DESIGN, ACCESS & HERITAGE STATEMENT

Proposed Detached Single Storey Outbuilding

At

32 Station Road, Shepley, Huddersfield, HD8 8DG

For

Mr & Mrs Martin

Date: October 2024

INTRODUCTION

1.1 This Design, Access and Heritage Statement has been prepared on behalf of Mrs. Shannon Martin, in support of a Householder & Listed Building Planning Application to Kirklees Council seeking approval for a proposed detached single storey outbuilding within the grounds of an existing Grade II listed building '32 Station Road'

1.2 This statement describes the matters considered in the design of the scheme and the preparation of the listed building householder planning application. It should be read in conjunction with the drawings and other associated supporting documents.

1.3 The purpose of the outbuilding is to provide the dwelling occupiers with an office space, away from their family home to provide separation and work / life balance given their successful local business (Dotty Bridal).

Google Streetview Photograph of 32 Station Road, Shepley

LOCATION

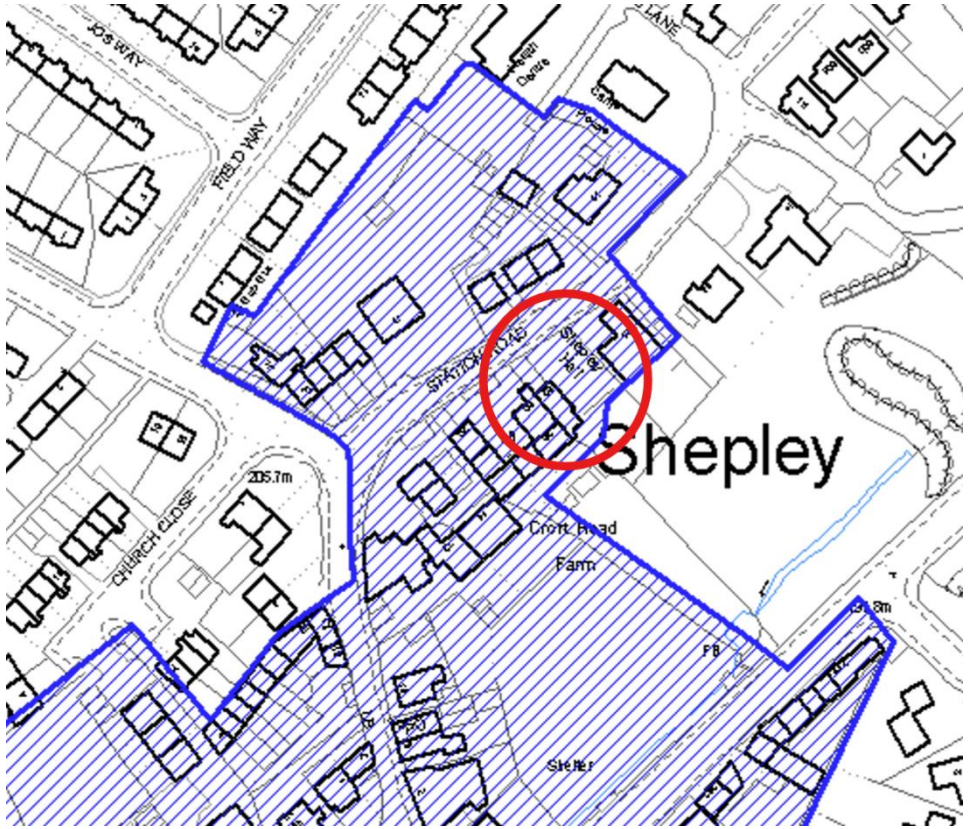
2.1 32 Station Road is located in Shepley, Huddersfield.

2.2 32 Station Road, Shepley, is located on the northern edge of the Shepley Conservation Area. (Extract adjacent)

CONTEXT

3.1 The outbuilding (garden office) was erected August 2023 and the applicant did not apply for householder and listed building consent at the time and has since received formal enforcement action from Kirklees Council ref: COMP/23/0592.

3.2 The garden area around 32 Station Road has previously comprised of a large greenhouse and large timber shed which have been removed.



Shepley Conservation Area Map Extract with 32 Station Road highlighted within red circle

EXISTING & PROPOSALS

4.1 Photographs adjacent which show the previous greenhouse and timber shed. The greenhouse was removed in 2019 and the shed was removed in 2021 prior to constructing the kitchen extension.

4.2 The existing garden shed which was removed is set at a lower level from the dwelling house and is located in a similar position to the new outbuilding (garden office)

4.3 The new outbuilding (garden office) is of a similar size to the previously removed garden shed.

4.4 The new outbuilding (garden office) is located to the rear of 32 Station Road and is set 7.7m away from the latter extension of the existing dwelling.

4.5 The new outbuilding (garden office) is not considered a permanent structure and is of pre-fabricated nature. This building can be dismantled at any time and relocated. It is finished externally with timber cladding, grey membrane flat roof, dark grey aluminum door and black pvc rainwater goods.

4.6 The dwelling occupier has a very successful local business and uses the outbuilding as an office space given their lack of space within the existing dwelling. The dwelling occupier also wanted to separate their work and home with using a separate building for their office within their large, secluded garden.

Historic photographs showing greenhouse and garden shed within the grounds of 32 Station Road, Shepley

HERITAGE STATEMENT

INTRODUCTION

5.1 32 Station Road is a Grade II listed building, listing entry number **1135346**
(The full Official Listing correct at the time of writing can be found in Appendix B)

5.2 32 Station Road is also within the Shepley Conservation Area. (No appraisal available)

HERITAGE ASSET & SIGNIFICANCE

5.3 32 Station Road is a cottage that is attached to Shepley Hall (No. 30) which is also a Grade II Listed Building. Both dwellings are registered under the same listing on Historic England list entry 1135346.

5.4 32 Station Road is set within its own grounds, garden and driveway and is accessed off Station Road, sharing a driveway with 32A Station Road.

5.5 No's 30 & 32 Station Road, date from 1608 but with C19 alterations and recent alterations.

5.6 There is 2no. single storey extensions both the north and south sides of the original host dwelling which have both previously obtained planning approvals. (Refer to Relevant Planning History below and Appendix C for further information)

Photograph of No. 30 Station Road

5.7 Internally within the dwelling, ground and first floor walls are a mixture of stone and modern timber stud partitions with a plaster / plasterboard and skim finish. The roof to the original dwelling and latter extensions stone slate.

5.8 The ground floor areas have exposed beams and ornate decorative plasterwork, which from the Historic England list entry states:

''No. 32 has good original plaster frieze of affronted mermaids. The ceiling is divided by a partition but has mouldings with circles with central motif and squares with Tudor rose. Also fleur-de-lys and date 1609. The centre part has gone''

BASIS FOR ASSESSMENT

5.9 In preparing this statement, we have referred to the National Planning Policy Framework December 2023 Chapter 16 Paragraph 200, which sets out the standards for Heritage Statements:

'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary' (UK Government, 2023).

Photograph of ornate ceiling plasterwork within 32 Station Road

5.10 During the writing of this statement, there has been regard to the Planning (Listed Buildings and Conservation Areas) Act 1990. Paragraph 16 requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses.

5.11 Other polices of note referred to within the NPPF 2023 Chapter 16 Paragraphs 195-215 and in particular;
201 – Considering significance in decision making
205 – Great weight to conservation of significance
207 – Substantial harm to a designated heritage asset
208 – Less than substantial harm to a designated asset

5.12 In preparing this statement, we have also referred to the Historic England Official List Entry, Kirklees Council Local Plan Strategy and Policies 2019 and Kirklees Council House Extensions and Alterations SPD 2021.

Photograph of No. 30 & 32 Station Road

RELEVANT PLANNING HISTORY

6.01 86/04084
Listed Building Consent to demolish wall (Unlisted Building Within Conservation Area)
Application Permitted

87/02149
Erection of detached dwelling
Application Permitted

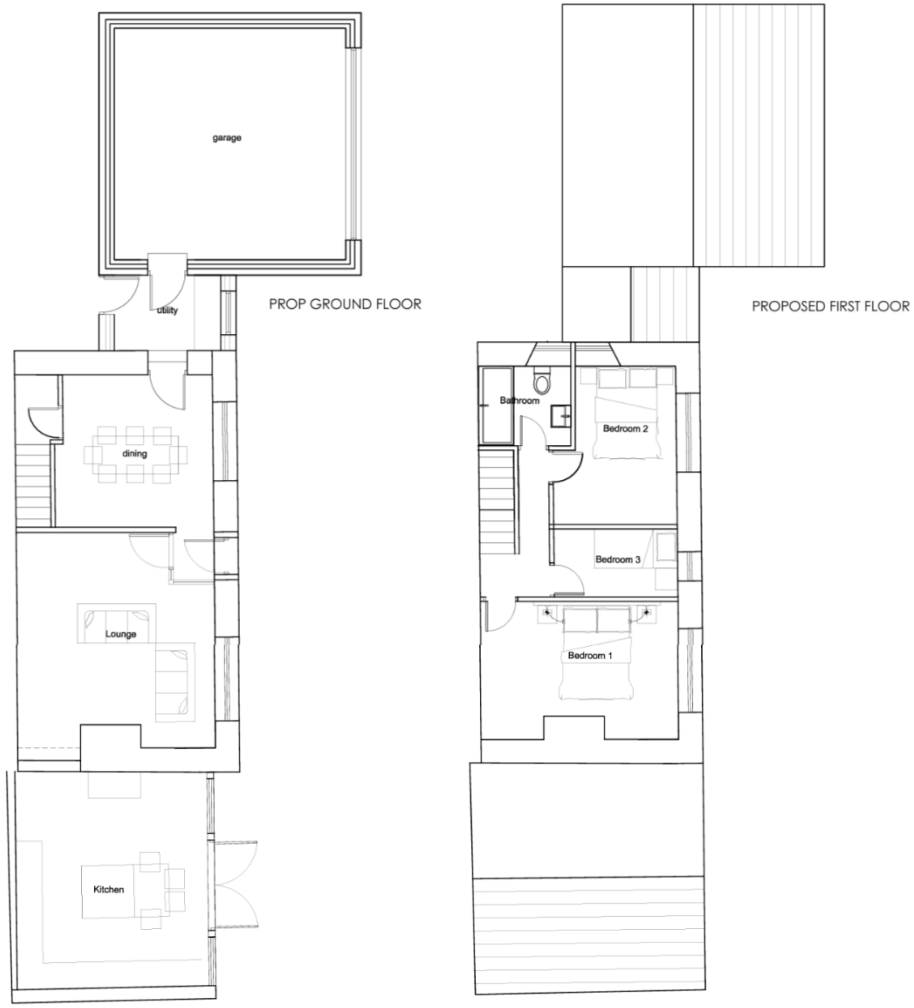
87/04132
Erection of detached house and granny flat
Application Permitted

88/00890
Listed Building Consent for internal and external
Application Permitted

89/06984
Listed Building Consent for demolition of outside chimney to expose original windows on gable wall (within Conservation Area)
Application Permitted

94/93979
Listed Building Consent for erection of extension to outbuilding.
Application Permitted

2000/92999
Listed Building Consent for erection of conservation (Withing a conservation area)
Application Refused

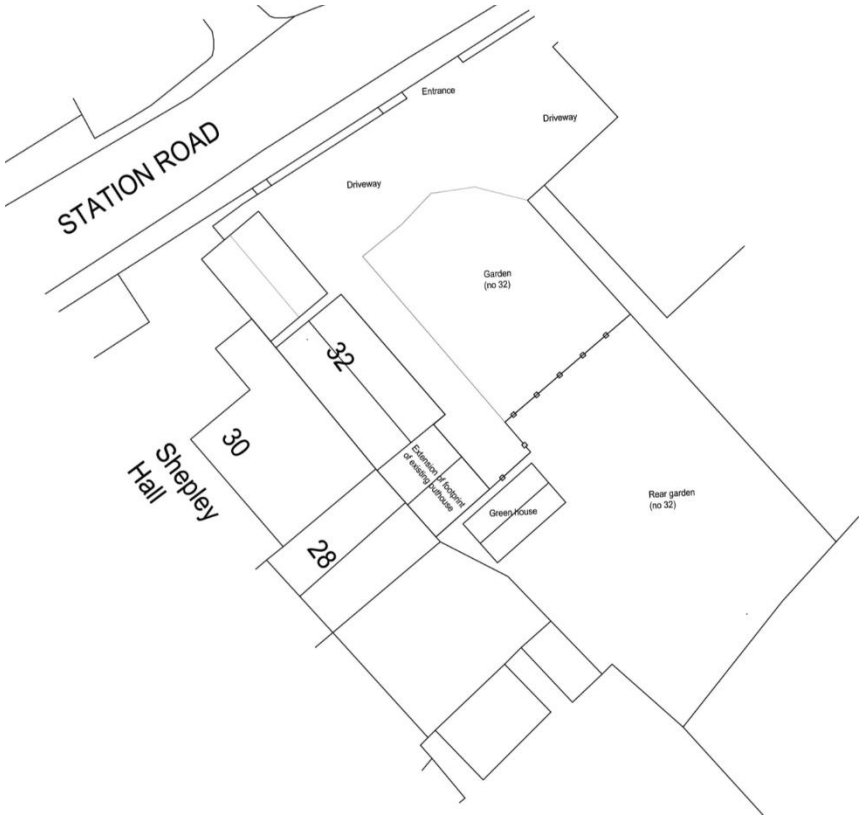


2008/94033
Listed Building Consent for installation of stair lift with ancillary works (Within a Conservation Area)
Application Permitted

2018/92171 and 2018/92170
Erection of single story extensions and garage and external and internal alterations (Listed Building within a Conservation Area)
Application Permitted

2020/92119 and 2020/92120
Listed Building Consent for erection of single storey side extension and internal alterations (Within a Conservation Area)
Application Permitted

FRONT ELEVATION
PROPOSED
Scale 1.100



ASSESSMENT OF IMPACT

6.02 The proposals do not affect the setting of the Grade II Listed Building or Shepley Conservation Area.

There is no alterations or damage to the existing fabric of the Grade II Listed Building.

6.03 We believe that the outbuilding (garden office) is sensitive towards and will not adversely harm the character of 32 Station Road.

The proposals will have a positive impact on 32 Station Road, allowing the existing house and garden to become more useable for the dwelling occupier.

6.04 The outbuilding (garden office) is not a permanent structure. It can be demounted, removed and or relocated.

6.05 The outbuilding (garden office) has a timber cladding external wall finish, similar to the appearance of the existing shed which was removed to make way.

6.06 The outbuilding (garden office) is to the rear of the listed building and set at a lower level.

Photograph of Outbuilding (Garden Office)

APPENDICES

APPENDIX A – PHOTOGRAPHS

APPENDIX B
DETAILS FROM OFFICIAL LISTING ENTRY FOR 32 STATION ROAD, SHEPLEY

Official list entry taken from Historic England (2024).

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1135346**
Date first listed:	**23-Jun-1965**
List Entry Name:	**NUMBER 30 (SHEPLEY HALL) & NUMBER 32**
Statutory Address 1:	**NUMBER 30 (SHEPLEY HALL) & NUMBER 32, STATION ROAD**
County:	**West Yorkshire**
District:	**Kirklees (Metropolitan Authority)**
Parish:	**Kirkburton**
National Grid Reference:	**SE 1937009881**
Legacy System number	**341218**
Legacy System	**LBS**
Listing NGR:	**SE 1937009881**

Details
SE 10 NE 8/103 23rd June 1965

STATION ROAD Shepley No. 30 (Shepley Hall) & No. 32 (Formerly listed as No 20-30 (Range of Cottages next to Shepley Old Hall))

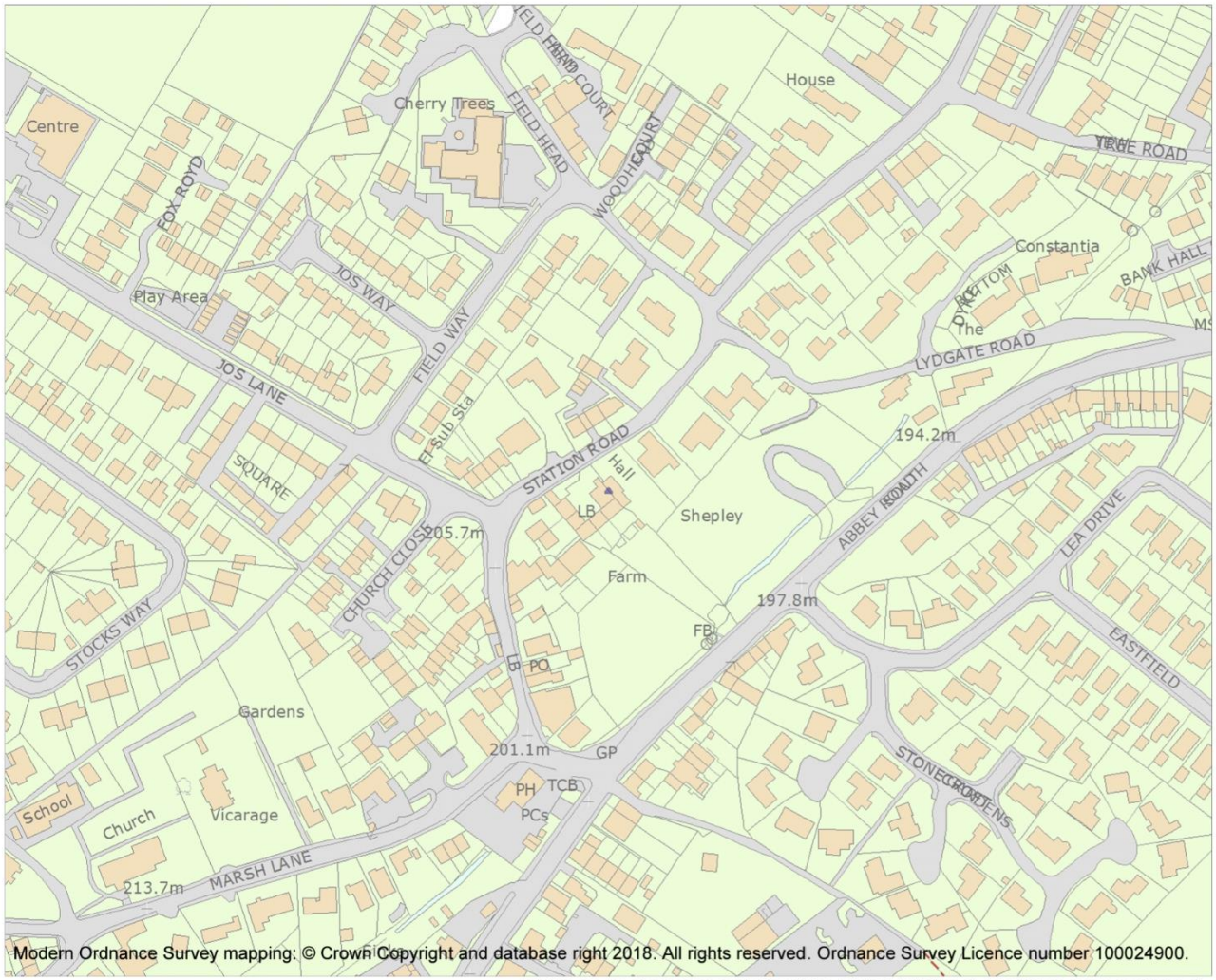
II GV

House, now divided. Dated 1608 but with C19 and recent alterations. Thinly coursed rubble with quoins. Stone slate roof. Two storeys. Hollow chamfered gable copings on cut kneelers to porch. Double pile plan with 2-gabled front with near-central projecting 2-storey porch which has wide entrance with deep, arched lintel with raised letters: "ANNO DOMINI 1608 RH EH" and also possible builders' marks. 1st floor of porch has 8-light mullioned and transomed, double chamfered window. The right gable has one 2-light window to ground floor and one 3-light window to 1st floor, both double chamfered and with hood mould. Altered windows to its right side. The left part (No. 32) has been rendered. Windows to its left side appear to be C19. The gable has a C19 or C20 projecting stack which partly obscures a former 4-light window and a 3-light window. Attached to the rear of No. 30 is a range of formerly 3 early C19 cottages, now part of No. 30, altered to the front, but with 3-light windows to rear at 1st floor level and entrance and one 4-light window to ground floor. Right hand end has been altered.

Interior: No. 32 has good original plaster frieze of affronted mermaids. The ceiling is divided by a partition but has mouldings with circles with central motif and squares with Tudor rose. Also fleur-de-lys and date 1609. The centre part has gone.

The house was built on the site of an earlier house by Robert Hepworth.

H. J. Morehouse, The History of Kirkburton & the Graveship of Holme, 1861.



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

Name: NUMBER 30 (SHEPLEY HALL) & NUMBER 32

Heritage Category:	Listing
List Entry No :	1135346
Grade:	II

County:

District: Kirklees

Parish: Kirkburton

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:	SE1937009881
Map Scale:	1:2500
Print Date:	22 October 2024

Historic England

HistoricEngland.org.uk

Map Extract from Historic England