

Design & Access Statement

for

THE LODGE, MOCK HALL FARM, 55 LEEDS ROAD, MIRFIELD, WEST
YORKSHIRE WF14 0DA



Prepared for

Jonathan Hutchinson

in

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Fig 01. (Cover photo) The Lodge taken from the south-east.

1.0 INTRODUCTION & BACKGROUND INFORMATION

1.1 THE PURPOSE OF THE DESIGN & ACCESS STATEMENT

The Lodge at Mock Hall Farm was built in the early 18th century as a weaver's cottage and formed part of a complex of buildings at Mock Hall Farm associated with woollen cloth production. The grade II listed aisled farmhouse was built in the early 17th century by a mid-status yeoman clothier and had a loom shop at the lower end. A grade II listed timber-framed aisled barn, built in the early 16th century, a late 19th century stable and a second weaver's cottage also occupy the site.

Mock Hall Farm lies on the north-western fringe of Mirfield within Greenbelt, four miles east of Huddersfield and on the north side of the A62 Leeds Road. The site overlooks the Kirklees Priory Estate to the north and west.

The purpose of this Design & Access Statement is to explain how the proposed development responds to and impacts the listed buildings and their setting and how it serves the needs of building users.

The Design & Access Statement aims to explain:

- The design principles and concepts that have been applied to the development.
- How the building's context has influenced the design.
- How access into and around the building has been approached or improved.
- How the design relates to Local Plan policies and the requirements of the NPPF.

This Design and Access Statement has been prepared by *Inc. Architecture Ltd for and on behalf of Jonathan Hutchinson, in support of a Planning and Listed Building Consent application for the erection of a double garage at The Lodge, Mock Hall Farm, 55 Leeds Road, Mirfield, West Yorkshire WF14 0DA.

1.2 METHODOLOGY

This statement has been written in accordance with *Government circular 01/2006 section 3: Design and Access Statement*, enforced on the 10th August 2006 and *Design and Access Statements: How to Read, Write and Use Them*, CABE. It has been prepared to demonstrate how the physical characteristics of the scheme have been influenced through a process of assessment, involvement, evaluation and design.

In developing the proposal, due reference has been made to the following Planning Policy and guidance:

- *Planning (Listed Buildings and Conservation Areas) Act 1990*
- *National Planning Policy Framework (NPPF) (2012)*
 - o *Section 7: Requiring good design*
 - o *Section 9: Protecting Green Belt land*
 - o *Section 11: Conserving and enhancing the natural environment and*
 - o *Section 12: Conserving and enhancing the historic environment*

- *Kirklees Unitary Development Plan (UDP) (adopted 1 March 1999, 18th September 2007 revision)*
 - o *BE1 – Design Principles*
 - o *BE2 – Quality of design*
 - o *BE11 – Materials*
 - o *BE12 – Space about buildings*
 - o *NE9 – Retention of mature trees*
- *Planning Policy Guidance Note 2: Green Belts (2006)*
- *Planning Policy Statement 5: Planning for the Historic Environment (2010)*
- *Historic England’s Advice Note 2: Making Changes to Heritage Assets*
- *The Conversion of Traditional Farm Buildings, English Heritage*
- *Living buildings in a living landscape: finding a future for traditional farm buildings, English Heritage.*
- *Kirklees Supplementary Planning Guidance*
 - o *Conservation Areas guidance*
 - o *Householder’s Guide to single and two storey extensions*
 - o *Listed Buildings guidance*
 - o *Panelled Doors on Historic Buildings in Kirklees*

1.3 PLANNING HISTORY

In 2010 local farmer Roy Atkinson bought the farm from the executors of Lady M M Armitage whose family had owned the Kirklees Priory Estate since 1553 (and were therefore landowners when Mock Hall and its barn were built).

In 2011 Planning (application no. 2011/62/92784/E) & Listed Building Consent (application no. 2011/65/92786/E) applications were submitted for ‘*Change of use and alterations of existing barn, stables & farm shop to form 3 detached dwellings & the reinstatement of former cottage to form 1 dwelling (Listed Building). Alterations to Mock Hall & demolition of existing outbuilding.*’. Conditional approval was awarded on 23rd July 2012.

In June 2015 Heritage Country Homes Ltd bought the property from Roy Atkinson. The Planning Permission and Listed Building Consent had just expired when the sale went through and so in September 2015, Heritage Country Homes Ltd submitted new Planning Permission (application no. 2015/62/93008/E) and Listed Building Consent (application no. 2015/65/93009/E) applications for ‘*alterations and extensions to stable and former farm shop with accommodation to form two dwellings. Renovation and alterations to farmhouse. Rebuilding and extensions to former weavers’ cottage to form one dwelling. Erection of two garage blocks and demolition of several farm buildings.*’ Conditional approval was awarded on 6th May 2016.

Application Ref: 2017/90635: Listed Building Consent for erection of extension and alterations at The Lodge, 55 Leeds Road. Decision date: 25th April 2017.

Application Ref: 2017/90634: Planning permission for erection of extensions and alterations at The Lodge, 55 Leeds Road (within the curtilage of a Listed Building). Decision date: 25th April 2017.

Application Ref: 2011/92786: Listed Building Consent for alterations to existing barn, stable & farm shop to form 3 detached dwellings, reinstatement of former cottage to form 1 dwelling. Alterations to Mock Hall & demolition of existing outbuilding. Decision date: 23rd July 2012.

Application Ref: 2011/92784: Planning permission for change of use and alterations of existing barn, stables & farm shop to form 3 detached dwellings & the reinstatement of former cottage to form 1 dwelling (Listed Building). Decision date: 23rd July 2012.

Application Ref: 2010/91134: Listed Building consent for alterations and improvements to existing access. Decision date: 10th September 2010.

Application Ref: 2010/91133: Planning permission for alterations and improvements to existing access (listed building setting). Decision date: 10th September 2010.

Kirklees Tree Preservation Order No. TPO 36/92 protects a sycamore tree and a Hawthorn and Elder hedgerow on the site.

An Ecological & Bat Survey, a Mining Survey and bore hole testing were commissioned and the associated reports were submitted as supporting documentation to the 2015 applications.

An Archaeological Photographic Recording undertaken by Paul Gwilliam at ASWYAS in line with a specification provided by Elizabeth Chamberlin of WYAAS in 2011-12 was also undertaken and submitted to the West Yorkshire Archive.

1.4 THE LOCALITY

The majority of dwellings in the immediate vicinity are two storey detached houses and stone terraced houses.

The site is located on a regular bus route serving Huddersfield, Dewsbury, Mirfield, Birstall, Heckmondwike and Batley. Huddersfield, Dewsbury, Mirfield and Batley also have railway stations on the Manchester to Leeds Trans-Pennine line which link to other local networks and the East Coast main line between London and Edinburgh. Mock Hall Farm lies 1.5 miles from junction 25 on the M62 motorway which serves all the northern towns between Liverpool and Hull and links directly to the M1 and M6 motorways.

Local shopping facilities are located nearby in Roberttown, Mirfield and Huddersfield. Mirfield town centre is approximately 1.5 miles away and provides a wide range of services.

1.5 THE CHARACTER OF THE SITE

The weaver's cottage (now called The Lodge) is present on the earliest surviving map of Mock Hall in the Armytage archive which dates from 1774 [*Plan of the freehold farms*

belonging to Sir George Armytage in Liversedge, Mirfield and Whitley Wood], drawn by John Mann (refer to the *Heritage Statement* submitted with the 2015 Planning & Listed Building Consent applications).

The buildings on the site are constructed in coursed sandstone with Yorkstone roofs. The barn is the earliest building on the site and comprises three timber-framed bays which are aisled along the west facing elevation and have been over-stoned or brick infilled at various stages. There are two additional stone bays at the northern end introduced in the mid-19th century.

The farmhouse was built around 100 years after the barn and has hollow recessed mullioned and transomed windows and monolithic Tudor (four-centred) arched door lintels. There was a loom shop at the lower (eastern) end which was lit by hollow recessed mullioned windows in the southern and eastern elevations.

The two weaver's cottages were built in the early 18th century. Their windows and doors have flat faced jambs, lintels and cills which are flush with the surrounding coursed sandstone.

The stable, introduced in the late 19th century, is also coursed sandstone. The doors have tied stone jambs and lintels and the windows have only lintels and projecting cills, the coursed sandstone forming the jambs.

The setting is rural and agricultural with copses and plantations of woodland, native hedgerows, drystone walls, pasture (cattle and sheep) and hay fields.

2.0 DESIGN & ACCESS STATEMENT

This Design and Access and Statement is to be read in conjunction with the supporting documentation for the 2015 Planning & Listed Building Condition (site wide) approvals including the Historic Recording Report of Mock Hall Farm.

2.1 THE PROPOSED WORKS

This application is submitted as an amendment to the 2011 and 2015 applications and involves a revised position for the location of the double garage at The Lodge. The 2015 position was located on higher ground to the east of the former weaver's cottage. The new position is alongside (south of) the cottage and set 2m from the western boundary (a native hedge and post and wire fence).

2.2 ACCESS

The primary rationale behind the revised position is to provide level access between the garage and the cottage (so pedestrians can avoid having to negotiate steps which would have been necessary between the higher ground to the east and the entrance to the cottage) and to improve vehicle turning into and around the garage (the 2015 position involved a tight turn immediately inside the gate which is not practical for larger vehicles).

2.3 DESIGN

The design and materials of the garage are similar to those previously approved (square plan, 30 degree pitched roof, coursed sandstone walling, Yorkstone roof, black automatic sectional up and over door, timber moulded gutter and 'heritage' cast iron effect downpipes).

There are some slight amendments to the original design which include:

- Introduction of a vertically boarded painted hardwood pedestrian door in the side elevation.
- Introduction of two conservation rooflights to provide natural daylight and ventilation allowing the garage to be used as a workshop.
- An increase in the internal dimensions of the garage from 6m x 6m to 8m x 8m to accommodate a flat-bed truck owned by the property owner.

The garage utilizes the same materials as the rest of the buildings on the site and has been set back from the cottage allowing it to be visually subservient.

3.0 IMPACT ASSESSMENT

The new position is further away from both the listed buildings on the site and now lies on the opposite side of the cottage from the fields to the north, thereby reducing its visual impact on the setting of the listed buildings and the Greenbelt (in comparison to the previous approvals), thereby supporting the aims and objectives of the NPPF and the Kirklees Local Plan.

4.0 CONCLUSION

In summary, therefore, the proposal has been carefully considered to minimise the garage's impact on the setting of the listed buildings, to enhance local character and distinctiveness, to minimise the garage's impact on the Greenbelt and to improve accessibility between the garage and cottage by more effectively responding to the topography of the site.