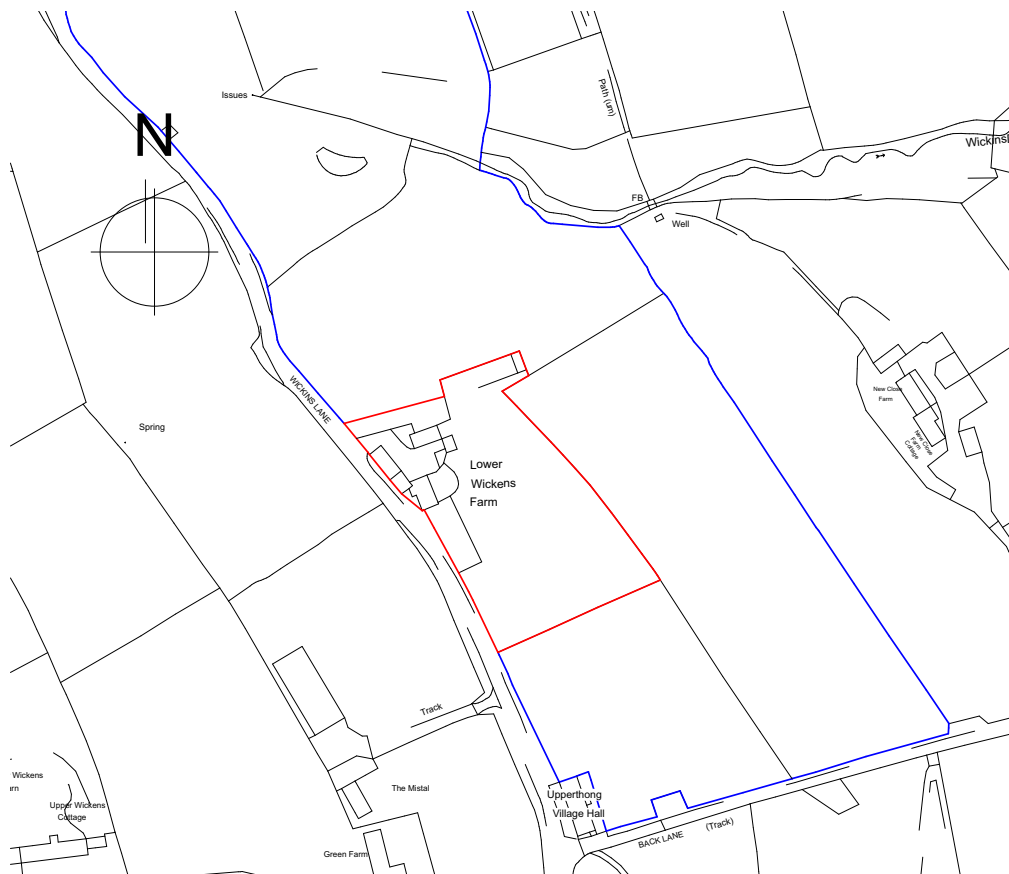


Figure 1: Location Plan

2.02 The National Planning Policy Framework (the Framework) at Chapter 9 states a presumption against inappropriate development within green belt which would be harmful. Similarly at Chapter 12 it emphasises the value of the historic environment and urges local authorities to take into account

"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use is consistent with their conservation".

2.03 Part of the value of the listed farmhouse is in its setting within the group of buildings disposed around a central yard typical of many such farmsteads in this part of West Yorkshire. The original arrangement was:

- the farmhouse linked to the barn by a cottage
- a separate terrace of three cottages linked to some outbuildings

please refer to Fig.2, the site plan as existing.

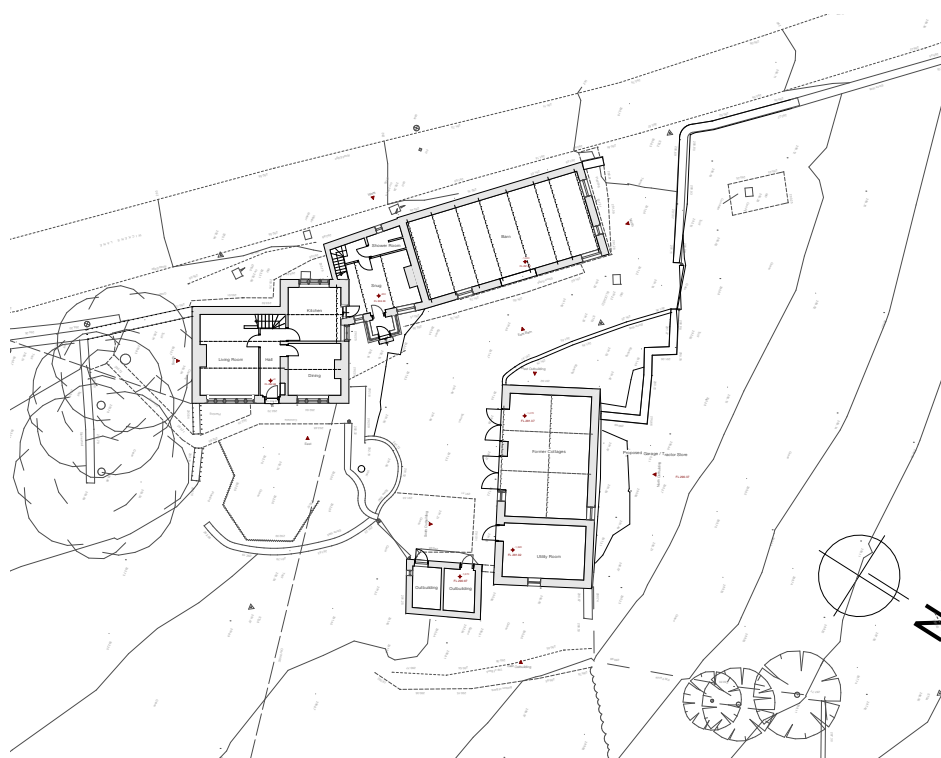


Figure 2: Site Plan as Existing. The listed farmhouse is at top left.

2.04 The farmhouse and barn group is built tight to the highway boundary and turns its back on the road to face across to the former cottages. The haphazard disposition of the buildings around the central yard together with the stone linking/flanking walls is part of the essential character to be maintained.

- 2.05 The separate group of cottages has at some time lost their first floor accommodation (see Figs.3 and 4). Whilst it is not intended to reinstate the first floor, the present low monopitch roof to this group is incongruous and out of character and the application schemes shows a new pitched roof over the group in form and materials consistent with vernacular detailing.



Figure 3: The cottage group probably in the 1960s



Figure 4: The same view as Fig.3 today

- 2.06 Otherwise the intention is to undertake minimal careful interventions to make better use of the accommodation offered by the building group whilst retaining the character and the historic fabric. This is consistent with the thrust of the Framework's aim to achieve sustainable development whilst protecting and enhancing heritage assets and avoiding development harmful to green belt.

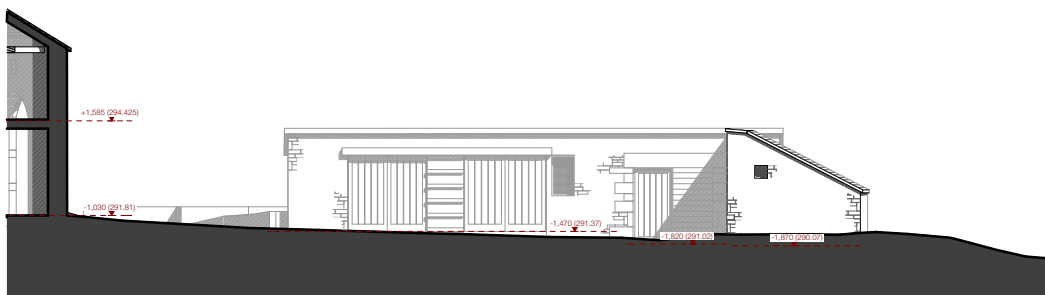


Figure 5: Elevation as existing of former cottage group facing the central yard

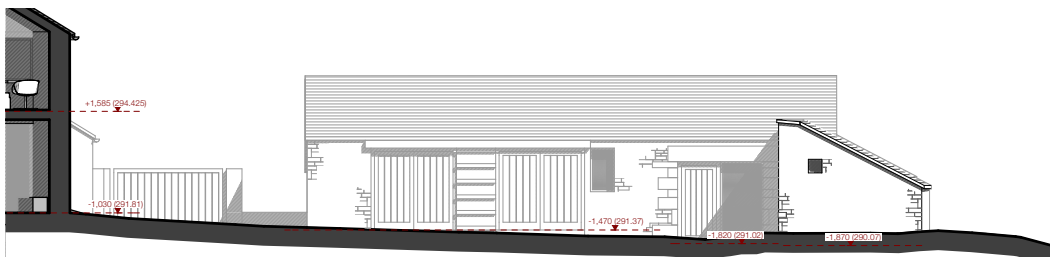


Figure 6: Elevation as proposed of former cottage group facing the central yard

3.00 Amount

- 3.01 The existing footprint of buildings on the site is 309 sq.m. The proposed footprint of buildings on the site is 329 sq.m. plus the new garage.
- 3.02 The existing volume of building on the site is 1,595 cu.m. but with the flat roof to the former cottage block. The proposed volume of buildings on the site is 1,674 cu.m. plus the new garage. The increased volume includes 25 cu.m. for the new pitched roof to the former cottage block.
- 3.03 The total area of the site in client ownership is 4.4ha and the area of the application site within this is 0.6ha.

4.00 Scale

4.01 The scale of the building group is effectively unchanged by the proposal. As noted above, the former cottages across the yard from the farmhouse, which were originally two storey, have at some time had their first floor removed. The present shallow pitch roof covering to this group is completely incongruous. It is the intention to replace this virtually flat roof with a pitched roof in the vernacular tradition, but on top of the ground floor accommodation i.e. without reinstating the original first floor.

4.02 In this way the pre-eminence of the listed farmhouse is maintained whilst at the same time the character of the group is brought back to something much closer to the original and importantly, in a manner appropriate to the setting.



Figure 7: View as proposed from Wickens Lane



Figure 8: View as proposed looking across the central yard with the listed farmhouse on the left

5.00 Layout

5.01 The layout of the group is unaffected, as the essential arrangement is retained.

5.02 The introduction of the garage, a fact of contemporary life, is handled so as not to intrude on the grouping around the yard, and to avoid the need for vehicles to enter the yard. It is the type of organic addition typical of local farmsteads.

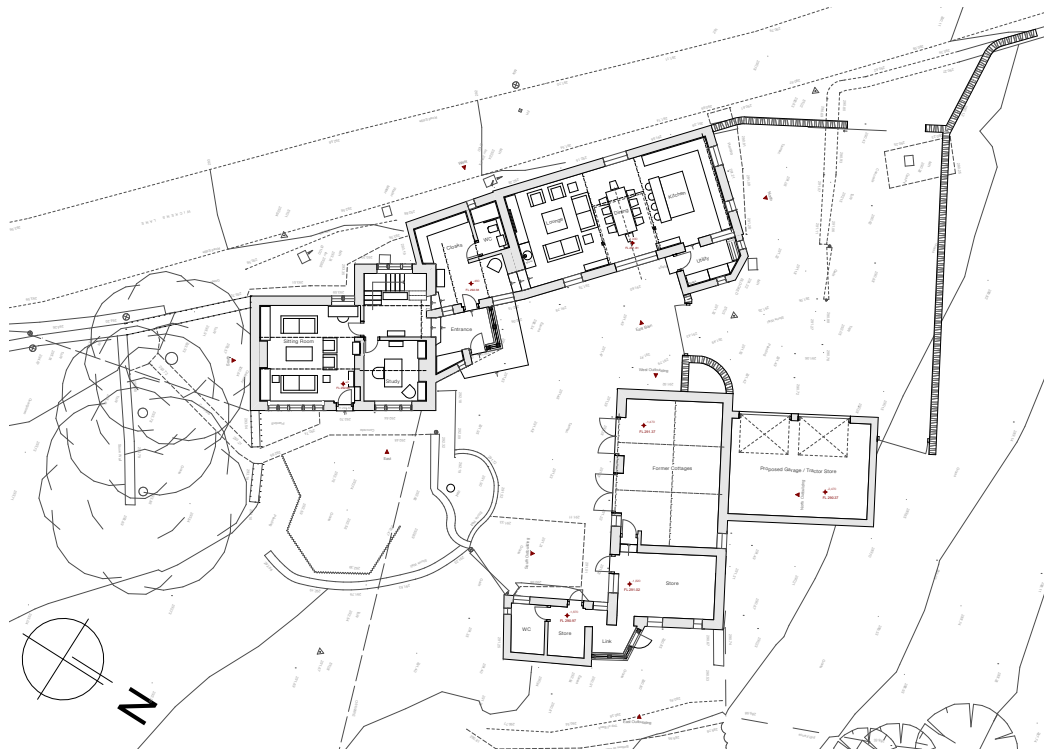


Figure 9: Ground floor/site plan as proposed

6.00 Design

6.01 The design involves minimal intervention with only one new window opening being created in the farmhouse. Comparison of the existing and proposed elevations shows the minimal nature of the proposed changes.

- 6.02 During measured survey work some blocked up windows were discovered in the farmhouse elevations behind thick ivy wall coverings and these have been reopened to bring the farmhouse closer to its original design whilst simultaneously improving the accommodation.
- 6.03 An incongruous porch, a later addition to the farmhouse, is replaced with a new lobby of a more sympathetic design. Two small linking elements are introduced, using forms, materials and detailing firmly in the West Yorkshire vernacular tradition.
- 6.04 In all cases local natural stone in walling and ashlar forms, matching the existing, are used for new work. This is also the case with roof coverings. Work will aim to enhance the character of this historic environment and help preserve it for future generations.

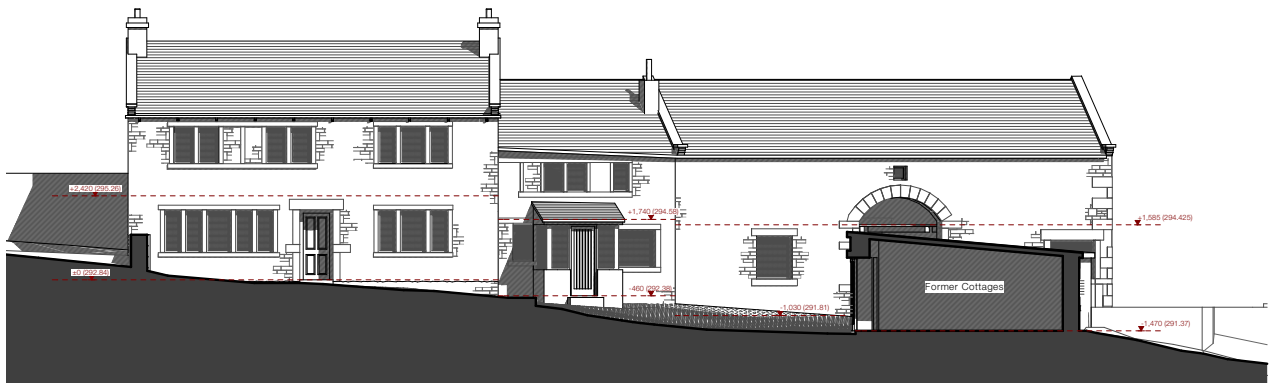


Figure 10: Yard elevation as existing of farmhouse and barn

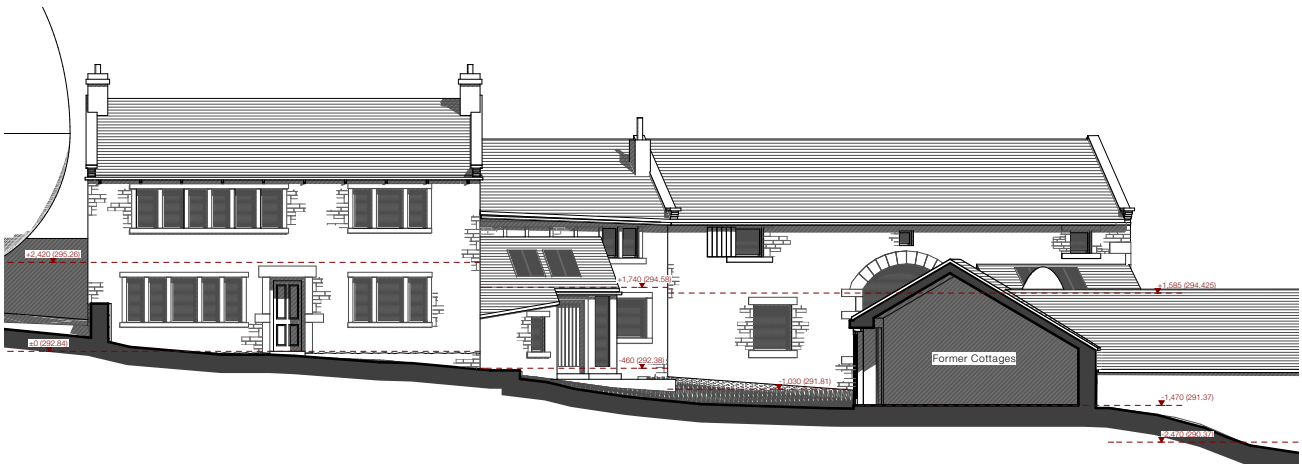


Figure 11: Yard elevation as proposed of farmhouse and barn

7.00 Landscaping

7.01 There is no effect on the existing landscape. The character of the property as existing is retained i.e. a group of vernacular buildings located around a central yard set within a broader predominantly agricultural landscape of high value.

7.02 The use of local natural stone for boundary walls etc ties the development to the landscape without the need for recourse to 'designed' landscape.



Figure 10: Area of high landscape value

8.00 Access

8.01 The site has an established residential and rural business use sitting adjacent to the public highway with existing access.

8.02 A minor amendment to the existing access is proposed to simplify access to the new garage and avoid the need for vehicles to enter the central yard but the essential relationship to the highway and existing traffic network is unaltered.

8.03 Access for emergency vehicles remains as now and there is space within the site for resident and visitor parking.

8.03 There is space for vehicles to enter and leave the site in forward gear.

9.00 Heritage Statement

8.01 The listing details for the farmhouse are given at Appendix A. Lower Wickens Farmhouse is a good example of a late C18 – early C19 West Yorkshire farmhouse of two storeys in hammer dressed local stone under a stone slate roof. It has gable copings, mullioned windows in groups and a near central principal door under a deep stone lintol, amongst other characteristic features. It is generally well preserved and contributes to the local environment.

8.02 The setting of the farmhouse as part of a group of buildings around a central yard adds to the value of the heritage asset. The general quality of the other buildings in the group, whilst not up to that of the farmhouse, is good and adds value.

8.03 The removal of the first floor of the cottages across the yard from the farmhouse and their reroofing with a shallow monopitch is to be greatly regretted and there is an opportunity to return a greater harmony to the group by reroofing the cottages with a pitched roof in stone slate in vernacular form.

8.04 Alterations and interventions are minor and aimed at:

- removing some non-original features that were not in harmony with the original building group
- enabling the accommodation to function better for the current occupants and maintaining a viable use for the future.

- 8.05 The character and form of the building group is maintained and small discordant elements removed to be replaced with more sympathetic minor additions.
- 8.06 The setting of the group within the landscape is retained. We commend the scheme as ensuring that the value of the historic fabric is retained and the heritage asset preserved for future generations whilst performing a useful function in accordance with the spirit and guidance of the National Planning Policy Framework

One 17 Architects November 2017

Appendix A



Historic England

LOWER WICKENS FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LOWER WICKENS FARMHOUSE

List entry Number: 1229407

Location

LOWER WICKENS FARMHOUSE, WICKENS LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Holme Valley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Aug-1983

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 340620

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE 10 NW WICKENS LANE 4/392 (Holmfirth)

Lower Wickens Farmhouse

II

House, part of group. Late C18-early C19. Hammer dressed stone. Stone slate roof. Gable copings on carved kneelers. Ashlar stack with string. Moulded stone brackets. Two storeys. Near central doorway with deep lintel. One 5-light and one 3-light stone mullioned window. To first floor is one 6-light stone mullioned window, with 2 central lights blocked, and one 3-light. Rear elevation: one 2-light stone mullioned window to first floor. To north end part breaks forward and has one 3-light and altered ground floor window.

Listing NGR: SE1256708752

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 12567 08752

Map



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End of official listing

