



## design, access & heritage statement

application: Proposed detached double garage (modified design) and open oak framed porch at 259 Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SS

client: Stephen Caton and Lucia Ainsworth

job nr: 23033

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### Introduction

This design, access and heritage impact assessment has been prepared by **ADP Architecture and Design Ltd** on the instructions of Stephen Caton and Lucia Ainsworth, and provides sufficient information to accompany a planning and listed buildings application for proposed new detached double garage (modified design) and proposed open oak framed porch at 259 Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SS. 257, Farmhouse and 259, Farmhouse and adjoining barn (previous converted to form a single dwelling) are a Grade II Listed Building (list entry nr. 1233984), first listed on 11 July 1985. 259, Farmhouse and adjoining barn, is in the ownership of the applicants.

The property sits to the east side of Gillroyd Lane and to the south east of Linthwaite centre. It lies within the Kirklees Council Planning Authority, on land designated in the UDP as unallocated white land. The property is thought to date back to 1772.

Planning permission and listed building consent were granted in March 2002 for change of use and alterations to attached barn to form additional living accommodation and internal alterations. This planning permission was implemented by the previous owners of the property. Further planning permission and listed building consents were granted in May 2018 (2018/62/90780/W and 2018/65/90781/W) for the erection of detached double garage with lean-to store and associated works. This application was implemented, by the previous owners, but works have not been completed. The current application seeks permission for relatively minor modifications to the design of the permitted garage, to change the garage door arrangement and to add PV panels to the roof, along with permission for the erection of an open, oak framed porch to the front entrance door of the farmhouse.

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### Use

The current use is residential, this use will not change by virtue of this application.

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### Amount, Layout and Scale

The size, scale and layout of the proposed garage does not change from that previously permitted under the 2018 approval, with internal dimensions of 5.9m x 6.25m on plan, and small lean-to structure projecting out approx. 1m on the gable end facing the road, to provide a store for bins etc.

The current application includes for a modest, open porch to provide weather protection to the front entrance of the property. The porch is minimal in its size and scale, measuring 2210mm wide by 1225mm deep on plan, and 3237mm in height. It consists of a low level stone wall 830mm high, then traditional style oak framed porch with stone slate roof.

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### Appearance

There are a couple of minor modifications to the design of the garage which slightly alter its appearance from that approved in 2018. These changes are proposed by the applicants for practical and sustainable reasons. The first change is that the previously proposed two single garage doors are to be changed one double garage door, in order to not restrict or compromise choice of vehicle to be stored. The second change is the addition of a PV panel array to be integrated into the rear slope of the garage roof. The panels will be fully integrated with the roof slates and will have minimal, if any, projection over the finished surface of the stone slates.

The materials proposed for the garage walls, pointing, roof and general construction of the store will all remain as previously approved, to match the existing property. Gutters and rainwater pipes are to be cast aluminium with traditional profile and colour to match the host building, and as previously approved. The garage door is proposed to be UV-resistant synthetic foil coated exterior, steel panelled automated sectional shutter doors, with timber grain effect, in Anthracite, in order to provide a secure and practical door, as previously approved.

The proposed porch will be traditional in its appearance and in-keeping with the style and character of the property. The lower wall sections will be reclaimed natural stone to match that used for the garage and in the existing building. The roof will be stone slates, again to match the proposed garage and

existing building. The frame of the porch will be natural oak, with traditional detailing. The porch is of an open nature, with an integral oak bench within it.

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**Access**

There is no change to the access to the site or the property.

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**Significance of the Heritage Asset**

257 and 259 are a Grade II Listed building and by definition this building is therefore a Heritage Asset. The property is constructed from thinly coursed hammer dressed stone with quoins to the corners and a pitched stone slate roof. The roof has gable copings on moulded footstones to the west and carved footstones to the east. There is a central chimney stack with string course and water tabling and occasional moulded stone brackets to south elevation. The property is predominantly two storeys high and is mostly significant by its south (rear) elevation, which has mullioned windows, doorways with stone surrounds and tie-stones, with a highly decorative date stone over a doorway which reads: R G M 1772, indicating that the property was constructed in 1772. The former barn has a large central doorway with segmental arched head and pronounced keystone (part blocked to form small doorway and single light). The north elevation has less significance and has one large doorway with segmental arched head to the former barn with pronounced keystone and quoins and then a small entrance with stone surrounds. The north elevation has an array of randomly positioned windows in varying sizes. This north, road facing elevation appear very much as the rear, secondary elevation. A single entrance from Gillroyd Lane provides vehicular and pedestrian access to both properties at 257 and 259, with a tarmac surfaced driveway and small garden area.

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**Impact of the proposed development upon significance of the Heritage Asset**

The proposed detached garage will have very little impact upon the significance of the Heritage Asset. As stated above the primary significance of the building is very much from the exterior on the south side (rear elevation) to which these proposals will have no impact on at all. The proposed position and design of the garage has been carefully considered so as not to cause any detriment to the setting of the listed building. The garage has been lined up with the face of the outbuilding in order that it does not project in front of the property and detracted from the north elevation. The garage has been kept separate as a detached garage, therefore not causing any harm by trying to link to the listed building. The roof profile and size have been carefully considered and adjusted following comments from the planners, in order to appear subservient to the host building. The design has been kept very simple and will be constructed to harmonise with the listed building by using primarily the same building materials and styles.

The proposed porch has been kept minimal in size, to simply serve a function of providing weather protection to the main entrance to the property and reduce any impact caused to the host building. It will have a very small impact on the significance of the Heritage Asset, simply by introducing this new structure. However, it has been carefully designed to be traditional in appearance, with high quality materials, in-keeping with the character of the building, whilst the open design and use of the oak frame allow it to clearly be read as a new intervention, different to the existing, and therefore not confusing the history of the property and minimising any harm. The public benefit of allowing the construction of the porch outweigh any harm caused, by providing a clear obvious point of reference for the entrance to the building, and a shelter from weather for visitors and the occupiers. Protection from weather and exposure will also serve to protect this area of the building.

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**Conclusion**

The proposals will allow a good sized family home, which is fairly open and exposed to visibility and access from the road, to have secure storage for two vehicles, and protection from the elements at the main entrance to the property. We would suggest this is a reasonable provision in such circumstances and that the proposals have been carefully considered to have minimal impact upon the significance of the Heritage Asset.

We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact ADP.

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