

June 2024

HERITAGE
STATEMENT

RE-USE OF EXISTING BARN AND NEW
EXTENSION TO FORM DWELLING AT
BUTTERNAB FARM, DAFFY WOOD BARN,
BUTTERNAB ROAD, BEAUMONT PARK,
HUDDERSFIELD HD4

Job Ref: 2907



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Introduction

1. This statement has been prepared to support a planning application for the re-use and extension of the barn to create a new dwelling at Butternab Farm, Daffy Wood Barn.
2. The barn is within the curtilage of Butternab Farm, which is Grade II listed.
3. Planning permission was granted for this building in 2007 (Ref: 2007/90853) and Listed Building Consent was granted in 2006 (Ref: 2006/92216).
4. The scheme submitted is essentially the same as the previously approved schemes referred to above.
5. The site for this proposed dwelling is located within the former Butternab Farm, just off Butternab Road to the south of Beaumont Park.
6. 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.
7. An existing vehicular access serves the site, as well as existing properties adjacent to the site known as Butternab Farmhouse and Butternab Cottages. The proposed development sees the conversion of an existing building, with an extension to the south. The proposed development will see the removal of single storey outbuildings and a shipping container.

Significance of the Heritage Asset

8. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

9. The assessment of significance is proportionate to both the importance of the identified heritage asset and the likely impact of the proposed development.

Listing description

10. 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

Assessment

11. 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 6 buildings, the western most of which this application relates. These buildings comprise 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.

12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

Conclusion

18. 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.
19. The proposals reflect those which were approved in 2007 and 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.