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PROPOSED CONVERSION TO FORM ADDITIONAL RESIDENT'S LIVING ACCOMMODATION

AND

REPLACEMENT OWNERS DWELLINGS

AT

**THORPE HOUSE SPECIALIST ADULT MENTAL HEALTH UNIT LTD
22 FINTHORPE LANE
ALMONDBURY
HUDDERSFIELD
HD5 7TU**

HERITAGE STATEMENT

1.00 INTRODUCTION

- 1.01 Thorpe House is a Grade 2 Listed Building constructed around the mid 19th Century. It was retained as a private residence until 1989 when it was converted into a specialist adult mental health unit by the current owners, who have continued with this use up to the present day.
- 1.02 In 2009 Thorpe House obtained planning approval to convert and extend part of the former garage block, stables and coach house which are detached and situated to the west of the main house into four semi-independent living units under application no. 2009/90863.
- 1.03 The residual part of this building currently houses the two family of owners in a pair of semi-detached conversions. The families have lived in this accommodation since they founded the business in 1989.
- 1.04 These semi-independent living units have proved successful and the owners have established a proven need for this type of accommodation. They now wish to replicate this facility within their existing living accommodation, which will then form a self-contained block of units, separate from, but still semi-reliant upon the facilities contained in the main house.
- 1.05 As the owners are actively involved in the 24 hour running of the nursing home, there is a requirement for them to live on site. With their existing accommodation being converted into the semi-independent living units, alternative new build houses are to built in the grounds in a position which minimises impact on the setting of the listed Thorpe House.
- 1.06 This Heritage Statement therefore explores both the facets of the listed building application, namely the justification for converting the curtilage outbuilding and ensuring that the design and location of the new build replacement dwellings do not adversely affect the setting of the listed Thorpe House.

2.00 ASSESSMENT OF SIGNIFICANCE

- 2.01 Thorpe House is a Grade 2 listed building and was first listed on 29th September 1978.
- 2.02 The listed details describe the house as 'mid C19. Ashlar front. Hammer dressed stone elsewhere. Pitched stone slate roof. Coped gables on kneelers, 2 storeys. 5 ranges of sashes (1st floor), French casements (ground floor). Door in stone frame with Tuscan pilasters and moulded cornice. Rear has 2 ranges of bipartite sashes with glazing bars and round-arched staircase window with glazing bars. Various office extensions to rear.'
- 2.03 Attached to the main house on its eastern elevation is a former gardener's cottage which is now separate to Thorpe House. To the west and detached from the main house is the former coach house with living accommodation over and which forms part of this application.
- 2.04 At the rear of the main house is a large conservatory which was constructed in 2010 as a lounge where the residents can socialise and look out onto the garden.

- 2.05 In approving the extension and conversion of the coach house and conservatory in 2009, it was considered that the proposal did not adversely affect the setting of the heritage asset to an extent that the proposal should be refused.
- 2.06 The detached former coach house building should be considered as a curtilage building to the listed main house. Having been altered significantly over the years, its heritage value is somewhat limited. Its main interest lies in the original roof trusses which are to be retained in the course of the proposed conversion.
- 2.07 The frontage of Thorpe House faces south and looks out over mature grounds which slope down to a stream running roughly parallel with the house before rising up again towards Fenay Lane.
- 2.08 The flat garden to the rear of the house terminates in a high garden wall which backs onto Finthorpe Lane, which runs parallel with the rear elevation. From old maps, it would appear that access was originally gained from Finthorpe Lane, which in spite of its current access off Fleminghouse Lane, still lends its name to the house address.
- 2.09 It would appear that the current driveway off Fleminghouse Lane was created between 1893 and 1907 when presumably, the two rows of lime trees which now line either side of the driveway were planted. The driveway bends gradually round to the front of the house giving a progressively wider vista as the front elevation is approached.
- 2.10 The south elevation of the detached former coach house is set back from the front of the main house and continues back at right angles to the axis of the house to terminate at the rear boundary abutting onto Finthorpe Lane.
- 2.11 The area to the rear (west) of the former coach house is undoubtedly domestic in character and it currently serves as the garden to the two residual conversions and contains flagged areas, decking, and outbuildings, all in contrast to the parkland setting of the remaining grounds.
- 2.12 The domestic area of garden is separated from the car park and the remaining grounds by a 1.8 metre screen fence running in line from the end of the southern elevation of the former coach house until it abuts the western boundary of the site curtilage.
- 2.13 It is in this area where the replacement new build accommodation for the owners is being constructed.

3.00 HERITAGE IMPACT ASSESSMENT

- 3.01 There are two parts to the attached application which could impact on the setting of the listed Thorpe House; the conversion of the remaining areas of former coach house from owner's accommodation to residents living units and the replacement owner's dwellings to be situated in the garden area to the west of the former coach house.
- 3.02 Considering the proposal for the conversion of the former coach house in the setting of Thorpe House. As stated previously the 2009 planning approval for the extension and conversion of the former coach house was more likely to have an impact on the setting of the listed building than the current proposal.

- 3.03 It was considered that the works involved were not considered sufficiently harmful to the listed building to warrant a refusal.
- 3.04 Under the current proposal, the works involved to the coach house elevations only entail the blocking up of a small window to accommodate a new staircase behind it and the rebuilding of the existing conservatories to accommodate a slated roof instead of the current polycarbonate sheeting. This will give the extensions a greater appearance of permeance and will enhance the coach house appearance to the benefit of the listed building.
- 3.05 The only other external alterations is the addition of a glazed walkway to link the existing bedroom units to the proposed units as they cannot be linked internally without significantly compromising the ground floor bedroom units. This walkway ensures that staff can move between the units safely and securely throughout the day and night under cover from inclement weather.
- 3.06 As the walkway is totally glazed, the existing structure will remain lightly visible thereby minimizing its impact on both the curtilage building and the listed building.
- 3.07 Regarding the assessment of the impact on the listed building from the new build owner's accommodation. The pair of semi-detached houses are set in the garden area of the land to the west of the coach house conversion, as far away as the site permits from the listed building.
- 3.08 The pair of semis are set back from the front facing elevation of the coach house conversion which itself is set back from the front façade of the listed building.
- 3.09 Regarding respective levels. The composite elevation shown on the proposed site layout shows that the semis are set at a lower level with a lower ridge line than the coach house conversion, which in turn is significantly lower and subservient to the main mass of the listed building.
- 3.10 The semis will be shielded from view from the listed building by the higher coach house which when combined by the distance away and the fact that the listed building is approached from the opposite direction (east) will ensure that the impact on the significance of the listed building will be minimal.
- 3.11 Regarding the design of the semis. The owners are called out many times at night to assist the night staff with residents. They therefore require the main bedroom to be on the ground floor to minimise disturbance. This has resulted in there being more floor area at ground floor level than at first floor, hence the ground floor lean-to arrangement.
- 3.12 The window proportions where possible have been designed to emulate the front of the original part of Thorpe House with the vertically emphasised windows. The semis are to be built in stone with a blue slate roof.

4.00 PROPOSALS AND JUSTIFICATION

- 4.01 In 2009, the owners obtained planning approval to convert and extend part of the former coach house into 4 no. semi-independent living units for their residents.

- 4.02 When completed, these units proved successful for the residents and the owners have established a proven need for this type of facility and now wish to create additional units. However, extending onto the existing care home is not an option due to its listed status and the interruption to the practical circulation arrangements within the building.
- 4.03 The remaining area of the coach house not currently taken up with the residents living units has been divided into a pair of semi-detached dwellings which house the owners of the care home. They have lived there since 1989 when the care home was converted from a private dwelling.
- 4.04 It is therefore proposed to convert the owner's dwellings into the bedsit type of semi-independent living to give five more of these units and thereby create a block of nine units in total detached from the main house.
- 4.05 As stated in the planning statement accompanying the application, with the owner's accommodation given over to the bedsit conversion, they will need to be re-houses on site to be on call throughout the day and night. Separate justification has been provided for the retention of their accommodation on site and we have therefore proposed the pair of new build semi-detached houses to be built to rehouse them.