

**Heritage Statement
and
Listed Building Justification Statement**

HEIGHTS FARM

Thurstonland

October 2020

HD4 6XB

for

Mr & Mrs J PAGE



Architecture
Project Management
Surveying
Planning
Conservation

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1. INTRODUCTION

- 1.1. This statement has been prepared to accompany the planning and listed building application in respect of a single storey extension to the East gable of Heights Farm, Thurstonland.
- 1.2. The applicant's requirement is an additional ground floor room on the east side of the farmhouse to enable them free up other space and to enjoy the open easterly aspect together with the natural gardens on the south side.
- 1.3. The proposal goes some way to meeting the applicant's requirements whilst meeting the various Listed Building and Planning issues.

2. HERITAGE STATEMENT

An extract of the Listing G11 is included in Appendix 1 at the end of this statement

- 2.1. The property is a two storey grade 11 listed stone built farmhouse constructed in the mid eighteenth century having been extended probably in the same century on the west side to form a small additional cottage. The property was extended approx. 25 years ago to form a small weather porch on the south side and a small lean to extension on the North side to form an entrance
- 2.2. On the south side to the original farmhouse there is a central doorway with a three light mullioned window each side and on the first floor over a six light and a three light window.



- 2.3. The roof is covered with stone slates in receding courses and the gable verges have stone copings with Kneeler stone at the base. Two ashlar chimney stacks exist, one on the east gable and on the now intermediate wall.

- 2.4. The walls are generally faced with clean cut stone with stone quoins at each corner including the original farmhouse west corner.
- 2.5. The North elevation is rendered and painted white.
- 2.6. Externally to the front south elevation at the east corner the original farm garden wall and gate remains whilst to the north side a paved turning and manoeuvring area exists. There is an outbuilding against the north boundary serving the heating system. Post and rail fences exist to the North and East sides



- 2.7. The lane access serves a separate residential barn on the South side of the Farmhouse once part of the farm holding.
- 2.8. The building is a typical early eighteenth century farmhouse and is a good example of local vernacular architecture its main significance being the host building within the group of original farm buildings now converted into separate dwellings

3. LISTED BUILDING STATEMENT

- 3.1. The proposal is for a single storey extension constructed against the East gable providing for a room approx. 5.00x 6.00 but taking account of the existing two light first floor window.
- 3.2. The area adjacent to the East gable is currently a grassed garden with an ornamental topiary box oriel and having screening trees to the South East corner, often used as a contemplating area taking in the long distant views.
- 3.3. The width of the extension will be approx. 600mm less than the existing gable to enable the existing corners to remain dominant. The floor level will be set at the lowest garden corner which enables the impact to be kept to a minimum. The eaves height above floor level will be 2.10m whilst the ridge will be 4.10m approx. 300mm above the window cill of the existing first floor window.

- 3.4. The external walls will be faced with clean cut second hand weathered stone to match existing and the corners and window edges will have natural stone quoins and jambs with stone ties. The roof will be of similar pitch to the existing and covered with natural stone slates in diminishing courses and will incorporate conservation roof lights by "The Conservation Rooflight Company" fitted almost flush with the slate line. The verges will have stone copings with kneelers at the base to match existing. The interior of the roof will reflect the outer roof line and benefit from the natural light
- 3.5. The east gable will incorporate full height double glazed windows with dark grey frames to give the effect of clear openings
- 3.6. In terms of justification given that the applicants require further ground floor accommodation the design solution proposed imposes minimum harm on the existing building and reflects the architecture of the farmhouse which still remains very much the dominant part.

4. PLANNING STATEMENT

4.1. Location-The property is in the Green Belt and as such the following planning policies apply.

4.2. LDF Policy relative to the application are as follows:

- 4.2.1.1. LP1 Presumption in Favour of Sustainable Development
- 4.2.1.2. LP24 Design
- 4.2.1.3. LP 35 Historic Environment
- 4.2.1.4. LP33 Trees
- 4.2.1.5. LP 57 Extensions in the Green Belt

4.3. LDF Policy and the application proposals:-

- 4.3.1.1. LP1 For the proposal to be favourable it should accord with the councils policies
- 4.3.1.2. LP24-The design of the proposed extension is subservient to the original building and in keeping with the existing buildings in terms of scale, materials and details and minimises the impact
LP35-The proposal retains the those elements which contribute to the historic environment of Kirklees
- 4.3.1.3. LP33-the existing trees will be unaffected
- 4.3.1.4. LP57-The host building (ie the original farmhouse and cottage) was extended approx. 25 years ago to form a small weather porch on the South side with a lean to on the North side. In terms of external floor area these extensions increased the building 5.5% and in terms of external volume 7%. The proposed extension results in an increase of floor area of 18% and in terms of volume 19% to the original. The total increase in external volume for all extensions over the original is 26%.

It is appreciated, however that the assessment is more subjective visual rather than mathematical.

Given the impact of the proposed single storey addition it cannot be said that the mass of the farmhouse does not remain very much dominant in the general landscape and surrounds

5. SUMMARY AND CONCLUSION

- 5.1. This application is for a single storey extension onto the East Gable of Heights Farm, a Grade 11 listed building in order to create an additional reception room which will free up other areas for home working.
- 5.2. The proposed extension is designed in keeping with the existing host building and constructed in similar materials.
- 5.3. None of the existing features and external heritage elements are affected by the proposal which does not cause harm to the existing
- 5.4. The original building remains visually dominant from all settings and on completion of the proposal the original building will have been extended 26%
- 5.5. This modified proposal we consider will cause no greater harm than the previously approved scheme but will make all the difference to the applicants.



The Farmhouse together with the farm buildings to the South

APPENDIX 1

EXTRACTS FROM THE STATUTORY LISTINGS

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1135363

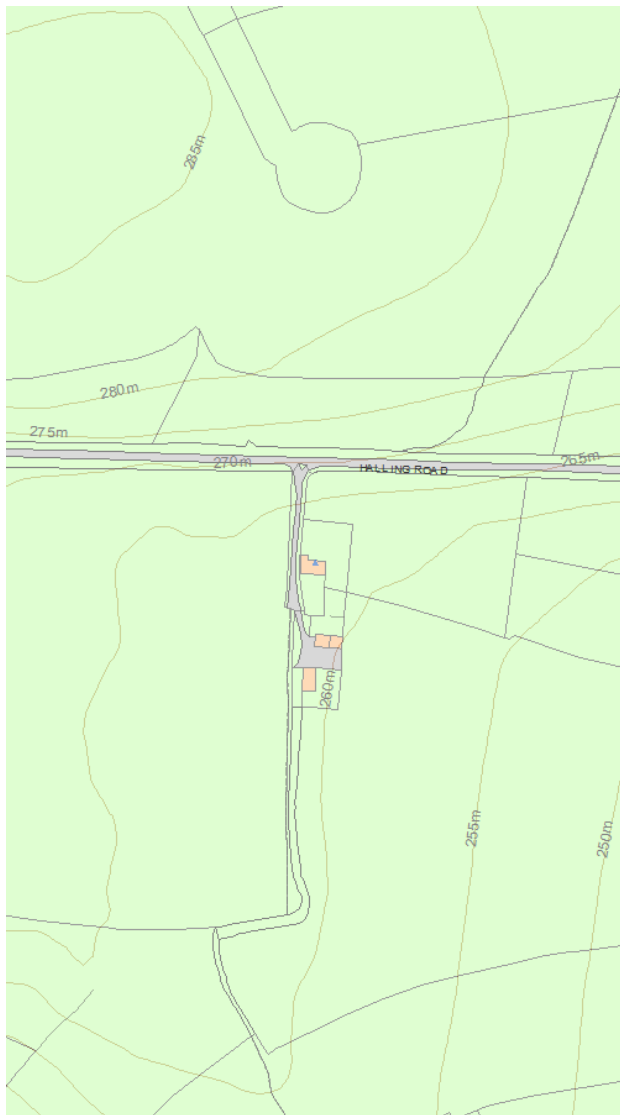
Date first listed:

16-May-1984

Statutory Address:

HEIGHTS, HALL ING ROAD

Map



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Location

Statutory Address:

HEIGHTS, HALL ING ROAD

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

District:

Kirklees (Metropolitan Authority)

Parish:

Kirkburton

National Grid Reference:

SE 16307 11418

Details

SE 11 SE HALL ING ROAD Thurstonland 5/41 Heights

II

House with adjoining cottage, now one dwelling. Late C18, cottage slightly later. Hammer dressed stone. Quoins. Stone slate roof with gable copings on cut kneelers. Stone brackets to gutter. Two ashlar stacks. Two storeys. The main house has a central door with one 3-light window to left and right. To 1st floor is one 6-light window, with some alterations, and one 3-light window. The cottage to the left has ground floor entrance and one single light to each floor. The left gable wall has a blocked 1st floor loading door.

Rendered rear elevation.

Listing NGR: SE1630711418

Legacy

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

Legacy System number:

341157

Legacy System:

LBS

Legal

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

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 28 Aug 1999

Reference: IOE01/01640/30

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