

Heritage Assessment

**Proposed residential development of
3no. new dwellings at
749 New Hey Road
Outlane
Huddersfield
HD3 3YL**





This document is to be read in conjunction with the drawings & other documents submitted as part of the Full Planning & Listed Building Consent Application to Kirklees Council.

Introduction

The site of this proposed development is party in the green belt and is located to the south of New Hey Road in Outlane, with the M62 on the southern boundary and the former Old Golf House Hotel to the west.

An existing vehicular access serves the site, between a number of terraced houses and a single storey retail unit which both screen the site from the main road.

All the existing buildings on the site, and the adjacent fields that remain originally formed part of a working farm which has long since ceased operation, and the buildings are now redundant and in a generally poor state of repair.

Fibre Architects were instructed by the applicant to investigate how the overall site could be regenerated into a small bespoke residential development to add high quality new dwellings to the local housing stock and at the same time renovate and improve the long term sustainability of the listed building, being the former barn adjacent and attached to the former farmhouse, no. 749 New Hey Road.

As the reuse of a listed building is to be part of this proposed development, the first stage in the design process was to prepare this heritage assessment, to establish the significance of the listed building and its setting and subsequently to define the parameters for development of appropriate design proposals taking this into account..

This document has been prepared taking the above into account and also making an allowance for current planning guidance ensuring the design response is appropriate and proportionate to the significance of the asset and the changes proposed.



Listing description

Below is an extract from the listing description provided by Historic England:

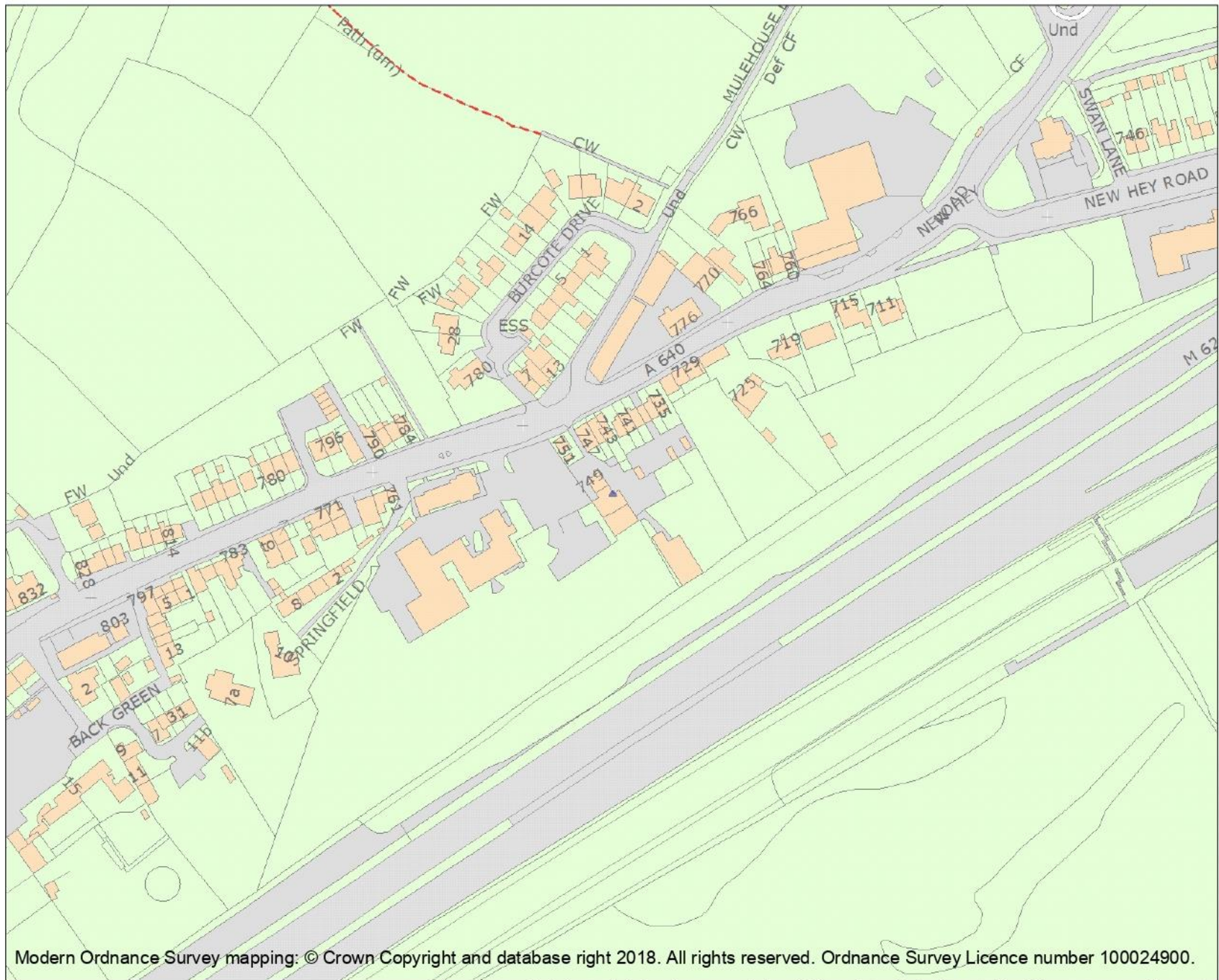
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287186
Date first Listed:	29-Sep-1978
Statutory Address 1:	BARN ON WEST SIDE OF SMALL LANE BESIDE NUMBER 747, NEW HEY ROAD
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 08725 17950

Details:

NEW HEY ROAD 1. 5113 (South Side) Barn on west side of SE 0817 25/957 small lane beside No 747 II 2. C18 or early C19. Hammer-dressed stone. Pitched stone slate roof, catslide to east. Coped gables on cut kneelers. Former longhouse-type farmhouse. 2 ranges of sashes and door with 4 moulded panels in north end. Segment-headed barn doors in centre. Lean-to extension on east side at south end.

Listing Building Location:

Below is a plan identifying the location of the Listed Building as identified by Historic England:



This is an A4 sized map and should be printed full size at A4 with no page scaling set.
Name: BARN ON WEST SIDE OF SMALL LANE BESIDE NUMBER 747

Heritage Category:	Listing
List Entry No :	1287186
Grade:	II
County:	
District:	Kirklees
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SE 08725 17950
Map Scale:	1:2500
Print Date:	5 August 2022

 Historic England

HistoricEngland.org.uk

Site Photos





The Old Golf House Hotel

Site as Existing



Assessment

The site for this proposed development is located in Outlane behind a row of stone-built Victorian terraced houses and some smaller more modern later 20th century infill terraces to the north, and the M62 motorway screened by mature trees and landscaping to the south. The former Old Golf House hotel (currently unoccupied) is adjacent to the west, and to the east is a field which would have formed part of the original farm.

Vehicular and pedestrian access to the site has always been from New Hey Road via a shared surface driveway between the Victorian end-terrace and a single storey red brick retail building, currently occupied by a small independent Florist. This access is proposed to be retained to serve the new development.

On entering the site, the former stone farmhouse is immediately to the right, with the catslide stone slate roof of the Listed Barn (Barn A) being visible in front projecting from the front elevation & adjoining the main farmhouse. A lightweight single storey lean-to extension was attached to the barn at the south end (Barn B) at a later date.

Beyond this, a large detached pole barn with an integral shed-type structure (Barn C) is located further towards the south which was used for livestock when the site was a working farm.

To the left an area of hardstanding is present which may have previously accommodated an ancillary farm building, and a variety of other structures in various states of disrepair are positioned in and around the former farmyard opposite the main farm house and barn.

As noted from the listing description, the significant elements of the Listed Barn are external and should be retained as part of any proposals. Internally there a few elements of architectural significance, although the original queen post roof trusses are of note and should be retained and exposed if structurally possible as part of the refurbishment of the building (see photos on next page).

The overall site is typical of a redundant former working farm of this period and appears suitable for re-use as a small bespoke residential development comprising buildings set around a farmyard inspired by traditional farm buildings and typical organic farmyard layouts.

Internal Photos of Listed Barn



Assessment (cont.)

In 2002 both Planning Approval and Listed Building consent were granted for proposals to re-use and adapt the Listed Barn and outbuilding (Barns A & B) to form a single dwelling (Application refs: 2001/93508 and 2001.93603). Clearly these approvals have since lapsed although the principle of residential use and adaptation can be seen to be acceptable in principle previously.

These latest proposals for this part of the development are generally similar although the extent of the southern extension to the Listed Barn A (replacing Barn B) is less.

Opposite this a detached dwelling is proposed on the hardstanding area that has likely accommodated temporary farm buildings previously. It is proposed that this is designed to be barn-like, of complementary materials and is positioned at an appropriate distance away from the Listed Barn so as not to affect its significant features or setting, but still contribute to the farmyard ethos.

It is then proposed that existing Barn C (which is located in the field in the green belt to the rear) is remodelled and reduced significantly in footprint and floor area to form a new single-storey dwelling with associated amenity space.

This remains a focal point to the rear on entrance to the site and again is already positioned at an appropriate distance away from the Listed building so as not to affect its significance or setting. The reduction in its size and other proposed improvements further helps with this.

This also completes the “farm-style buildings set around a farmyard” design principle adopted here, with surface materials and walls, fencing and landscaping also chosen to reflect and be inspired by the previous farmyard use.

The existing farmhouse would be refurbished and remain as a single residential unit as before as considered appropriate.

This approach creates a small bespoke residential development that provides a sustainable use for the site moving forward, and creates development potential and investment that will of course lead to the long term viability and sustainability of the Listed Building.



Site as
Proposed

Conclusion

It is considered there is potential to create a small bespoke residential development on this site that can appropriately retain the significant features, and both conserve the significant features of & improve the setting of the Listed Building

The proposals have been designed to be sympathetic to & have negligible impact on and indeed contribute to the long term viability and sustainability of the heritage asset.

We therefore conclude that the proposals are appropriate and in a heritage context would be a positive contribution to the protection of the Listed Building in the long term.

Heritage Assessment prepared by:

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