

## DESIGN AND ACCESS STATEMENT

**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,  
Liversedge,  
WF15 8JJ**



Site Aerial View looking North.

Prepared By  
Code L6 Architecture Ltd  
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Ref: 23-211-20

## **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.



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

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.

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.

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 Greys Artstone artificial stone slates. We feel required strengthening works would have a greater detrimental impact on the listed building than the use of artificial stone 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 and 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.

**Access:**

Vehicular access will be retained as existing.

**Parking Provision:**

There are no existing formally set out parking spaces on the site and we are proposing 30 new parking spaces.

**Drainage:**

Surface water will be via land drains/ soakaways in the extensive surrounding fields. Foul drainage will use a mini sewage treatment plant with clean water over flow to the extensive fields.

Drainage generally to the Structural Engineers design. See attached design and report.

**Biodiversity**

There are no protected species within the site.

**Flood Risk Assessment**

The site is not close to any watercourses and is outside flood risk areas, therefore we do not consider a flood risk assessment is relevant to this application.

**Land Contamination Statement.**

There is no evidence of any current or historical industrial uses which would give rise to any concerns regarding contamination, we therefore do not consider a contamination or desktop study is necessary to consider this application.

**Tree Survey**

There are no trees on or adjacent to the site that will affect the proposal.

**Photographs**

Included in the application drawings and this report.

**Bats**

The application site is outside the West Yorkshire bat alert zone and there is no evidence of the presence of bats that have been found. In addition all roof tiles have been removed.

## **Environmental Impact Statement**

The proposed scheme has been designed to incorporate Climate Change Mitigation measures as follows:

Built to exceed current building regulations, excludes Listed Building.

Highly insulated with very low air leakage, excludes Listed Building.

Heated using high efficiency condensing boiler, excludes Listed Building.

High performance windows and doors will be used, excludes Listed Building.

Sanitary ware will have low water usage with aerated taps used throughout.

Where appliances are supplied they will be A+ rated for power and water usage.

The site is located in a sustainable residential location.

The site is located near to major bus routes and schools.

All construction materials will be locally sourced wherever possible.

All timber will be from sustainable sources wherever possible.

All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.

**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 21<sup>st</sup> 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.