

PROPOSED RESIDENTIAL DEVELOPMENT
LINGARDS ROAD, SLAITHWAITE
FOR
S B HOMES LTD

2019 572 21 HERITAGE STATEMENT EXTRACT

Rev L 09/01/2023

WILLIAM BEST RIBA.
The Chapel House
22, Pole Gate
Scammonden
West Yorkshire
HD3 3FW

Site : Stalled Application Site to the north of Lingards Road, Slaithwaite, HD7 5HY.
Client: S.B.Homes Ltd

3.3 Heritage Impact Statement

3.3.1 Analysis:

The listing details have been provided in an earlier section and the farm and the cottages date back to the late eighteenth century.

Both these listings form a complex of original farm buildings 1) the main farmhouse and barn and 2) the terrace of cottages built for farm workers with attached barn with their frontage along the existing access track to the farm, which together form an important and interesting historical grouping. The terraced cottages are listed grade two dating from 1767 and described below:

SE 0713 LINGARDS ROAD (OFF)

Slaithwaite

13/250 Nos 25 to 31

- Lower Wood Farm

- II

1767 (datestone). Farm terrace and barn. Coursed rubble. Quoins. Pitched stone

slate roof. Barn has rooflights. Coped gable and moulded footstones. 2 storeys.

South elevation: Ground floor; Two doors have large lintels. Raised datestone above door with inscription: G

E E

1767 One 6-light stone mullioned window (recessed). One 3-light stone mullioned window

(recessed). Two 4-light stone mullioned windows (recessed mullions, modern case-

ments with stone surrounds). First floor; Two 3-light stone mullioned windows

(recessed mullions). Two 2-light stone mullioned windows (recessed mullions).

Three 3-light stone mullioned windows (recessed) (two have 1 mullion removed).

One 2-light stone mullioned window (recessed). Loading door to barn. North

elevation: Ground floor; One 5-light stone mullioned window. One 2-light stone

mullioned window (recessed mullion). Two 2-light stone mullioned windows (recessed)

(one has 1 light blocked). One later single light. Stone water spout. First

floor; Two 2-light stone mullioned windows. Three later single lights. One 3-

light stone mullioned window (recessed mullions).

Listing NGR: SE0739613487

Lower Wood Farm is listed grade two built in the late eighteenth century and described as follows:

SE 0713 LINGARDS ROAD (OFF) Slaithwaite 13/249 Lower Wood Farm and - barn

- II

Late C18. Formerly farm cottages and barn at 90°. Coursed rubble. Quoins. Pitched stone

slate roof. 2 storeys. South East elevation: One 4-light stone mullioned window (recessed).

One 2-light stone mullioned window (recessed) (2 mullions removed). North West elevation:

Ground floor; Two entrances with stone surrounds. One 2-light stone mullioned window

(recessed mullions). Two windows with stone surrounds (mullions removed on one). First

floor; One 3-light stone mullioned window (recessed) One window with stone surround. Barn

at right angles to farm has barn door with large lintel and quoins. Extension to east end.

Listing NGR: SE073091343

3.3.2 Important Parameters and Significance

The significance of the listed buildings, both the farm and cottage terrace, is in their grouping and relationship between the two together with their relationship to the neighbouring fields to the south and it is therefore considered that new development should not cause significant harm to the group of historical buildings and their setting and where possible should enhance this.

The original stone detailing described in the listings is considered significant. Photographs of the listed buildings are included in the appendices.

3.3.3 Proposed scheme and how these are addressed

The Lower Wood Farm area of the site in the northern most corner provides the opportunity to set out a more compact site plan which is designed to knit into the existing urban grain. This area of the site has been given over to 8 No 1 and 2 bedroom affordable housing flats with two storey housing facing the existing access track. Again the levels here are challenging with the ground floor flats are dug in with stairs down from the entrance/road level.

Access to this part of the site is via a short section of new road with a turning space from where a proposed private road continues in order to provide access to the houses. In this way the turning head is kept away from the listed buildings as it was considered the required road engineering would cause harm if in proximity.

The area to the south of the existing access track has been revised significantly reducing the number of proposed dwellings. The proposed 4 Units 19 to 22 are set back from the access track at a higher level behind an existing dry stone retention wall and belt of existing tall trees. The new buildings are at a higher level due to the contours and are set back and partially obscured by the existing row of tall trees.

The new grouping of dwellings has been designed in a compact arrangement which fits in with the existing urban grain of the surroundings and forms a neat edge to the majority of the new development further into the application site. An access path with steps passes through an arch under the upper storey to provide access to the existing track and existing footpath which drops down to Manchester Road.

The new buildings are constructed of stone and in particular the new gable end facing the existing cottages and terrace of 4 houses and flats includes stone details to match.

To the south of Lower Wood Farm itself, a new terrace of houses (Units 9-12) and 2 storey flats (Units 13-14) are proposed but these are a considerable distance from the historic farm mitigating harm to its setting. House namely Unit No 8 has been reduced to 2 storeys and is 25 metres from the farm and is considerably offset. Flat Units 13 and 14 are at least 30 metres from the farm and the terrace of houses 9 to 12 is 30 metres from the listed farm which is built into the slope.

It is accepted that development on the neighbouring field has an impact on the historic relationship between the farm, the cottages and associated fields.

In mitigation the listed Lower Wood Farm is separated from the nearest dwelling by 30 metres and between these there is a field, a wide footpath public open space area with trees which retains the agricultural feel of the setting.

The nearest dwellings to the listed cottages pay due respect to the existing listed terrace of former farmworker's cottages being set back behind a mature belt of trees and presents a gable matching in form and detail to the existing gable end. In this manner forming a meaningful open space between the new and existing. This is a typical arrangement where cottage terraces are built along the contours and the new terrace relates directly to the existing.

In conclusion although the loss of the fields and new development causes harm to the setting of the listed buildings this is mitigated by the measures taken described above and results in only minimal harm to the historic setting and when set against the public benefits of the scheme justify the proposals.