

Heritage Statement

Spring Hall Mount

Binn Lane

Marsden

HD76NW

Statement

Spring Hall Mount is a Grade II listed detached property located off Binn Lane at Marsden, Huddersfield.

The property was built during the mid-eighteenth century with additions to the property being added during both the nineteenth and twentieth centuries.

The property was listed in 1985. The historical record has been consulted and the significant heritage assets have been identified.

Spring Hall Mount has undergone a programme of renovation over the past ten years that has helped secure the conservation of the property with minimum development. The house is now used as a family home.

Prior to purchase and throughout the initial phase of renovation, the current occupiers have consulted with conservation officers from the local authority.

Introduction

Spring Hall Mount is a Grade II listed detached property located off Binn Lane at Marsden. The property is uniquely positioned 300 metres above sea level, facing Northwest on an exposed hill side above Marsden. The property forms part of an early settlement known as Binn and is near to similar type properties.

The applicant and current owners purchased the property in March 2010 and have made the property their family home, completing a programme of renovations under the guidance of conservation officers.

The applicants are currently constructing annex accommodation to accommodate elderly family members. This application is to position eight solar panels on the roof of the annex once it is completed.

Annex/panels

Planning and design of the annex was approved under application 2015/90495W. Despite work beginning at the time, completion has been delayed and the current projected completion date is December 2022.

The design, construction and materials have been carefully chosen due to the exposed nature of the site and weather conditions.

Proposed Solar Panels are all black and fitted on the Southwest facing roofline of the annex.

The design and position of the panels has been selected to maximise day light whilst minimising the impact on the site and unique location of the host dwelling.

Summary

The proposal will ensure that Spring Hall Mount can continue to be the applicant's long-term family home.

The annex will be occupied by elderly relatives who, due to their individual needs, require an increased use of electricity.

The addition of solar power energy will offer a green solution and ensure that the annex has fuel security whilst also minimising the impact of the additional occupation.

Additional energy from the panels will be battery stored for use in the host dwelling thereby further reducing the energy impact of the overall site.

