

Design Access / Heritage Statement for:

T1020 - PROPOSED ALTERATIONS TO A GRADE 2 LISTED BUILDING:

Kirkby Grange Farm, Kirkby Lane, Flockton, WF4 4AH

Client/Owner:

Mr & Mrs Rust,
Kirkby Grange Farm,
Kirkby Lane,
Flockton,
WF4 4AH

Proposal:

External façade alterations and internal alterations. (Refer to the drawings)

Heritage Statement:

Physical Context:

The application site is situated at Kirby Grange Farm, Flockton, WF4 4AH. It is at the heart of a small hamlet of cottages and is in the green belt. The property is Grade 11 listed. The property was a mixture of farm buildings that is now a single dwelling split into two separate residences.

Historic England:

Grade 2 Listing:

Kirkby Grange Hall
Heritage Category: Listed Building
Grade: II
List Entry Number: 1135292
Date first listed: 29-Mar-1965
Date of most recent amendment: 15-Aug-1985
Statutory Address: KIRKBY GRANGE HALL, CLOUGH ROAD

Location:

Statutory Address: KIRKBY GRANGE HALL, CLOUGH ROAD
The building or site itself may lie within the boundary of more than one authority.
District: Kirklees (Metropolitan Authority)
Parish: Denby Dale
National Grid Reference: SE 24524 14222

Details:

SE 21 SW CLOUGH ROAD Emley 1/24 Kirkby Grange Hall 29/3/65 (formerly listed as Kirkby Hall, Kirkby Lane)

Large house, now divided. Circa 1606 for Sir Richard Assheton of Middleton, Lancashire, for his second son Ralph. C18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof (turned, and lowered in parts). Altered stacks, originally ashlar. Two storeys and attic. U-shaped plan with 2 facades at 90° and two projecting wings at rear. The two facades are similar in character each with a gable to right and of 3 bays with

entrance between 1st and 2nd bays. The main entrance on south side has elaborate lintel with scrolls and shields and in raised letters, LAUS DEO. Bays of double chamfered windows, mullioned and transomed, arranged: 10, 6 and 10- light on south side, and 10, 6 and 14-light on east side. Each gable apex has a 3-light window. Continuous drip mould over ground and first floors. **Wing on north side mainly altered and roof lowered.**

Arched fireplace, 10 ft. 6 in. wide, in north-east parlour. Each arch- stone bears number and mason's mark. Other rooms have plastered beams and cornices.

H. N. Pobjoy, A History of Emley, 1970.

Listing NGR: SE2452414222

Legacy:

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

Legacy System number: 341291

Legacy System: LBS

Sources

Books and journals:

Pobjoy, H N, A History of Emley, (1970)

Legal:

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

Historic England's website states the following:

"How will listing affect me?

Listing is not a preservation order, preventing change. It does not freeze a building in time, it simply means that listed building consent must be applied for in order to make any changes to that building which might affect its special interest."

"Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner."

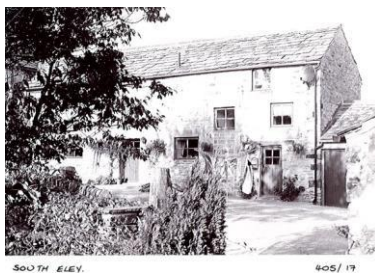
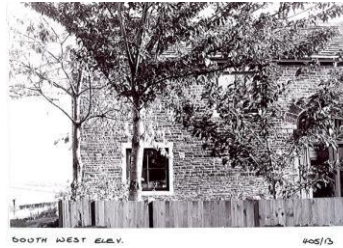
"What can I do with my listed building?

Listed buildings are to be enjoyed and used, like any other building. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance. The local authority uses listed building consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability."

Source: <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Photographs of the listed buildings were requested from the Conservation department:
There are several photographs of buildings in the hamlet but none of the elevations with proposed alterations.

Archive records:



Planning History:

The windows on the north elevation were changed to double glazed upvc circa 2013- early 2014. The work was not carried out by the current building owner who purchased the property in November 2016.

The retrospective planning application was submitted for the upvc windows on the north elevation which was subsequently refused application reference 2014/65/91084/E.

“In accordance with the plan(s) and applications submitted to the Council on 14-May-2014. The reasons for the Council’s decision to refuse consent for the development are:

1. The installation of double glazed windows in this Listed Building will result in the loss of historic fabric. The new windows do not have slender frames or slim glazing bars and do not reflect the traditional appearance of the windows which were installed within the property when it was designated as a Listed Building. The insertion of double glazed units in UPVC has resulted in the use of a non traditional material, thicker frames and a double reflection from the new glazing which is not a traditional detail for a Listed Building and would have a detrimental impact upon the appearance of the property. It is considered that the impact of the installation of the UPVC frames will have a harmful impact upon the significance of the heritage asset. The application therefore does not comply with section 12 of the National Planning Policy Framework.”

The Proposals: External alterations:

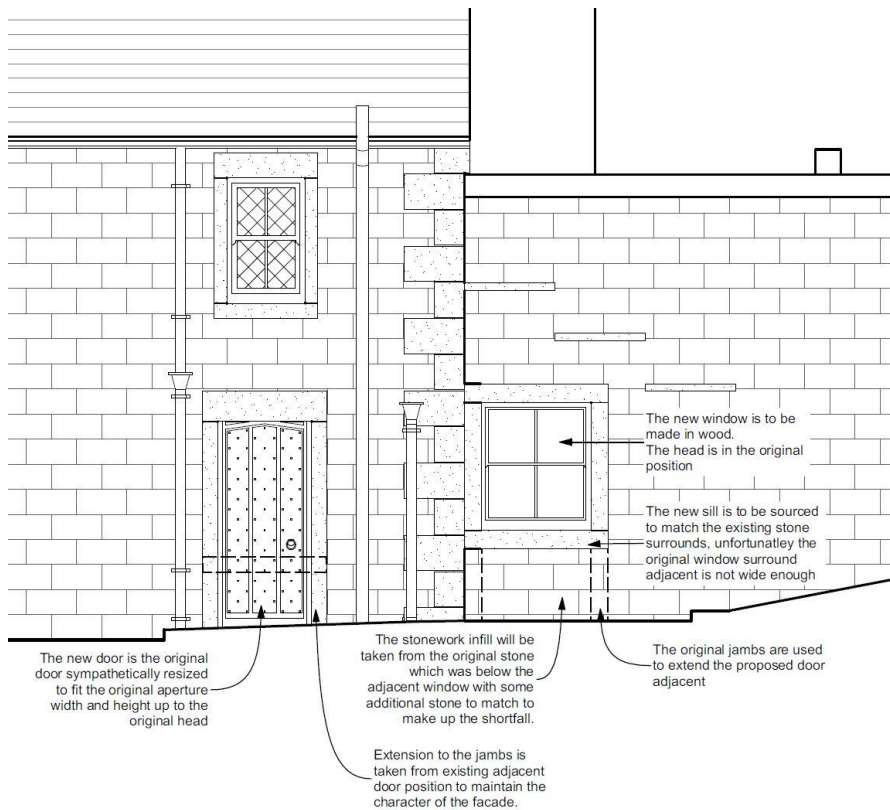


Existing northern elevation:

Changing the door and window positions in the northern façade with the existing door sympathetically resized and a new wooden window adjacent.



Proposed northern elevation:



Proposed elevation (blow up or area of change)

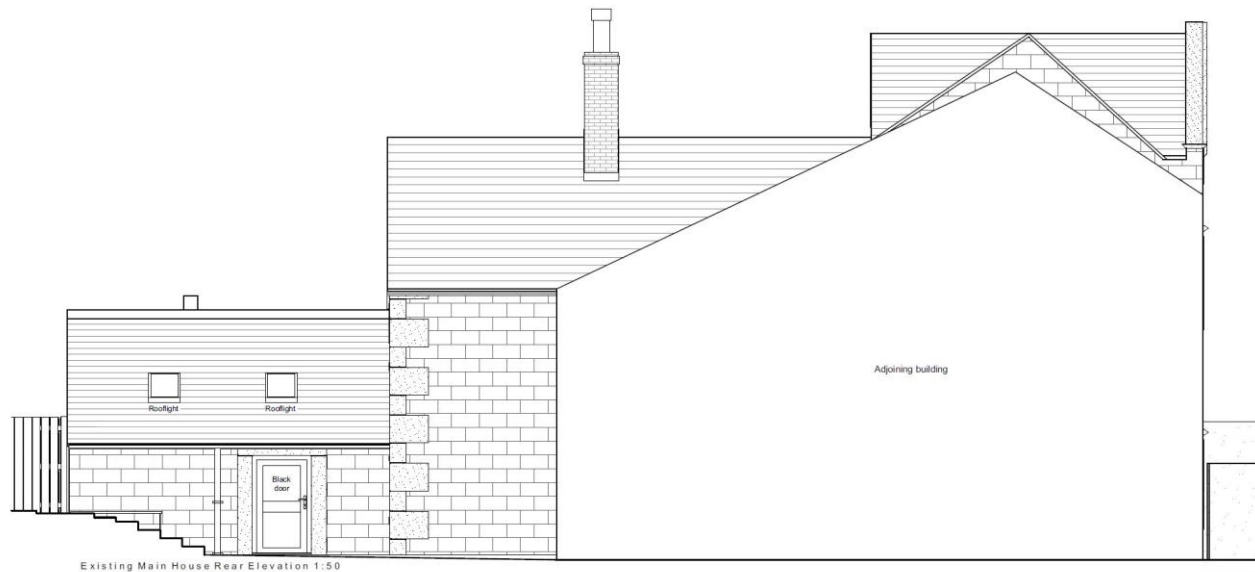
External alterations:



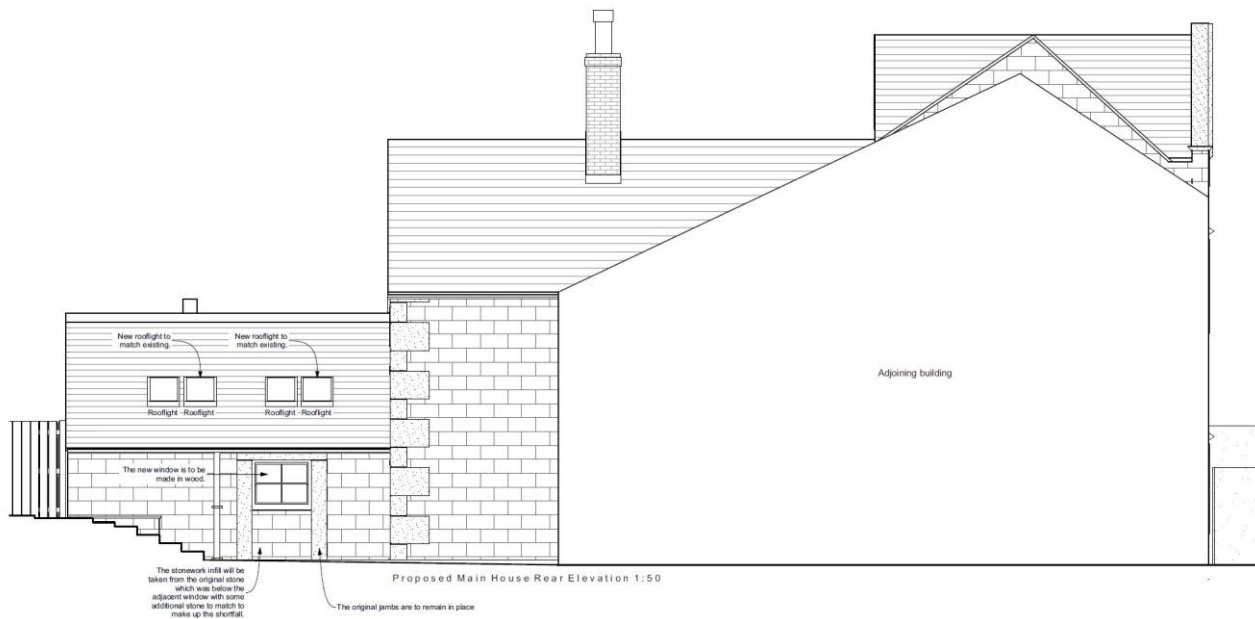
Existing elevation:

Changing the window and door positions in the façade with a new wooden window adjacent.

Proposed elevation:



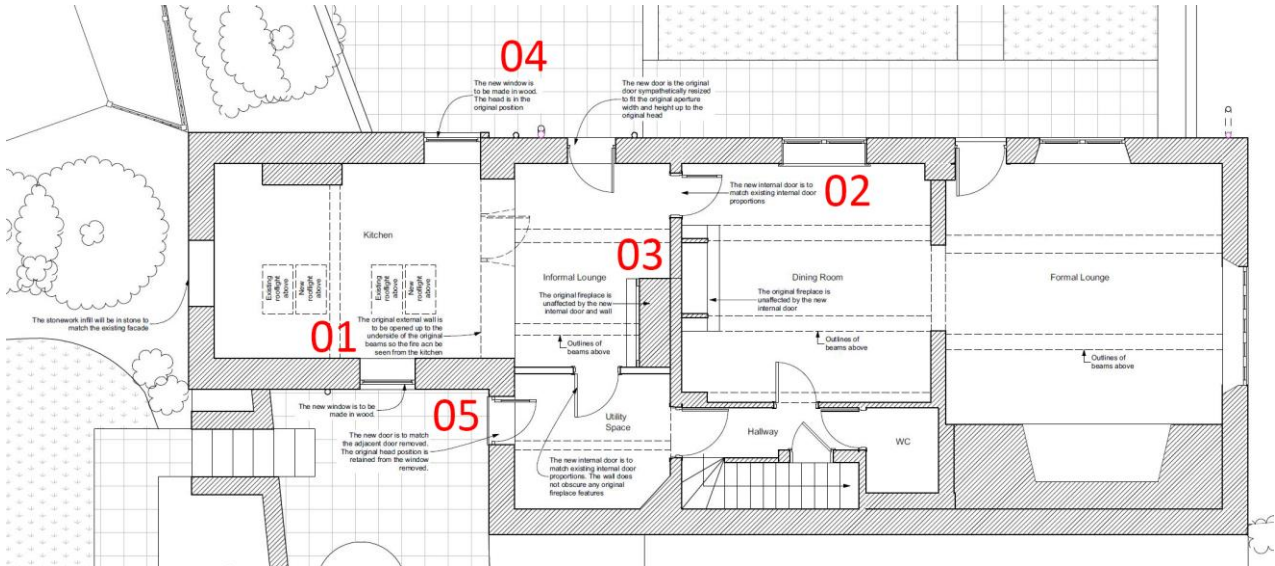
Existing elevation:



Proposed elevation:

The Proposals:

Photos in areas to be altered (as existing):



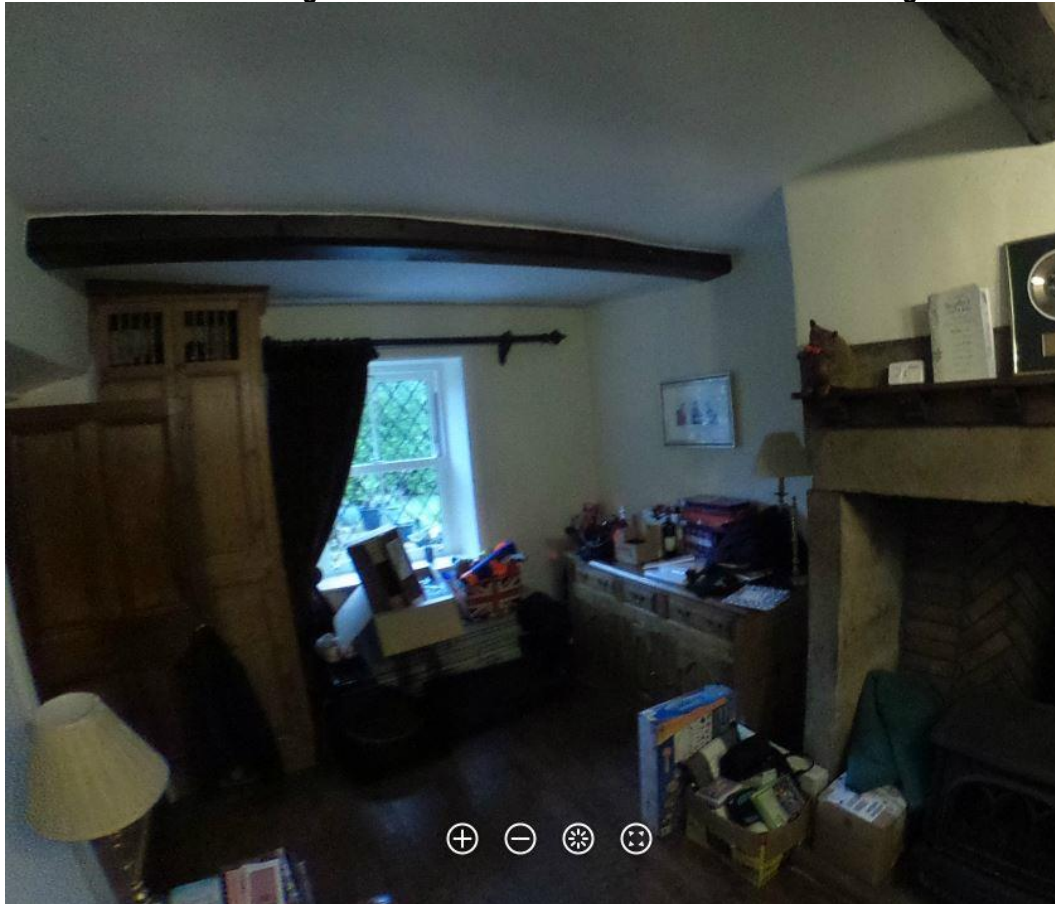
01: External view: Existing door changing to a window:



01: Internal view: Existing door changing to a window:



02: Internal view: Forming a new internal door: View from the informal lounge



02: Internal view: Forming a new internal door: View from the dining room



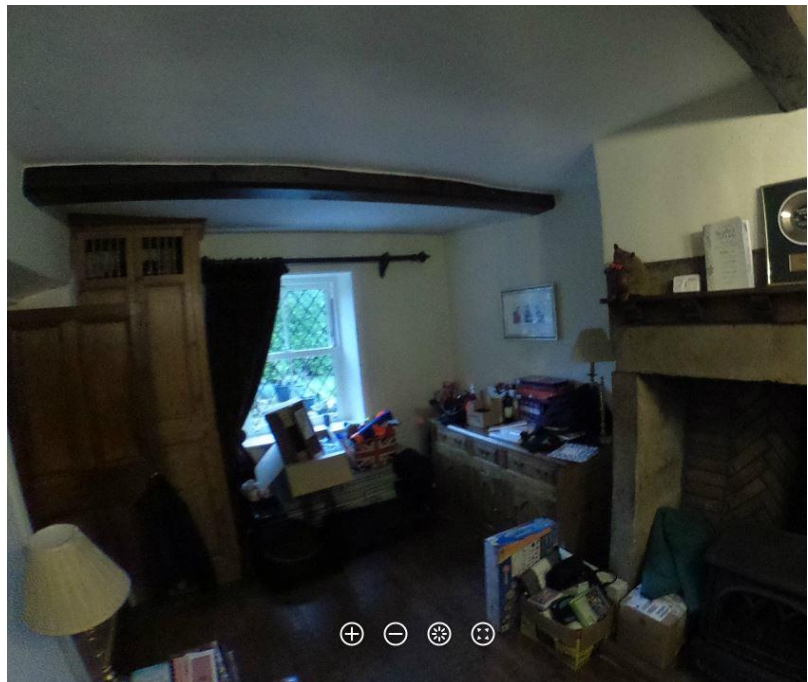
03: Internal view: Original fireplace to be retained:



04: External view: Existing door changing to a window and vice versa:



04: Internal view: Existing door changing to a window and vice versa:



05: External view: Existing door changing to a window and vice versa:



05: Internal view: Existing door changing to a window and vice versa:



Summary of our proposals:

For our application we do not know what the original windows looked like at the when the building was listed therefore we have proposed wood windows with slender frames to replace the UPVC windows to be relocated within the proposals in a similar format to the UPVC windows.

This should accord to the planning advice given within the refused retrospective planning application.

We are happy to take advice on the window styles as appropriate from the conservation officer.

Based on the listing information from Historic England the elevations that we are proposing the changes to are not the principal elevations to the building and the listing, as Historic England have noted that these elevations have been altered in the past.

The internal features referenced within the Historic England listing are not being altered as apart of the works as we are looking to retain the period features.

We believe that the works as proposed are not to the detriment of the existing building listing and help to restore some of the windows back to an acceptable condition before the UPVC windows being installed by the previous owner.

All works are to be carried out by skilled craftsmen and tradesmen.