

# Heritage Statement

## White Hull Farm, Blake Lea Lane, Marsden, HD7 6NJ

White Hull Farm is a Grade II listed former farmhouse with a date stone of 1761 over the front door. Whilst the datestone is 1761, the design of the property suggests an earlier construction, such as the irregular coursed rubble walls, the size and style of the mullions which contrast to neighbouring properties and particularly the neighbouring White Hull Barn, which belonged to the property until it was sold off in recent decades and developed from an empty shell in the early 2000's. That building has a doorway lintel dated 1670 but the construction style of the property appears to be later than the Farm itself. It's possible the 1761 Datestone of White Hull Farm commemorates something else, such as a marriage of the occupants which was common practice during this period though historical records are lacking in this respect.

### Historic England - White Hull Farm Listing:

*II 1761 (datestone). Farmhouse. Coursed rubble (painted). Quoins. Plinth. Pitched stone slate roof. Two gable stacks (ashlar) with plinth and strings. Moulded footstones. Two storeys. South East elevation: Ground floor: entrance in modern porch with stone surround and deep lintel with chamfered reveals. I M D M Lintel has inscription: 1 7 6 1 Initials refer to Whitehead and Midwood families. Two 4-light stone mullioned windows (chamfered and recessed). First floor: two 3-light stone mullioned windows as above; one 2-light stone mullioned windows as above. North West elevation: two-storey lean-to extension with catslide roof; one 2-light stone mullioned window. North East gable: Ground floor: small lean-to extension. First floor: one 2-light stone mullioned window.*

There are a few historical records or photographs that capture the appearance of the Farm during its lifetime, an image provided by Kirklees c.1980 and one of the property in June 2023 show that it has significantly altered during this short period not least as it has been known to have suffered considerably from its exposed, remote location.



**Fig.1 – C.1980?**



**Fig.2 – June 2023**

**Fig.1** (provided by Kirklees Council) is said to be c.1980 (pre-listing). This image shows the front of property with a variety of window styles with differing frames, window light sizes and shapes, with a mix of narrow and wide 'sight lines', some with glazing bars and some without and appearing to be in poor condition (there are few windows to the rear of the property aside from 3 2-light mullioned windows to the kitchen, stairwell and what is now the Bathroom) – given the property was c.220 years old at this point, it is highly unlikely any of these windows were original. In the earlier image, the roof of the property appears to be in a significant state of disrepair with mortar pointing used

between the slates, likely due to weather ingress. To the right of the property is a stone porch around what is now the Lounge doorway – this construction no longer exists (See Fig.2). To the front of the property is a half stone/half lean to porchway over the Front doorway covering what is now the main entrance to the Kitchen of the property and over which the datestone doorway lintel is placed, this porch no longer exists (see Fig.2). To the left of the property is what is believed to be a former attached ‘mistal’ which appears to be of agricultural construction – this construction is known to have collapsed sometime during the 1980’s and has since been rebuilt, considerably increased in width, length and height and now forms approximately half of the floorspace of the entire property as habitable dwelling space (see Fig.2).

The following images, taken June 2023 – show all aspects of the property and the windows to be replaced:



### **Description of the windows, condition and proposed replacements**

All windows consist of chamfered and recessed stone mullions in the style of many 17<sup>th</sup> and 18<sup>th</sup> century dwellings of this period, into which there are currently soft-wood, double glazed units all around – whilst not much is known about the current windows, they are not historic and there is a paper record, dated 1993, from the Planning Department of Kirklees Council in which there is

reference to permission having been retrospectively granted for 'replacement windows' in addition to other various works having been undertaken to rectify the partial collapse the property – as described in the opening statement in respect of the collapsed 'Mistal'. The general appearance and design of the window frames, including the double glazed units would suggest these windows were installed at that time as they match across the property and they are certainly not the windows shown in Fig.1 – c.1980.

It is worth noting that around half of the property on the Western end is of modern construction, as described above, having been built and made habitable in the late 80's/early 1990's following the collapse of the former attached 'mistal' – windows throughout both the older and newer parts of the property construction and poor condition.

The current condition of the majority of the windows is poor having succumb to the fairly severe weather that is often experienced in this location, driving rain and wind is common throughout most of the Autumn/Winter season and wood is known to hold moisture. Many of the frames are rotten and warped as a result of the constant inclement weather, wind and humidity experienced in this location which is enabling water ingress into the mullions when it rains causing damp and cold spots throughout the house. In the three winters we have owned this property, this has become increasingly apparent with all windows displaying varying degrees of water ingress and/or signs of damp. The stone mullions appear structurally sound but there are signs of damp and mould permeating the stone throughout the property. Around half of the double glazed units have 'blown' reducing or in some instances obscuring the view outside.

Properties of this period would have had a variety of methods used in their construction in respect of the glazing – it is common for glazing to have been fixed, with either mortar or putty, directly into the mullion, with opening lights using wrought-iron frames for strength. Glazing mounted into wooden frames inset into the mullion may also have been used. There is no evidence to point to either method and there are an array of similar period and style of property through the local area and beyond with both types.

Much consideration has been given to the best solution in terms of replacement that takes account of the aesthetical impact to the property as well as the most sustainable long-term design for the protection and preservation of the property moving forward, paying particular attention to the level of severe weather the property endures and the constant issue of heavy rainfall and extreme winds.

In this regard, we propose a design of window, manufactured and installed by Touchstone Glazing Solutions Ltd of Brighouse, that is specifically designed for properties of this Heritage and their Insulead<sup>®</sup> and Steelyte<sup>®</sup> solutions have been approved by Heritage England and adopted in properties of all Gradings and Historical significance. Further information about the company and their work can be found on their website: [Touchstone Glazing Solutions Ltd](https://www.touchstoneglazing.com). Specific design details are attached to this application.

The benefit of the proposed windows are specifically designed to reflect the appearance of heritage windows for this style of property, with narrow sight lines, with or without glazing bars and a variety of glass options to ensure the right balance of thermal efficiency and low reflective properties that can often provide a jarring appearance in double glazed units in more modern settings. With fixed-lights being fitted directly into the stone with a leaded edge that does not interfere with the structure of the property they give the appearance of original Heritage designs but provide modern thermal efficiency and critically, for this property, remove the problem of moisture-retentive wood and the impact that has had on the structural integrity of the existing windows. Opening windows use their patented Steelyte<sup>®</sup> construction with a strong but narrow steel frame that is designed

reflect the wrought-iron style fitment used in properties of this heritage and to complement their Insulead® design for the fixed lights, giving a cohesive appearance with narrow sight lines and with/without glazing bars as appropriate. Both the fixed and opening designs are maintenance free, will not rot or succumb to wind/rain and damp conditions and will therefore halt any existing impact on the fabric of the building and provide long term protection for the property, its aesthetic appearance and the occupants by providing effective protection from the elements. Below are various images of these designs installed in similar styled properties – further information can be found in the link provided previously or by visiting [www.touchstoneglazing.co.uk](http://www.touchstoneglazing.co.uk)



The fixed units will be “Insulead” BFR “A” Rated for thermal efficiency, fully drained and thermally broken. The fixed units are leaded directly into the stone mullions with no frames and do not in any way alter the fabric of the mullion.

The openers will be Steelyte® opening casements which fit directly into the stone mullions with the narrowest of sight-lines. BFR “A” Rated for thermal efficiency, fully drained and incorporating three thermal breaks and two weather seals. The frames will be stainless steel, powder coated in very dark grey to match the leaded fixed units.

Glazing will consist of double glazed units with glazing bars, reflecting the style of what is currently in place. Technical details of frame sizes and finish are provided in the drawings included with the application.

**Similar permitted development by Kirklees for reference**

Kirklees Planning has also recently approved the same solution for a similar period and identically styled property to replace wooden windows of a similar design with the Touchstone solution – see **Application 2023/65/90300/W** - It is worth noting the identical mullion design in both properties see below:



**Hilltop Fold**



**White Hull Farm**

In this application we have endeavoured to provide a far more substantial description of the property, the issues with the current windows and the appropriateness and benefits of the proposed replacements.

James Riley, June 2023