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ARCHITECTS & INTERIOR DESIGNERS

Planning Support Statement incorporating DESIGN & ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT

Project: Works to Round Ings Farm, Round Ings Road, Outlane, Huddersfield, HD3 3FQ

Job No. 3616

Date: January 2025

This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1.00 Introduction and Background

1.01 This document has been prepared to support applications for planning approval and Listed Building Consent (LBC) for works to Round Ings Farm, a private dwelling in the Outlane area west of Huddersfield town centre. The property is Listed Grade II. It is within Green Belt.

Fig 1.0 Site location relative to Huddersfield Town Centre

1.02 Round Ings (Farm) is believed to date from the 18thC (see the official list entry Number 1231778 appended) and is representative of numerous West Yorkshire farmhouses or similar of the period. The building fabric has been generally well-maintained, meaning that the house is not in need of work to save or stabilise the structure.

Fig 2.0 Photograph of North West Elevation

Fig 3.0 Close up Photographs of Existing Building

1.03 The footprint and volume of the property remain relatively unchanged and the hope is that, whilst accepting that work will be new, it can be agreed that the completed scheme will connect more directly with the architectural character of the original building. It should also appear more in harmony with its context.

1.04 Internally, there are limited interventions other than those associated with forming the extension.

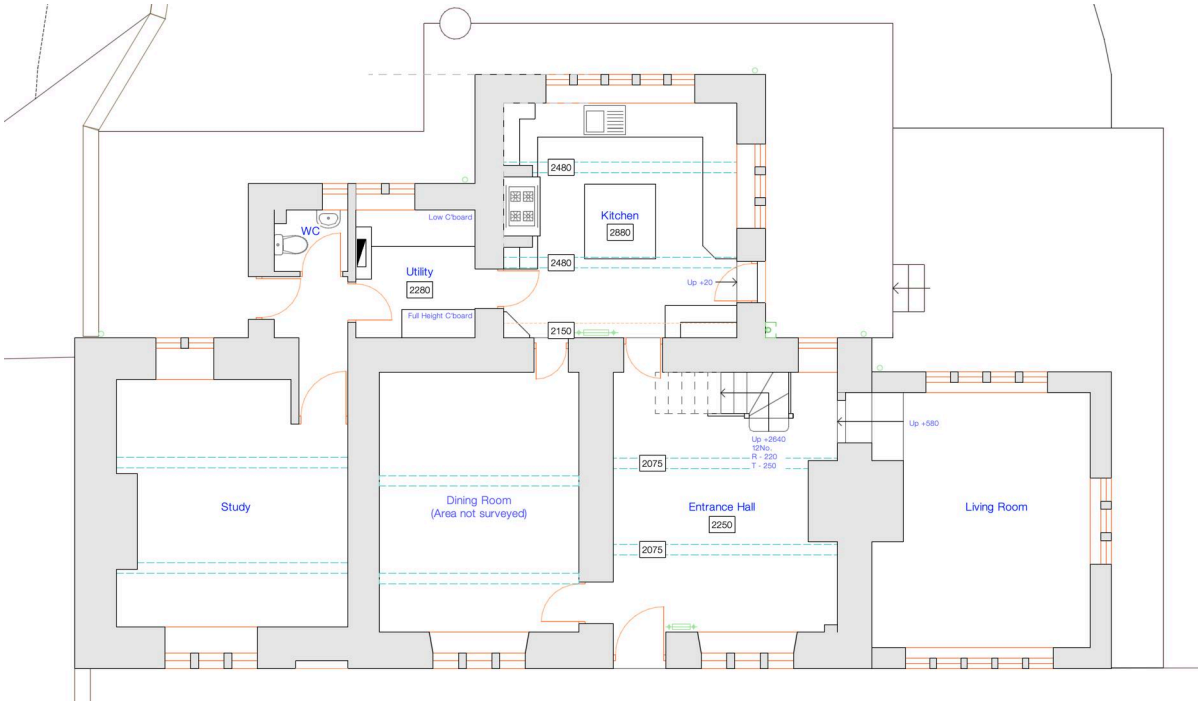

Fig 4.0 Existing Ground Floor Plan

2.00 Policy

2.01 With regard to the National Planning Policy Framework (the Framework) and the Kirklees Local Plan (the Plan) there appears to be no conflict created by the proposals.

2.02 The site sits within Green Belt but the very small scale of the proposed works complies with paragraphs 134 and 145 c of the Framework. For these reasons it also complies with Green Belt policies of the LPA.

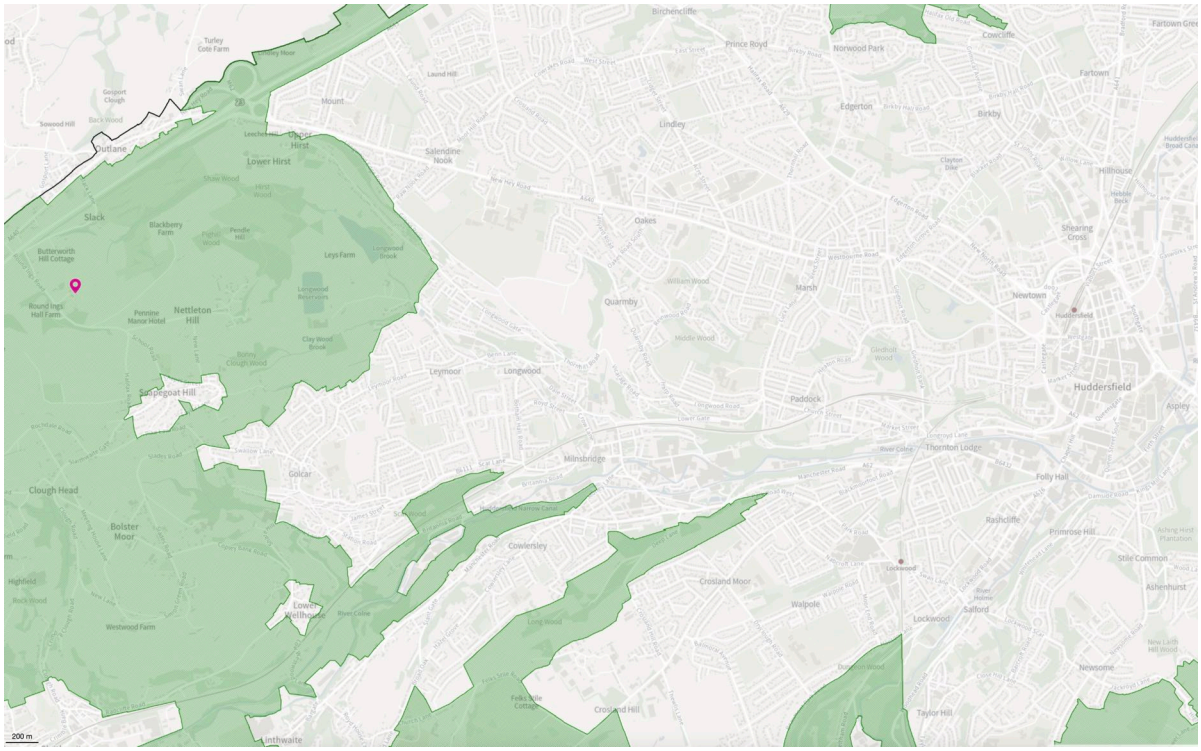

Fig 5.0 Extract from Local Plan with Green Belt filter shown

2.03 Policy LP35 of the Plan emphasises the importance of heritage assets and stresses the need to retain, conserve and enhance those assets wherever possible. Round Ings Farm is Listed Grade II and is a valuable heritage asset.

2.04 The proposals retain, conserve and enhance specific features of the heritage asset and secure its future by minimal interventions without downgrading its function as a family home.

3.00 Amount, Scale, Layout, Design and Landscaping

3.01 The proposals are to form a slight change in the footprint comprising of a single storey sitting room with breakfast / dining area to the rear of the property, to be built onto the existing single storey element of the building. The existing gross internal ground floor area of Round Ings Farm is 128.2 sq.m. The extra gross internal ground floor area is 33.6 sq.m. The first floor (gross area 101.8 sq.m.) remains the same.

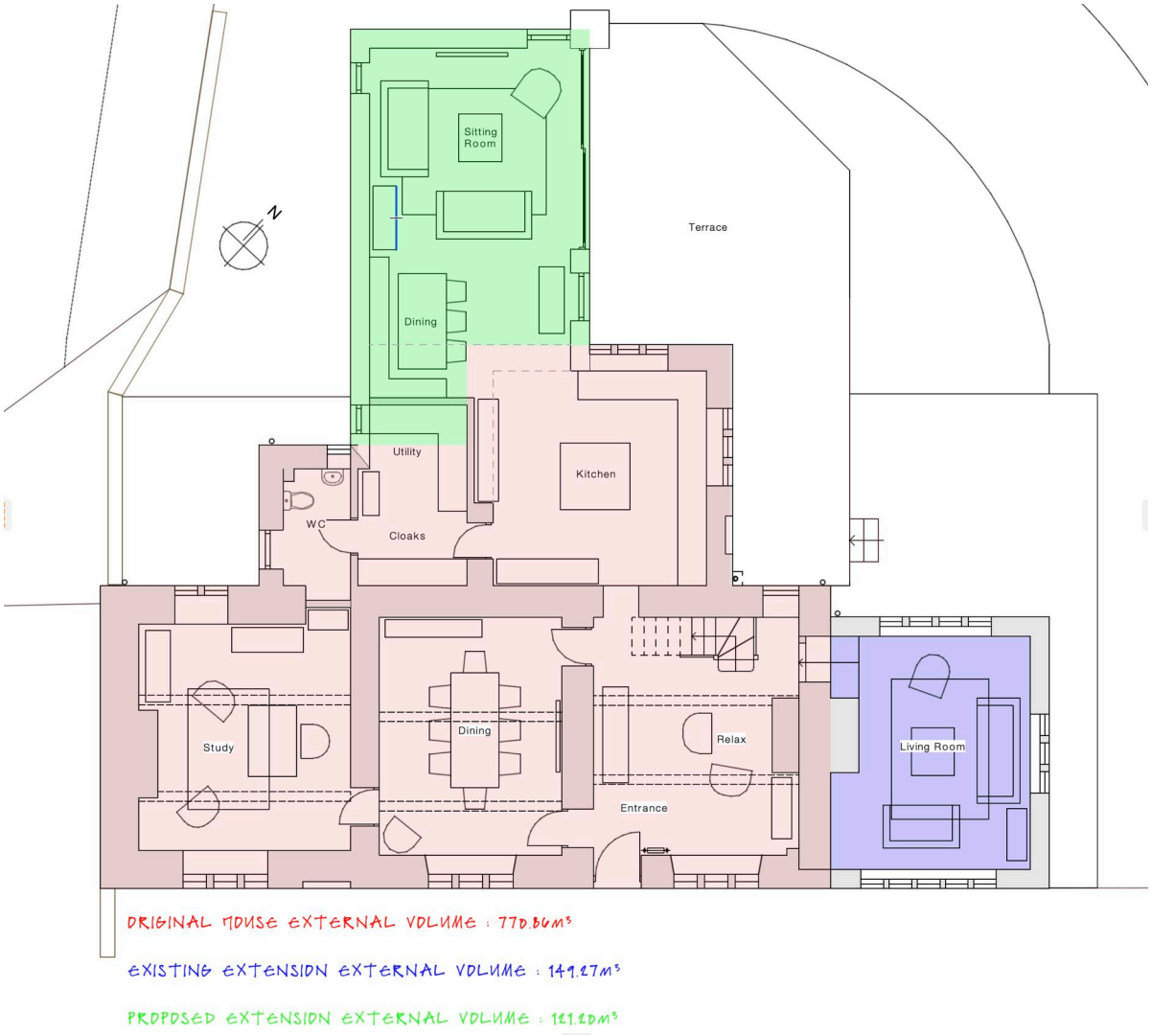

Fig 6.0 Proposed Plan with Volume Calculations

3.02 It should be noted that the single storey 'extension' to the North East end of the property was increased to two storey and the roof of the lean-to porch roof on the North West was raised to provide a catslide element highlighted below. Both circa 1994 highlighted below.

Fig 7.0 Existing North West elevation

3.03 The addition of ashlar detailing, matching reclaimed stone and natural stone slate roof further integrate it into the overall composition.

Fig 8.0 North Perspective showing proposed extension

3.04 Round Ings Farm is a detached property within a sizeable domestic curtilage (2266 sq.m.) which itself is surrounded by Green Belt land.

Fig 9.0 Aerial Photograph from the North showing Residential Curtilage

3.06 The proposed works do not alter the scale of the existing property. The layout of the property within the site is to all intents and purposes unchanged.

Fig 10.0 North Perspective showing proposed extension

3.07 The present landscape of Round Ings Farm is completely unaffected by the proposals.

4.00 Access

4.01 Vehicular access is totally unaffected by the proposals and remains as existing. Access is good with no excessive gradients; sightlines are good and there is ample on-site provision for vehicles.

Fig 11.0 Proposed Site Plan

5.00 Heritage Impact

5.01 Round Ings Farm stands just within Green Belt land in an area of landscape value. Generally there is open land to all four sides of the dwelling providing a tranquil and relatively timeless setting for the Heritage Asset. Its sometime function as a farmhouse dwelling remains discernable in its relation to the landscape.

Fig 12.0 Elevated Aerial Photograph showing nearby farmed fields

5.02 As a heritage asset within the Kirklees area Round Ings Farm comes within the purview of Policy LP35 of the Kirklees Local Plan. This policy emphasises the need for proposed development to preserve and enhance the

significance of that heritage asset. We believe the scheme drawings demonstrate clear adherence to this policy.

5.03 The proposals enhance the asset and are in no way harmful to its setting. As such we see no reason why LBC cannot be granted. Work that should ensure the retention of the asset as a family home is an ideal way to preserve its long-term future.

Appendix 1: Listing

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1231778**
Date first listed:	**25-Jul-1978**
List Entry Name:	**ROUND INGS**
Statutory Address 1:	**ROUND INGS, ROUND INGS ROAD**

Location

Statutory Address:	**ROUND INGS, ROUND INGS ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:	**Kirklees (Metropolitan Authority)**
Parish:	**Non Civil Parish**
National Grid Reference:	**SE 08215 17022**

Details

ROUND INGS ROAD 1. 5113 (North Side) Nettleton Hill Round Ings SE 0817 25/1149 25.7.78 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gables on cut kneelers. 2 storeys. One 10-light and one 5-light stone mullioned window on 1st floor, and three 3-light stone mullioned windows on ground floor. Extensions to rear with catslide roof, one of which incorporates the frame of a window with chamfered mullions.

Listing NGR: SE0821517022