

Heritage Assessment

Proposed conversion of outbuildings
to form a new dwelling at
Butternab Farm
Beaumont Park
HD4 7BA





This document is to be read in conjunction with the drawings & other documents submitted as part of the Full Planning & Listed Building Consent Application to Kirklees Council.

Introduction

The site for this proposed dwelling is in the green belt and includes part a collection of buildings known as Butternab Farm, located just off Butternab Road to the south of Beaumont Park in Huddersfield.

An existing vehicular access serves the site and existing properties to the left on entry, with a number of former barns and redundant farm buildings located on the right.

Most of the existing buildings on the site, and the adjacent field that remains originally formed part of a working farm which has long since ceased operation, and most of the farm buildings to the right are now redundant and in a generally poor state of repair.

Fibre Architects were instructed by the applicant to investigate how a few of these buildings could be usefully converted into a small 2-bedroomed dwelling for their own use. This follows a pre-application enquiry a few years ago for a more significant dwelling which was considered too large. The proposal is to re-use some of the buildings, demolish others and at the same time improve the setting and long term sustainability of the overall site..

As Butternab farmhouse and cottage on the left on entry are a listed building, the first stage in the design process was to prepare this heritage assessment, to establish the significance of the listed building and its setting and subsequently to define the parameters for development of appropriate design proposals taking this into account..

This document has been prepared taking the above into account and also making an allowance for current planning guidance ensuring the design response is appropriate and proportionate to the significance of the asset and the changes proposed.





Listing description

Below is an extract from the listing description provided by Historic England:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1134342
Date first Listed:	29-Sep-1978
Date of most recent amendment:	03-Jun-1979
Statutory Address 1:	BUTTERNAB FARMHOUSE AND COTTAGE, BUTTERNAB LANE
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 12836 13795

Details:

In the entry for BUTTERKNOB LANE (East Side) 47/281 Netherton Butterknob Farmhouse and Cottage

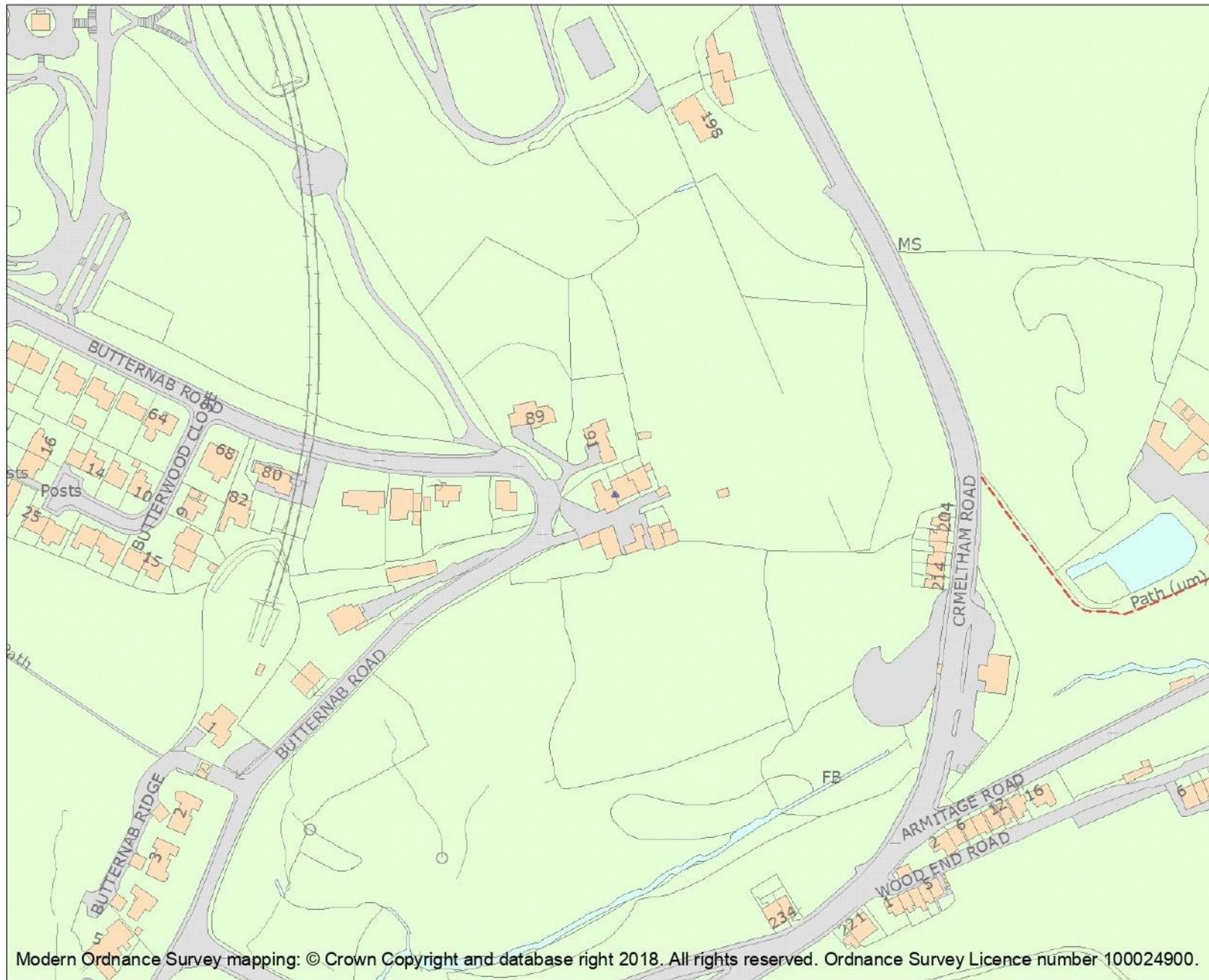
The address shall be amended to read BUTTERNAB LANE (East Side) Netherton
Butternab Farmhouse and Cottage

BUTTERKNOB LANE 1. (East Side) 5113 Netherton Butterknob Farmhouse and Cottage
SE 1213 47/281 II 2. C18. Hammer-dressed stone. Pitched stone slate roof. East gable
coped, with moulded kneelers. 2 storeys. One lean-to outshut with catslide roof on each
side. Various C19 sashes except at west end, where there is one range of casements.

Listing NGR: SE1283613795

Listing Building Location:

Below is a plan identifying the location of the Listed Building as identified by Historic England:



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: BUTTERNAB FARMHOUSE AND COTTAGE

Heritage Category:	Listing
List Entry No :	1134342
Grade:	II

County:	
District:	Kirklees
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SE 12836 13795
Map Scale:	1:2500
Print Date:	23 September 2022

 Historic England
HistoricEngland.org.uk

Buildings to form new dwelling



Aerial Photo



Assessment

The site for this proposed dwelling is located within the former Butternab Farm, just off Butternab Road and to the south of Beaumont Park. The Listed Building is to the north of the site with another former farmworkers cottage adjoining to form a terrace. Opposite this are buildings 1-5 (to which this application relates) which are a series of former farm buildings in various states of disrepair, and to the east of these is a field which would have formed part of the original farm.

Vehicular and pedestrian access to the site has always been from Butternab Road via a shared surface driveway providing access to the Listed Building and all other buildings on the site. This access is proposed to be retained and would also serve the new dwelling.

On entering the site, the Listed farmhouse & cottage is immediately to the left, built in hammer-dressed stone with a stone slate roof. A catslide stone slate roof is visible projecting from the front elevation of the main farmhouse here.

The proposals with respect to the existing buildings 1-5 to which this application relates are as follows:

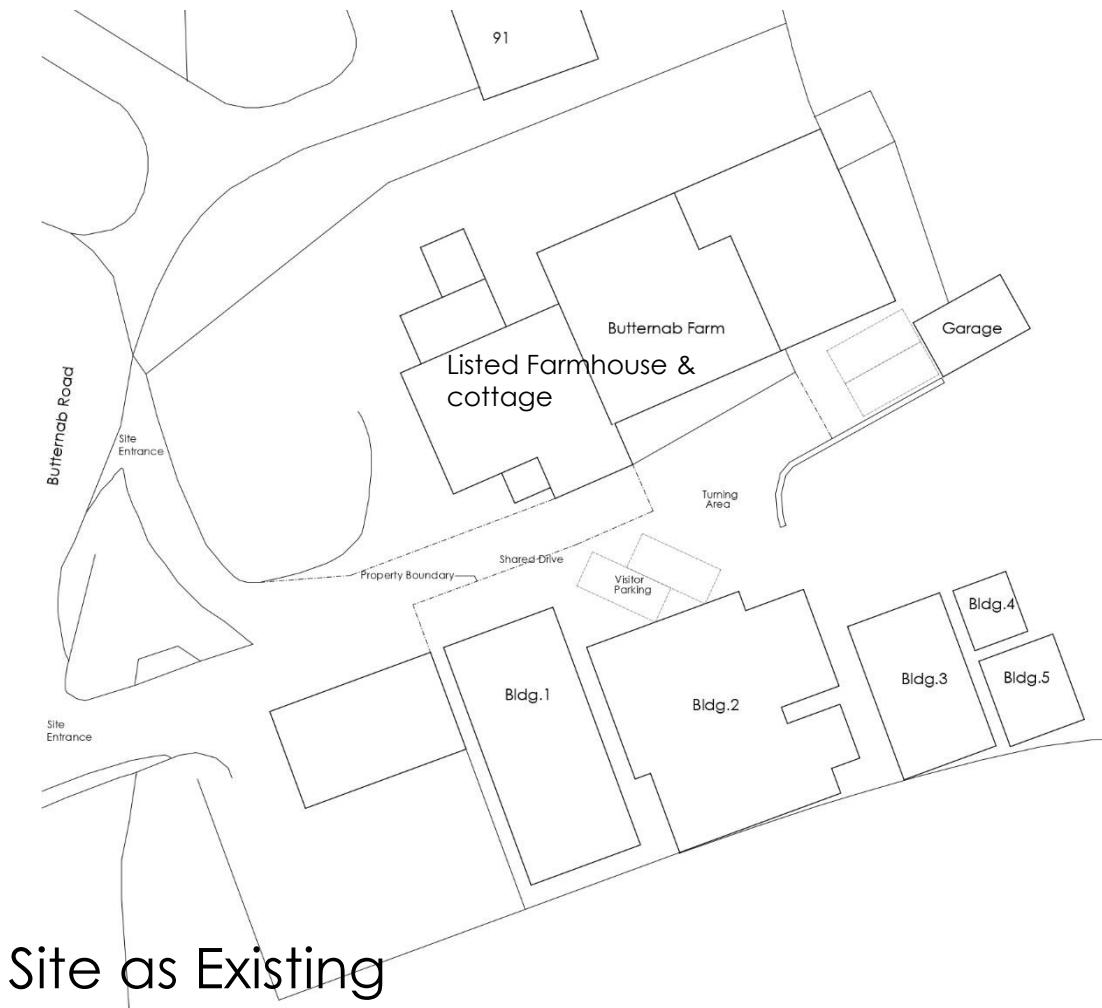
Building 1 is of timber frame construction with timber and cementitious board cladding and a corrugated sheet roof. This building is to be retained and re-clad in similar materials as part of the proposals.

The two main stone built elements of **Building 2** with stone slate roofs are to be retained, renovated and refurbished as part of these proposals. The central steel structure which has deteriorated in recent years is to be removed to form a new landscaped courtyard space.

Buildings 3, 4 and 5 are mainly of a more temporary, mainly lightweight insubstantial timber construction and are proposed to be removed as part of these proposals to form garden and amenity space for the new dwelling.

The overall site is typical of a redundant former working farm of this period and appears suitable for the inclusion of a further dwelling using existing buildings to add to the existing properties here and form a mews style group of houses.

Indeed the adjacent Daffy Wood Barn, which also forms part of this collection of buildings was granted Listed Building Consent in 2007 for conversion and extension to form a single dwelling (Application ref: 2007/65/91488/W1)



Site as Existing



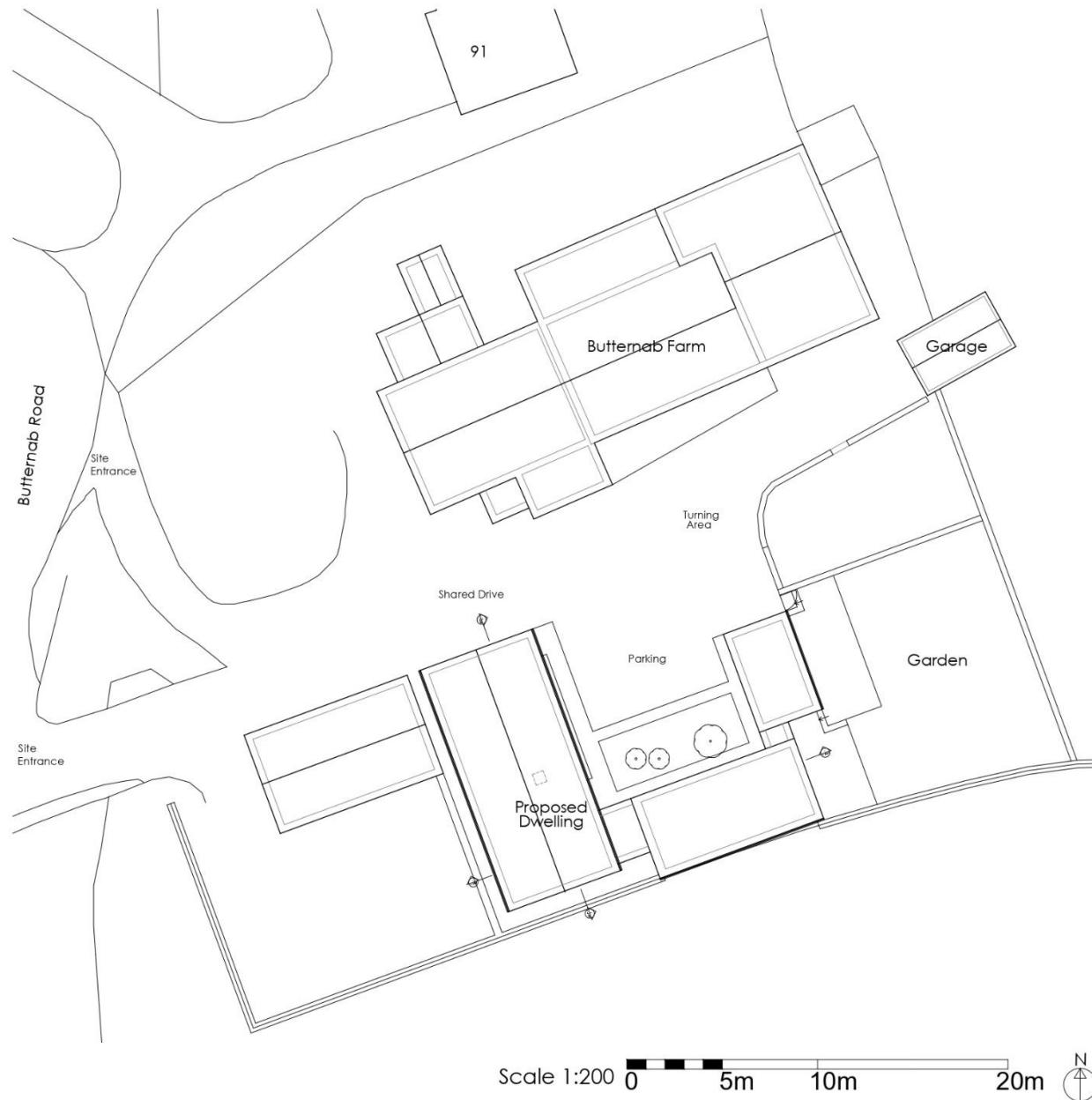
Assessment (cont.)

The principle of improving and re-using the existing buildings for this with the removal of the more temporary of these buildings in a poorer state of repair appears an appropriate solution in relation to the Listed Building opposite, and would help improve its overall setting moving forward.

Some low natural stone boundary walls and hard & soft landscaping is also proposed to be introduced to provide demarcation of ownership and enclosure to the garden areas of the new dwelling, and this is also seen as appropriate in both their traditional form and materials in relation to the heritage asset.

However the new entrance courtyard to the new dwelling (formed by removing the dilapidated steel structure) would remain open forming car parking and the main pedestrian entrance to the new property, set back from the frontage of the Listed Building to create an improved setting,

Overall this proposal would complete the site and the re-use of its existing buildings into a much improved and bespoke small residential grouping, that respects and enhances the setting and contributes to the future sustainability of the Listed Building.



Site Plan as Proposed

Conclusion

It is considered there is potential to create a new dwelling on this site using existing redundant farm buildings that would not materially affect & indeed improve the setting of the existing Listed Building

The proposals have been designed to be sympathetic to, have negligible impact on and indeed contribute more appropriately to the setting of the heritage asset.

We therefore conclude that the proposals are appropriate and in a heritage context would be a positive contribution to the setting and protection of the Listed Building in the long term.

Heritage Assessment prepared by:

Michael Owens RIBA

and

Martin Booker RIBA

BA (Hons) DipArch MArch ARB

Design Director

BA (Hons) Dip Arch (Leeds) ARB

Managing Director

September 2022