

Heritage Impact Assessment

**Renovation of Grade 2 Listed Farm House and Outbuildings,
Reconstruction of Demolished Two Storey Attached Building and Single
Storey Lean too to Existing Farm House to Form Visitor Attraction and
Formation of Single Storey Extension to attached Barn/ Stables to Form
Café with Visitor Centre Shop and Class Rooms.**

At

**Thornbush Farm,
Miry Lane,
Liversedge,
WF15 8JJ**



Site Aerial View looking North.

Prepared By
Code L6 Architecture Ltd
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Ref: 23-211-21

Introduction:

This full planning and listed building application is for planning permission, to:

Renovation of Grade 2 Listed Farm House and Outbuildings, Reconstruction of Demolished Two Storey Attached Building and Single Storey Lean too to Existing Farm House to Form Visitor Attraction and Formation of Single Storey Extension to attached Barn/ Stables to Form Café with Visitor Centre Shop and Class Rooms.

This report will explain how the scheme design has addressed national and local planning requirements.

This statement forms part of the Planning Application submitted by Code L6 Architecture.

The drawings to which this statement and the planning application relates, list as follows:-

23-011-01-Site Plans As Existing -A1.pdf

23-011-02-Unit 01 and 2 Plans and Elevations As Existing -A1.pdf

23-011-03-Unit 03 & 04 Plans and Elevations As Existing -A1.pdf

23-011-10-Site Plan As Proposed -A1.pdf

23-011-11-Unit 01 and 02 Plans and Elevations As Proposed -A1.pdf

23-011-12-Unit 01 and 02 Plans and Elevations As Proposed -A1.pdf

23-011-13-Unit 03 & 04 Plans and Elevations As Proposed -A1.pdf

23-011-15-Site As Proposed -A1.pdf

General

The site is located in Hightown , Liversedge and is bordered by residential developments to the north, Windy Bank Lane to the west and agricultural land to the south. The site is access via Miry Lane off Second Avenue, which serves the site and one residential dwelling.

The existing buildings on the site are Thornbush Farm a Grade II listed building (Unit 01) to the north, which was formerly attached by a two storey building now demolished, to a single storey Piggery (Unit 02) to the south and two single storey out buildings in the form of a double garage (Unit 03) and store (Unit 04) to the west.

The main farmhouse is in a very poor condition and it is considered too dangerous to enter the building, a drone has been used to photograph the interior however it has not been possible to fully survey and record the existing features. We are proposing to enter the building following the removal of the most dangerous element and fully record and assess the historic features.

Listing

The listing for Thornbush Farm states:

“Also Known As: Lousy Farm, OFF WINDY BANK LANE & SECOND AVENUE, Hightown Farmstead, Late C18 with later additions and alterations, coursed rubble, some brick, stone slate roof and brick ridge chimney stacks. Two storeys, main range of single room depth, and ruinous wing to left.

EXTERIOR: Original pair of cottages with end ridge stacks, central adjoining doors, each with two-light stone mullioned ground floor window, one with surviving shutter but both without glazing, plus one two-light and one three-light stone mullioned windows on first floor, with later sash frames, glazing gone. Two light first floor window has been altered. Left hand door blocked with stone, right hand doorway has six-panelled wooden door. Further cottage added to right, with end ridge stack, having a door to the left, and a three-light stone mullioned window to ground and first floor. Wing to the left, largely ruinous, remaining gable to front in C20 brick with large stone quoins and window opening on ground and first floor, right return to main range of coursed rubble with doorway to left and ground floor window opening, rest demolished. Rear elevation has one single light to first floor in earliest part, one ground floor window to later cottage. To the right are the remains of a lean-to building in brick.

INTERIOR: not inspected: information from photographs supplied with application. Stone flag floors, original cornices and skirting boards. C19 range in cottage to right, other fireplaces, doors etc said to survive elsewhere.

HISTORY: The farm, then known as Lousy Farm, was occupied by Reverend Patrick Bronte, father of the Bronte sisters, at the beginning of the nineteenth century. He lodged there with his landlords, Mr and Mrs Bedford, at the start of his ministry at Hartshead, from 1811 to around 1815. He met his wife Maria Branwell while living here, and published "Cottage Poems", his first major work. It is possible that Maria and Elizabeth were also born here. There is also a connection to the Luddite riots, with a march to Rawfolds Mill passing the door; an event that Charlotte Bronte used in her novel "Shirley". It is not clear when Patrick left the farm, but it may not have been until his move to Thornton in 1815.

SOURCES Barker, J. "The Brontes" 1994 Oxford Dictionary of National Biography, T J Winniffrith, "Patrick Bronte"

SUMMARY OF IMPORTANCE This is a set of cottages dating to the late eighteenth century, converted into a single dwelling probably in the nineteenth century and little altered since. The building is partly derelict, with one wing mostly demolished, but it has significant historic interest as the home of Patrick Bronte when he took up his first full ministry, met and married his wife, published his first major work and where one or perhaps two of his children were born. It is in the main for this historic interest that the building should be listed..”

The significance of the buildings and historical nature of the site are mainly due to their part in the story of the Bronte Family. The farm, originally known as Lousy Farm, was occupied by Reverend Patrick Bronte, father of the Bronte sisters, at the beginning of the nineteenth century. He lodged there with his landlords, Mr and Mrs Bedford, at the start of his ministry at Hartshead, from 1811 to around 1815. He met his wife while living there, and published "Cottage Poems", his first major work. It is possible that Maria and Elizabeth were also born here. There is also a connection to the Luddite riots, with a march to Rawfolds Mill passing the door; an event that Charlotte Bronte used in her novel "Shirley". It is not clear when Patrick left the farm, but it may not have been until his move to Thornton in 1815.

The buildings are located away from the public highway with a public footpath running to the rear of the property so it was not possible to undertake a detailed visual inspection of all elevations of the buildings. The building has aesthetic value as a former agricultural dwelling / cottage and has maintained the appearance of a rural structure although the building is in poor condition which reduces this value somewhat. It is apparent from the lack of windows in the west elevation and from the Listed Building description that the front of the building was designed to face east and the rear of the building was designed to face the west. The most likely reason for this was due to the location of the footpath and wanting to maintain privacy.

The property has some value to the wider community with its links with the farming community and the collective memory of the landscape although the primary value is through its link to the Bronte family.

The age of the buildings indicate that the construction of these farms in the late 18th century may have been as a result of the enclosure act. The majority of the field boundaries around the site have been lost but the boundaries in the immediate vicinity and the boundary in line with the quarry provide associative historical value. The footpath running to the rear of the property could have existed prior to the construction of the cottage and as such has some historic value.

The open nature of the land immediately surrounding the farmstead provides a rural setting to the asset and contributes positively to the significance of the buildings. From the design of the building and the lack of any windows in the west elevation it is apparent that the primary outlook was towards the brook and the mills to the South East.

The footpath to the rear of the property is a historic route and as such is a heritage asset. Loss of this elements of the setting would cause substantial harm to the Asset.

Condition Photos Below



Single Storey extension to north elevation removed.



Two storey extension between unit 01 and 02 removed

The buildings are in extremely poor condition and in need of total renovation and restoration. The roof tiles are missing to Unit 01, 03 and 04 with rafters exposed for around 5 years, which has led to their structural failure. The walls to unit 01 are bowing and will require rebuilding. A single storey lean too extension to the northern end of unit 01 has been removed and a two storey building between unit 01 and 02 and also been demolished with all materials removed from site. The isolated nature of the site has led to the demolition and theft of all material. The farm house is built in natural coursed stone, which would have had a stone slate roof now missing and was historically arranged as two dwellings. The piggery is built in redbrick to the west and south elevations and render to the east with a corrugated cement base roof. The two outbuildings are in red brickwork, which would have originally had natural slate roofs, now missing.



Farmhouse – Stone slates removed and first floor collapsed.



Farmhouse – Front wall bowing and near to collapse



Farmhouse – First floor collapsed



Farmhouse – Roof Removed



Farmhouse – Roof Removed



Piggery – Front Elevation 01 – Southern wing



Piggery – Front Elevation 01 –Northern wing



Piggery – South Elevation



Piggery – West Elevation



Outbuilding 01 - Internal



Outbuilding 01 – External



Outbuilding 02



Outbuilding 02

Discussions have taken place with Kirklees regarding the use of the buildings and therefore the proposal is to convert the site to a visitor attraction with the farm house, piggery and adjacent buildings being restored to their original form and condition, rebuilding the single storey lean too to the north and two storey building between the farmhouse and piggery and restoring the two outbuildings.

The Farmhouse will be the main visitor attraction telling the little known storey of the Bronte Family. The two storey building to be reconstructed will be used as an exhibition space and the piggery will be used as a café and shop with two class rooms areas to allow for lectures and school visits. The Piggery will be extended to ensure there is enough space to accommodate school visits and historical societies and clubs.

The outbuildings will be renovated to accommodate storage to unit 03 and a WC and CCTV office to unit 04.

A carpark is proposed to the north of the site to accommodate visitor and staff parking.

Design and Appearance:

As noted above we are proposing to renovate the existing buildings and where possible all materials will match as closely as possible those used in the original construction. It is considered that due to the general structural instability of the Farmhouse, that the use of stone slates will not be possible without extensive strengthening works, which would involve structural steelwork within the roof and walls. We are therefore proposing to use Grey Artstone artificial stone slates.

We felt the required strengthening works would have a far greater detrimental impact on the listed building than the use of artificial slates.

We are proposing to remove the corrugated sheet material to the piggery roof and replace with natural slate.

Landscaping:

We are proposing tarmac to the parking areas and concrete stone effect paving to the paths terrace areas around the building. All these areas will be naturally drained to the adjacent soft landscaped borders.

The proposed boundaries are to be post and 3 rail agricultural type fences.

Conclusion:

The existing buildings are in very poor condition and in need of extensive rebuilding, renovation and repairs. If left much longer we feel they will be beyond what could reasonably be classed as repairable.

The proposal is to return the buildings and site to what we consider to be close to their original condition and layout with the reconstruction of the demolished buildings and removal of poor-quality recent additions such as the front extension to the piggery.

The proposed renovation works will greatly improve the quality and setting of the listed building ensuring their long-term survival. In addition, by not renovating the farmhouse to their existing use, as private domestic dwellings the need for modern interventions and paraphernalia related to living comfortably in the 21st century will not be required and something more in keeping with their historical origin can be achieved. This will give visitors the opportunity to see how people really lived 200 to 300 years ago.

The use of the farmhouse as a museum piece/ visitor attraction with ancillary café, shop, exhibition space and educational facilities will create an important asset in Kirklees as we understand facilities of this type are in very short supply throughout the Borough. The costs involved in a development of this nature will be very costly and the proposed end use will not necessarily generate the amount of income necessary to offset these costs, as such the development of the adjacent sites to the north, north-west and north east may become an important part as to whether the proposed works can/ will proceed.

Brief Schedule of Works:

1. Outbuilding 02 – Unit 04
 - a. Remove rotten roof trusses and dispose.
 - b. Remove rotten frames and steel door.
 - c. Take down brickwork to side elevation facing entrance way to 2 courses below visible cracks.
 - d. Retain bricks as whole.
 - e. Remove existing floor.
 - f. Install Soil drainage pipe within floor, taking the pipe run to waste.
 - g. Install new concrete floor in C30 Concrete to 150mm thick and appropriate dpm
 - h. Rebuild brickwork in 1:1:4 mortar using retained bricks from minor demolition and retained from site. Repointing retained masonry.
 - i. Install lintels were missing.
 - j. Install new windows and doors.
 - k. Install wall plates and rafters, to Structural Engineer's design,
 - l. Apply Breathable membrane to rafters and fit imitation blue slate, fixing to manufacturers fixing schedule.
 - m. Complete eaves, ridge and verge detail.
 - n. Install internal partition to form WC.
 - o. Complete internal works and second fix works

2. Outbuilding 01 – Unit 03
 - a. Remove rotten roof trusses and dispose.
 - b. Remove rotten frames and steel door.
 - c. Remove any damaged brickwork.
 - d. Remove existing floor.
 - e. Install new concrete floor in C30 Concrete to 150mm thick and appropriate dpm
 - f. Repair brickwork in 1:1:4 mortar using retained bricks from minor demolition and retained from site. Repointing retained masonry.
 - g. Install lintels were missing.
 - h. Install new windows and doors.
 - i. Install wall plates and rafters, to Structural Engineer's design,
 - j. Apply Breathable membrane to rafters and fit imitation blue slate, fixing to manufacturers fixing schedule.
 - k. Complete eaves, ridge and verge detail.
 - l. Complete internal works and second fix works

3. Piggery – Unit 02
 - a. Remove asbestos roof and dispose to regulations with approved contractor.
 - b. Complete demolition of flat roof extension.
 - c. Remove steel frame and timber trusses as the Structural Engineers design. Roof loose fill rafters and dispose of all.
 - d. Carry out repairs to brickwork on side and rear elevation in retained bricks to match the existing where possible and bond in 1:1:4 mortar. Complete repointing to all brickwork, raking out to 15mm minimum and repoint in 1:1:4.
 - e. Form openings to front elevation.
 - f. Carry extension works to side area as per plans, including associated demolition for access, foundations and concrete floor in C30 concrete to thickness stated by Structural Engineer.
 - g. Remove existing floor to main area.
 - h. Install drainage and new floor including membranes and damp proofing.

- i. Install new roof structure.
- j. Install breathable membrane and imitation blue slate.
- k. Address Eaves, ridge and verge details
- l. Install Aluminium glazing with frames in white/off white colour.
- m. Carry out render repairs and render site elevations of extension.
- n. Carry out insulation to external walls of the existing structure, (the extension being insulated within cavity) and install lining of metal framing with breathable membrane and plasterboard.
- o. Provide service isolation points and cap off.
- p. Complete roof insulation and line out
- q. Form opening to cottage extension.
- r. Install doors.
- s. Complete mastic seals to glazing and doors.

4. External Works

- a. Carry out all drainage connections as detailed by Structural Engineer, proposing interceptor.
- b. Install new water and electrical connections.
- c. Carry out reduced level excavations to site area.
- d. Install hard and soft landscaping as approved drawings.
- e. Install fencing in 1200mm high 3 rail and post fencing to boardary.
- f. Complete parking and footpath areas.
- g. Complete access road, lighting and security works.

5. Farmhouse – Unit 01

- a. Remove roof trusses and rafters with arising materials stored for review.
- b. Remove masonry and stonework as detailed on drawing xxxxx and store materials arising for review. It is noted within the structural report that the face stonework is seriously delaminated and with the amounts available for reuse limited.
- c. Remove stone heads, cills, jambs and mullions and retain for cleaning and repair.
- d. Remove timber floor joists and retain for review.
- e. Clear area of previously demolished extension and expose foundations.
- f. After reporting and setting out, repair and upgrade foundations to include damp proofing and new floor. Tying into the existing structures as the approved details.
- g. Commence rebuilding in approved and agreed materials, which is should be noted that the brick extension is not part of the listed building, but will be built sympathetically to compliment the stone cottages.
- h. Install floor joists using as many of the original units where possible, it should be noted that a majority of materials have been removed by others nefariously, where installation is taking place structural elements must be adhered to and allow for strapping of joists where possible.
- i. Install previously set aside stone work to the windows and doors, cleaning and repairing as work progresses.
- j. Rebuild small extension that appears to have originally been oven room or kitchen. Complete the roofing inline with the main roofing works.
- k. At roof level, install wall plates and structurally attached in the approved method.
- l. Carry out installation of roof trusses, using as much of the original units as possible, noting the conditions from the structural reports, considering that one is beyond repair. Install infill rafters, again using as many of the original rafters as possible. Install new ridge plate.
- m. Complete gables and chimneys to match original units.

- n. Over lay with breathable membrane to roof structure and re-roof in imitation stone slates, of diminishing sizes. Imitation is proposed to reduce the stress on the roof and allow the retention of as many original timbers, rather than replace all with the consideration of potentially using steel to take the weight of stone.
- o. Complete internal works to match the original in a manner and finish as agreed. Lime plaster, lathes and timber partitions are to be used throughout.
- p. Repair fireplaces and complete chimney works.
- q. New floorboards from reclamation source and approved by LBO.
- r. Carry out repairs to cellar.
- s. Open original first floor access into extension.
- t. Install new frames and doors internally, with architraves and skirtings to match expectations. All approved with LBO.
- u. Install new windows to replace the missing units which are as previously agreed timber casements with single glazing. All windows to be approved prior to installation.
- v. Carry out decoration.
- w. Install new front doors and entry control system.
- x. Carry out external paving and access cover to basement access.