

Kirklees Council
Planning Services

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DESIGN AND ACCESS STATEMENT FOR RETROSPECTIVE LISTED BUILDING CONSENT: CONVERSION AND ADAPTATION OF FARM BUILDINGS TO FORM ONE DWELLING AT 1 TENTER HOUSE COURT, DENBY DALE, GRADE II LISTED BUILDING

REF: 97/65/93215/E7

1. Introduction

This Design and Access Statement has been prepared in support of the retrospective application for Listed Building Consent to regularise the conversion and adaptation of the existing farm buildings at 1 Tenter House Court, Denby Dale, into a single dwelling, rather than the two dwellings for which consent was previously granted. The property is a Grade II listed building, and the proposed alterations seek to reflect the change in the intended residential use while maintaining the architectural integrity and historical value of the property.

This retrospective application is made to formalise the works already undertaken, which have resulted in a revised design for a single dwelling, ensuring that the building's special interest is respected and preserved.

2. Site Description

1 Tenter House Court is a collection of traditional farm buildings located within a rural setting. The buildings are constructed with stone walls, timber framing, and traditional roofing materials, with an overall rustic character that reflects its agricultural past. The site benefits from a well-established access road and is surrounded by farmland, maintaining the historic agricultural landscape.

The farm buildings, although no longer in active agricultural use, are still structurally sound but have been subject to periods of disrepair. The building was previously granted Listed Building Consent for conversion into two separate dwellings, but due to practical considerations and the desire to preserve the historic character of the property, it has been adapted into a single residential unit.

3. Proposal

This retrospective application seeks to regularise the conversion of the farm buildings into one dwelling instead of two, as originally permitted. The key elements of the revised proposal include:

- Retaining the original building fabric: The core structure, including the stone walls, roof, and key architectural elements, has been preserved. Where necessary, repairs have been

made using traditional materials and methods to

ensure that the integrity of the Grade II listed building is maintained.

- Internal alterations: The internal layout has been reconfigured to create a single dwelling, with the removal of partition walls originally intended to separate the two units. These changes were carried out to maintain the historic form and to enhance the living space, ensuring a coherent and functional layout for a single household. The approach has been to maintain key internal features, such as timber beams and stone walls, while opening up the space to create a flow that is appropriate for one dwelling.
- Roof and fenestration: The roof has been re-covered using traditional materials to match the existing appearance. The fenestration has been adjusted to suit the new internal configuration, with the careful placement of windows to provide ample light without altering the character of the building. The windows have been designed to be sympathetic to the historic style of the property, with timber framing and glazing patterns that reflect the original design.
- New openings and external works: In adapting the building for a single dwelling, a small number of new openings were introduced to facilitate the internal changes. These openings have been sensitively placed to avoid altering the character of the building's exterior and have been designed to be in keeping with the traditional style, using stone surrounds and timber framing to match existing details.
- Landscaping: The external areas have been landscaped to provide a private outdoor space that complements the rural character of the building. The existing access driveway remains unchanged, with only minimal refurbishment to improve its appearance. The courtyard has been gently landscaped using materials such as gravel and natural stone to blend harmoniously with the setting.

4. Access

- Vehicular access: The vehicular access remains unchanged from the original consent, with no alteration to the access road. The existing driveway has been maintained to provide access to the single dwelling and surrounding properties, ensuring that the development does not introduce unnecessary disruption to the site.
- Pedestrian access: The pedestrian access is unchanged, with the same entrance and path providing access from the parking area to the front of the dwelling. The layout of the access routes has been modified slightly to suit the revised dwelling configuration, with subtle adjustments made to enhance the overall flow and functionality.
- Accessibility: The internal layout has been adapted to meet modern living standards and ensure accessibility. While retaining the historical character of the building, the conversion has been designed with flexibility in mind, ensuring that the single dwelling provides an efficient use of space while maintaining the accessibility of key areas.

5. Heritage Impact Assessment

The buildings at 1 Tenter House Court are of significant historical and architectural importance.

The retrospective changes made to convert the property into a single dwelling rather than two have been carefully considered to minimize any potential harm to the building's historic fabric.

The key heritage considerations include:

- **Preservation of original features:** The stone walls, roof structure, and timber elements have been preserved in the conversion process. The changes have focused on retaining the core architectural identity of the farm buildings while making the space more suitable for modern residential use.
- **Internal alterations:** The changes made to the internal configuration have been designed to be as minimal and reversible as possible, ensuring that the essential historic features are retained. The removal of internal partitions originally planned for the two-dwelling scheme has been carried out in a way that respects the overall integrity of the space.
- **New openings:** The few new openings created in the course of the conversion are in keeping with the traditional style of the building. These have been designed to complement the existing architecture, ensuring that the building's external appearance remains cohesive and in harmony with its historic context.

The conversion of the property into a single dwelling has resulted in a more cohesive design that maintains the historic charm of the building while improving its functionality. The changes made are in accordance with the spirit of the original consent but have been revised to ensure a more appropriate use of the building for one household, ensuring the long-term preservation of the structure.

6. Conclusion

This retrospective application for Listed Building Consent seeks to formalise the conversion of the farm buildings at 1 Tenter House Court into a single dwelling. The alterations made reflect the desire to preserve the historical and architectural significance of the building while adapting it for modern residential use. The conversion process has been carried out with careful attention to the preservation of original materials, features, and the building's overall character.

The changes to the original consent – specifically the conversion into one dwelling instead of two – have resulted in a more appropriate and cohesive layout, ensuring that the property remains a functional and viable home while respecting its Grade II listed status.

We respectfully request that retrospective Listed Building Consent be granted for the conversion and adaptation works undertaken to date and for the proposed ongoing use of the site as a single dwelling.

Yours Sincerely,

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