

## **Northorpe Hall – Wooden cabin for outdoor activities.**

### **Design and Access Statement**

#### **Introduction**

Northorpe Hall is a listed building owned by Northorpe Hall Child & Family Trust, and used as the base for the charity and for charitable work with children and families. The address of the site is 53 Northorpe Lane, Mirfield, WF14 0QL.

The proposal is to add a wooden cabin near the boundary of the site and Crossley Lane.

The use of the shelter will be for outdoor/nature based therapeutic activities and child centred learning and nurturing with young people offering opportunities for holistic growth and general wellbeing.

The proposed cabin is 17m2 3m Straight Solar design supplied and fitted by Arctic Cabins. It is wood in construction using FSC/PEFC sourced slow -grown Scandinavian Redwood with timber base and composite posts covered by a wooden floor the roof will be covered in felt shingles. We will add a toilet & washing facilities using rain water collection and a composted toilet.

It will be a pre-constructed cabin purchased for purpose.

It has double glazed door and windows (safety Glass).

There will be no changes to the original buildings on site and no cabling through those buildings.

Northorpe hall Trust is used by families and children and professionals working with them, as part of the Trust's work and that of partners.

There are existing trees around the area to ensure suitable screening from Neighbours and the construction will remain well screened from the back of the barn

#### **Access issues**

The building is fully accessible to DDA standards. The location of the shelter / cabin will not impact on access issues.

Access to the cabin will be using existing track, with an opening being created through the existing hedge (trust owned) We will install matting to existing grassed area adjacent to the cabin to allow disabled access & parking and access by families & for maintenance and equipment. This will be covered with grass and not visible.

Statement prepared by Jill Knowles

09/08/2022

Heritage Assessment for the building of a modular wooden built cabin in the grounds of Northorpe Hall is considered to be negligible. The site provides little or not contribution to the heritage asset. The placement of the cabin will be at the furthest boundary to the rear of the barn and will be barely visible from the barn. There are existing trees and foliage which will screen the building.

## Heritage Statement

### Assessment of Significance

The Trust's website has the following description of the barn. We are unsure of the original author:

*"In the nineteenth century the area of Northorpe, and Mirfield in general, was still predominately farmland – as seen from the Ordinance Survey map of 1860. The Barn is a good example of a 17th Century double aisled barn, using king-post construction and with most of the original timbering still intact. In the centre of the barn is the flagged threshing floor. When threshing was still a manual activity the corn was spread over the floor and beaten with a flail to separate the chaff from the ears of wheat. Barns in the 17th century were designed so that they could be extended and aisles added. One of the additional aisles would have been used as a mistal, or milking parlour. The stones on which the upright timbers rest are known as stylbats. They were used to prevent the timber from becoming damp. The holes in the barn gables were for ventilation. Against one wall would have been a rat-ladder. This was used where grain crops were stored, and had holes spaced far enough apart to prevent rats climbing up to the grain."*

Source: [www.northorpehall.co.uk/venue-hire/history-heritage/](http://www.northorpehall.co.uk/venue-hire/history-heritage/)

Below are the current listing descriptions for the barn and the hall provided by Kirklees Council.

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|------------------------|-------------------|----------------------|---------------------|
| <b>Grid reference:</b> | <b>SE21352113</b> | <b>Listing date:</b> | <b>03 July 1985</b> |
| <b>Listing No:</b>     | <b>DM 2/141</b>   | <b>List Grade:</b>   | <b>II</b>           |

**Building Type:** School

BARN ADJ NORTHORPE HALL, NORTHORPE LANE, WF14 0QN

**Descriptive notes:**

Former barn, now school room. C17. Recently altered. Thinly coursed rubble. Quoins. Stone slate roof. Chamfered gable copings on cut kneelers. Outshuts to front and rear. Two square headed cart entrances to front with reused timbers supporting roof above them. One partly blocked cart entry to rear.

Interior: 5 bays. 4 trusses on jowelled posts. Posts have lifting holes and are on stone footings. 3 king-post trusses with struts. One truss with struts only. Posts braced to arcade plates and tie-beams. Aisle to each side. Housings in posts, probably for aisle-ties. Some reused timber. Original rafters.

**Amended:**

**Conservation Area:**

Kirklees Metropolitan Council, Planning Services  
For further enquiries tel: Service Support Team on 01484 221621

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