

Heritage, Design & Access Statement

to support the

Listed Building Application & House Holder Planning Application to renovate and existing outbuilding and add a glazed lean-to.
for

White Syke Farm, Marsden lane, Marsden HD7 6AF

~~March 2024~~

Updated 08.04.24



1.0 Introduction

White Syke Farm is a stone-built, Grade-II Listed late 18th Century detached property located on the outskirts of Marsden village, it is sited on the upward side of the bank between the canal and the railway to the east of the village centre.

The proposals are to renovate the fabric of the building to extend its auxiliary use for the family as a domestic workshop for uses incidental to the enjoyment of the dwellinghouse. A subservient glazed lean-to shall be added to the southeast elevation.

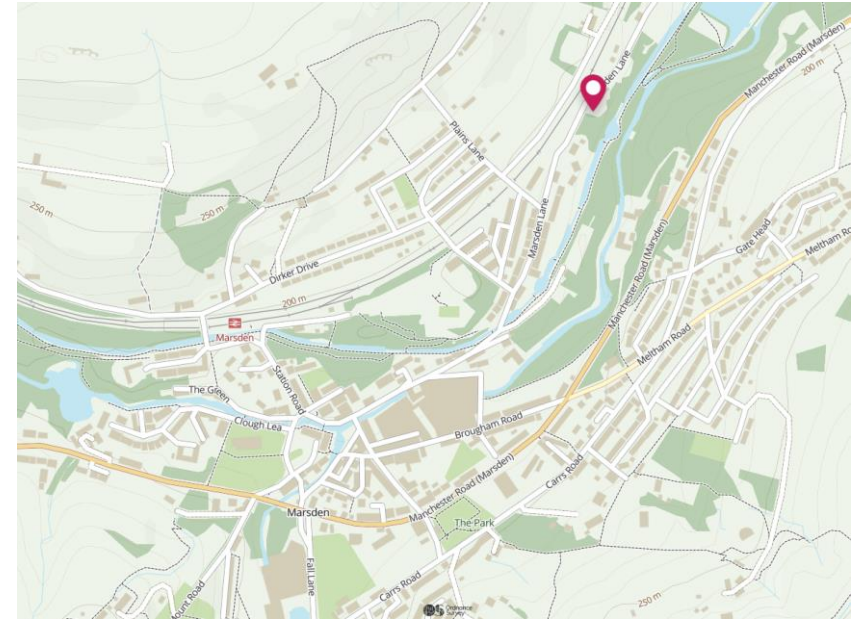
The purpose of this report is to explain the heritage significance of the building and demonstrate the design development undertaken.

2.0 Project Location and Description

White Syke Farm dates to approximately 1750 and was originally built as a Dairy Farm. It is a typical example of a dwelling house and barn combined to be used both for residential and agricultural use. The outbuilding discussed in this application was originally the dairy and for the past seventy years has been used for storage / as a workshop as ancillary accommodation to the main house.

The building is constructed from local stone, built in diminishing course and flush pointed in lime mortar. The roof is covered in local stone-grey slates. Windows within the building are simple painted frames, not original. The grounds are complimented by gardens and a lawned area. Land continues down to Huddersfield Narrow Canal on the south face and has taken considerable time to nurture the setting for wildlife, native trees, and plants.

The purpose of this report is to explain the heritage significance of the building and demonstrate the design development undertaken.



Map of Marsden showing building location

3.0 Design Brief

The clients have used the outbuilding as a workshop and storage space.

They wish to use the space as a domestic workshop for uses incidental to the enjoyment of the dwellinghouse. To make the building more usable they would like to improve its thermal efficiency and add a small, glazed extension for additional space to the south elevation.

Whilst the building is not mentioned within the listing text, they see it as an integral part of the property and wish to treat it in a sympathetic and respectful way to enhance its use whilst preserving the building integrity.

In summary, a high quality, sensitive and suitable renovation, and adaptation to allow the family to make the most of the space available for the foreseeable future.

4.0 Heritage Statement & Significance

Extract from the English heritage listing for the property.

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9Early C19. 2 houses and barn. Hammer dressed stone (part rendered). Pitched stone slate roof. 2 storeys. South elevation: Ground floor; 2 doorways with stone surround. one 2-light stone mullioned window. One single light with stone surround. First floor; one 6-light stone mullioned window. One 3-light stone mullioned window. Barn: large central doorway and small doorway. 2 round pitch holes at high level. East elevation: single storey pitched roof extension. 2 later casements at first floor level.

Listing NGR: SE0531212235

5.0 Planning Policy & History

Relevant Policy	
In preparing the design, we have referred to following guidance on National and Local Policy: National Planning Policy Framework NPPF 7: Requiring Good Design NPPF: Conserving and enhancing the Historic Environment Historic Environment Good Practice Advice Planning The Settings of Heritage Assets, published by Historic England	
Planning History	
2023/62/91236/W – granted permission 04 August 2023	Erection of lean-to car port to western gable end (Listed Building)
2023/65/91237/W – granted permission 04 August 2023	Listed Building Consent for erection of lean-to car port to western gable end
2008/62/94387/W1 - granted permission 11 February 2009	Change of use of existing barn and alterations to extend existing dwelling (Listed Building)
2008/65/94389/W1– granted permission 11 February 2009	Listed Building Consent for change of use of existing barn to extend existing dwelling and alterations.
2008/65/92408/W1 – Application withdrawn	Listed building consent for change of use of existing barn to extend existing dwelling and alterations.

2008/62/92407/W1 – Application withdrawn	Change of use of existing barn and alterations to extend existing dwelling (listed building)
2006/65/90665/W1 – Approved 03 April 2006	Listed building consent for removal of single storey wash kitchen extension and erection of new single storey extension (retrospective)

6.0 Alterations

Element	Action
Insulate and add screed to floor	Clear and clean the existing floor slab. Add a DPM and 100mm of PIV insulation with a perimeter upstand to the edges. Install a new floor screed. Slab to be stepped around the channel where the existing sliding door runs.
Doorway to the lean-to	Existing windowsill to be removed and window jambs taken down to new floor level to create a doorway opening and walls made good.
Roof insulation	Existing stone roof slabs to be carefully lifted and a new breathable roof membrane installed. A 50mm void to be left above the new insulation between the rafters and insulation installed below the rafters. The internal finish to be tongue and groove effect moisture resistant MDF.
Solar Panels	Solar panels to be fixed to the rear roof elevation in a way that does not damage the existing roof finish.
Windows	Existing timber window frames are modern and of poor quality, these are to be removed and replaced with black aluminium window frames.
Glazed lean-to	A new timber framed floor off screw micro piles to structural engineer details. New insulated slab installed, and aluminium frame glazed lean-to fitted. The side elevation is to be cladded with timber up to 1800mm with black stained timber.
Internal wall finish	Soda blast brickwork and repair lime pointing as required.
Timber framed partitions	Timber framed partition to be created with plasterboard / tongue and groove effect moisture resistant MDF.

Services – electrical & water	The building already has its own electrical and water supplies. Services to be surface mounted in a considered way with metal ducting.
Services – drainage & ventilation	New below ground drainage connections to be created, waste to connect to existing septic tank and rainwater goods to connect to soakaway. Mechanical through wall extraction ventilation to be installed to WC with vent to come out behind the downpipe and black vent cover to be used.

7.0 Photographs



View of the dairy from the farmhouse



Southeast elevation / rear of the dairy



Internal view of the door



Internal view of the southwest elevation

8.0 Justification

The aim is to create a functional space that can be used year-round.

A light touch approach shall be taken, preserving the detail and function of the building whilst adding a layer of practical modernisation. Additional layers with insulation added to the floor and roof. The walls shall be cleaned and preserved to celebrate their functional past.

New windows and services shall add a modern layer that enhances the existing details.

The modern glazed lean to is a modern interpretation of a vernacular greenhouse. It forms a discreet addition with its set back location making it hard to see from the existing property or elsewhere.

9.0 Summary

The house is a Grade II listed buildings of local and national worth and is important to the heritage and vernacular feel of the Marsden area. The improvement and adaptation of the dairy enhances the appearance and respects the character and significance of the building history, and its domestic setting. The proposal will cause a low level of harm to the significance of the building and where change is required to achieve modern living standards, the work is considered and sympathetic.