

15 Towngate, Marsden, Huddersfield HD7 6DD
Design and Access Statement / Heritage Statement

Submitted to Kirklees Council on
behalf of Miss Clarke & Mr Leigh-
Jones

March 2025



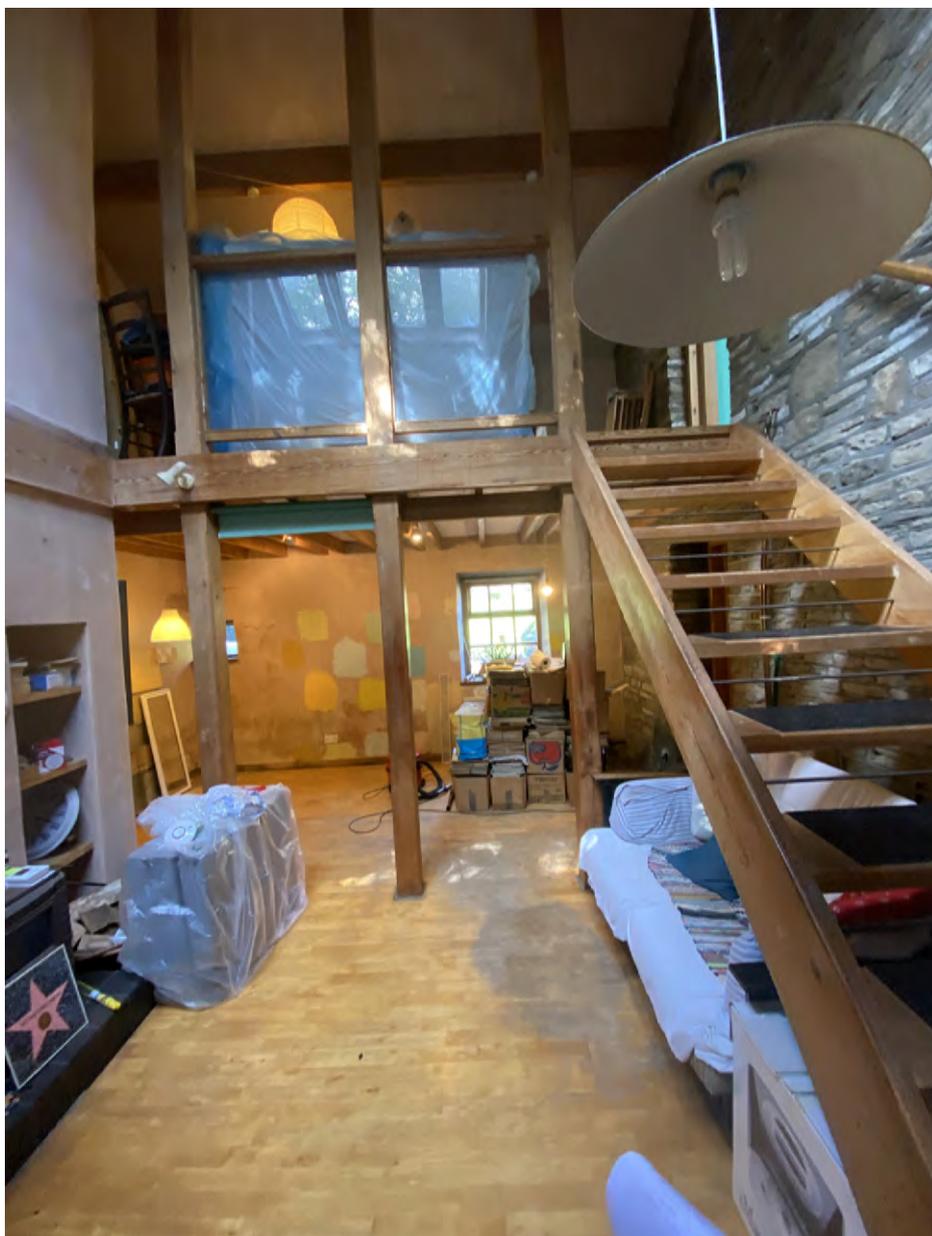
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1. Introduction

This Design and Access Statement / Heritage Statement has been prepared in support of a planning and listed building application for alterations to a grade II listed house in Marsden, Huddersfield. The property is in the Marsden Conservation Area. The repairs and alterations include:

Replacement and repositioning of the 1980s staircase.
Fabric repairs.
Changes to the layout with new partition walls.
Rainwater goods replaced.
New kitchen in existing location.
Re-model the bathrooms.
Replacement of the windows / doors
Re-wiring the property (Qualified electrician's designs) including new extract ventilation
New heating and hot water system
Re-plaster using lime plaster and breathable materials
New en-suite and wardrobes to the master bedroom
Re-pointing in lime mortar (removal of hard cement pointing)
Re-rendering in lime render (removal of cement based renders)
Structural repairs

The proposed repairs and alterations will be completed in a programme of separate phases according to the available budget and we would request that any planning / listed building conditions are worded to allow phasing of the elements as not all works will be completed together in one project. This project is intended to be a long term restoration by the owner occupier residents, to secure the future of this listed building.

2. Brief Background and History

Marsden is located in the Colne Valley on the edge of the Pennines, to the south west of Huddersfield. 15 Towngate is a grade II listed building in the Marsden conservation area. The former public house is one of the oldest buildings in Marsden, and is understood to have had a 1590 date stone inside (not observed and location not known). Wessenden Brook runs along the eastern boundary and the property is in flood zone 3, with long established residential use. Towngate was the original heart of the town where early packhorse routes converged.

The building has been very much altered over time, and by the 1970s had been neglected to the point of having a demolition order in place. The building was saved by Dave and Mo Smith in the 1980s, who completely rebuilt the interior and roof. The property was first listed in 1985, noting that the building was "Very altered". Dave Smith died in 2023 and the property is now in new ownership. The adjacent barn (11 Towngate) was sold off by Mr Smith and converted to residential use in around 2010.

We have been provided with a copy of a plan from June 1981 showing the proposed alterations, by Design Cooperative. A good selection of drawings and photos from the 1980s refurbishment is now in the possession of the new owners and these are an important resource in understanding and demonstrating the changes to the building.

The Marsden History Group hold a useful archive photo from circa 1910, which shows the back of the building in the Edwardian period. This image can be found at the following link:

<https://www.marsdenphotoarchive.uk/img/photographs/D052.jpg>

Further historic photos are included in this report, from the period around the 1980s refurbishment.

2. Brief Background and History (continued)

History Notes held by the owners, from papers obtained with the building:

THE WHITE HART Towngate. FORMERLY THE HARE AND HOUNDS
DATE STONE LOCATED INSIDE THE BUILDING 1590 (location now
unknown). CLOSED 1910

A substantial building on Towngate, the oldest road connecting
Huddersfield with Saddleworth.

The Hare and Hounds, as it was originally called, occupied a site
adjacent to the church which was founded in the late 1400s. Records
show that "in 1686 there were 6 guest beds and stabling for 8 horses".
(KC615).

In view of the age of the building and the date stone described in
a 1911 Parish Magazine as "*being built into the wall facing inwards*"
it seems most probable that this was the inn which provided the
accommodation for early travellers who walked or rode on horses
through the village. Warburton's map of 1718 shows the inn and church
in Towngate.

Blind Jack of Knaresborough is said to have been a regular visitor when
he was in Marsden surveying the Turnpike Road which ran up Old
Mount Road in the mid 1770s. Landlord at that time was George Shaw.
Often called "Baldoodle"

The inn was also said to be the favourite calling place for Parson Bellas
during his time as minister at St Bartholomew's Church from 1779 to
1815. He was described as "a man of easy going temperament and
fond of lively company which led to him neglecting his duties and
becoming fond of drink". Fears that the inn was haunted prompted
the Rev. Bellas to carry out an exorcism which apparently ended the
ghostly apparitions.

1836 Owner and Landlord - William Gill
1851 George Shaw innkeeper

It was still called the Hare and Hounds on the 1851 census, however, the
1861 census shows that the inn had become known as The White Hart.
The 1851 census shows George Henry Dodson to be the owner and
butcher but he is listed as living on Buckley Hill. On his death in 1881 his
widow, Mary, is shown as the innkeeper on the 1891 census. She died in
1892.

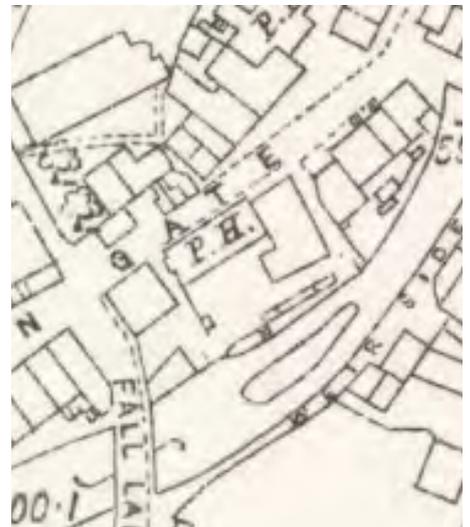
The Court Leet held on 15.4.1895 admitted John and David Dodson,
under the 1879 will of George Henry Dodson, to the White Hart property
on payment of a Heriot of 10 shillings.

1910 - Fred Howarth

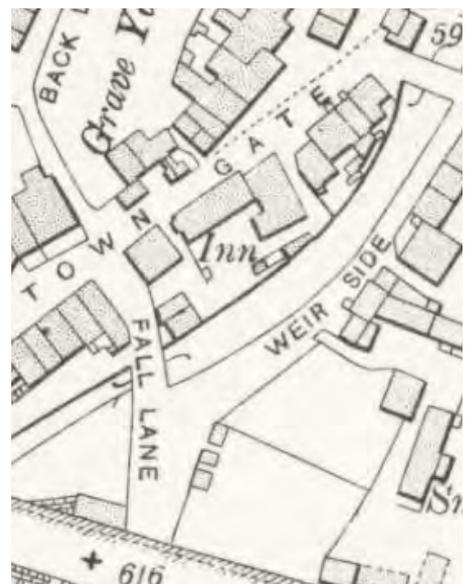
The Court Leet held on 31.5. 1905 records that the inn was surrendered
"on Purchase dated May 1st By Frank Greenwood to George Henry
Dodson", farmer and cattle dealer, for the sum of £1,000. The
proceedings recorded the property as being "All that Messuage
dwelling house or tenement used as an Inn or Public House formerly
called by the name of 'The Hare and Hounds Inn' standing and being



1848-50 map



1890 map



1904 map

2. Brief Background and History (continued)

in Marsden with a Warehouse, a Shop, a Woolchamber, a Kitchen and 2 Stables situated and being in Marsden aforesaid formerly in the occupation of Humphrey Dyson afterwards of James Lumb and later in the tenure of Joseph Parkin but now known and described as 'All that Public House known as The White Hart Inn situate in Towngate, Marsden with the Stables, Mistal, hayloft, piggeries, yard and conveniences theretoo belonging..."

CVG 4.7.41 George Dodson died aged 80 yrs. he had been the landlord of The White Hart for 30 years.

A report in the Huddersfield Examiner on 26.4 1902 stated "Miss Walker from Leeds has entered into possession of this hostelry. She will make every effort to cater well for the public and hopes to secure a good share of support. Pleasure parties will be made a special feature"

Prior to The White Hart Inn being de-licensed in 1910, along with serving ale, it was also used by a dentist who held tooth pulling surgeries there.

The property was auctioned in 1942 along with 5,7,9, Towngate and the 2 lock-up shops The White Hart sold for £302.

Years of neglect led to the building having a demolition order placed on it due to its dangerous state. Fortunately this was rescinded following extensive building work made in the 1970s by Dave and Mo Smith.



1930 map

2. Brief Background and History (continued)

Photos before and during the 1980s refurbishment, from the Dave and Mo Smith collection of photos in the possession of the current owners



The Towngate frontage of the property in circa 1970s, before works, showing adjoining property



The Towngate frontage of the property in circa 1981, before works, adjoining property demolished, with a green front door



The Towngate frontage of the property in circa 1982, during works. Note the eaves are raised, new opening at first floor and all new windows and doors



The Towngate frontage of the property in circa 1983, at completion of the refurb works

2. Brief Background and History (continued)

Photos / drawings before and during the 1980s refurbishment, from the Dave and Mo Smith collection of photos in the possession of the current owners



The west elevation prior to refurbishment, circa 1980, with a chamfered corner and large in-filled opening in the gable wall

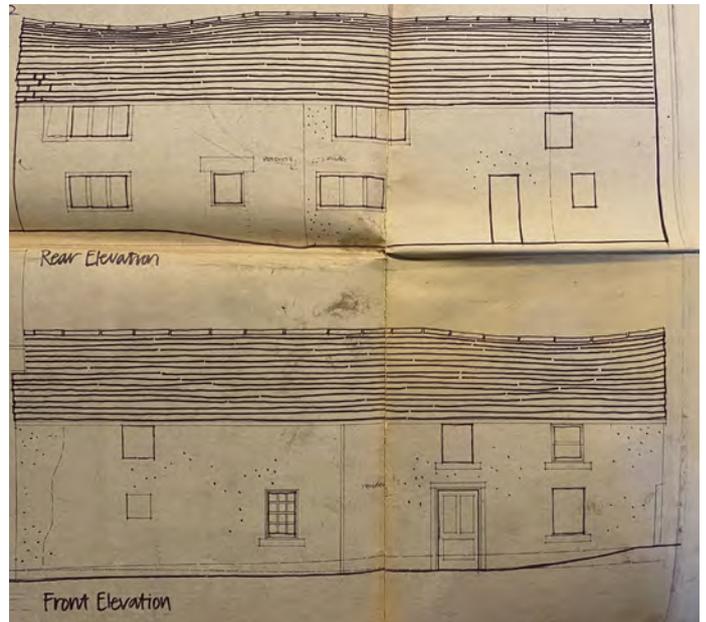


Photo of 1981 'Existing' elevations (before works) by Design Cooperative Architects of Manchester, dated June 1981



The south / rear of the property in circa 1981, before works. Above: extract with detail of cast iron rainwater pipe and hopper



The south / rear of the property in circa 1982, during works

2. Brief Background and History (continued)

Photos before and during the 1980s refurbishment, from the Dave and Mo Smith collection of photos in the possession of the current owners



Interiors in circa 1980, before works



During works, circa 1981-3. The buildings were stripped back to an empty shell of main walls only

The east gable following demolition of the adjacent building



The interiors in circa 1983, at completion of the refurb works, note the stair position by the entrance, since relocated to the living room.

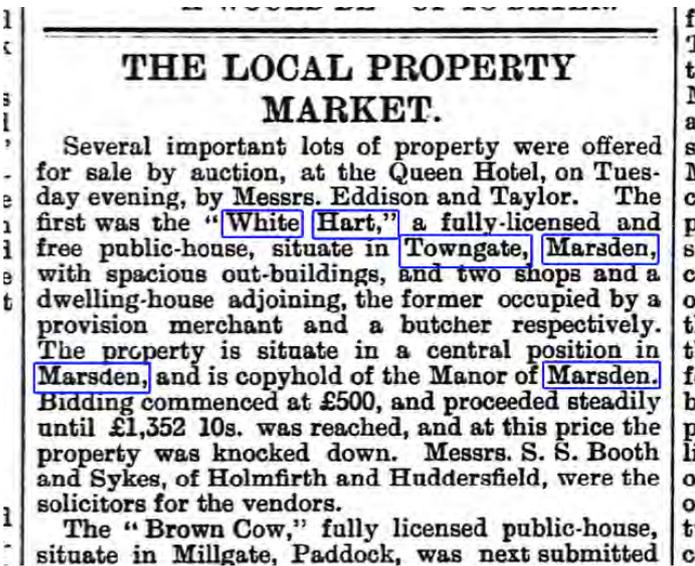
3. Listing Description

15 Towngate was listed Grade II in July 1985 with the following listing description:

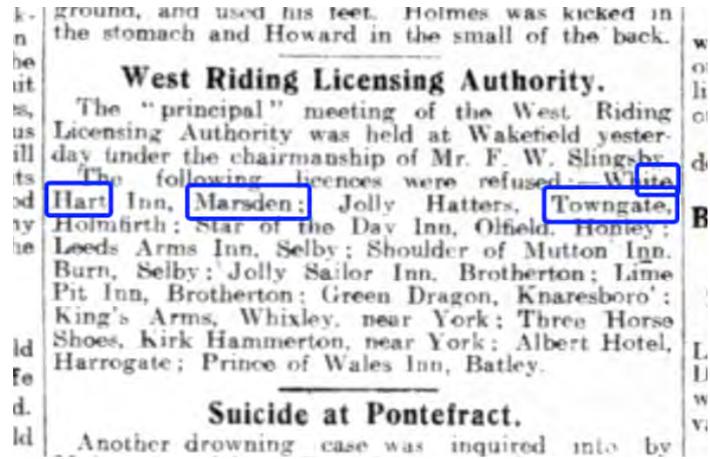
Late C17 to early C18. Very altered. Formerly two dwellings/public house. Coursed rubble (part rendered). Pitched stone slate roof. Two storeys. South elevation: Ground floor: doorway (part blocked) with very deep lintel, stone surrounds and tie-stones with chamfered reveals. Doorway with stone surround and chamfered reveals. One five-light stone mullioned window (double chamfered) (two mullions removed). One five-light stone mullioned window (one light blocked). First floor: two five-light stone mullioned windows (one has chamfered surrounds). North elevation: various window openings, some with rendered surrounds. To west, openings are mid to late C19.

Formerly public house with following names: Shoulder of Mutton Inn; Hare and Hounds; White Hart. Licence surrendered in 1910. Information taken from 'Bygone Marsden' by L B Whitehead.

Listing NGR: SE0481411587



2nd June 1894 Huddersfield Chronicle Article - Auction describing the property and outbuildings



7th June 1910 Sheffield Daily Telegraph - License refused

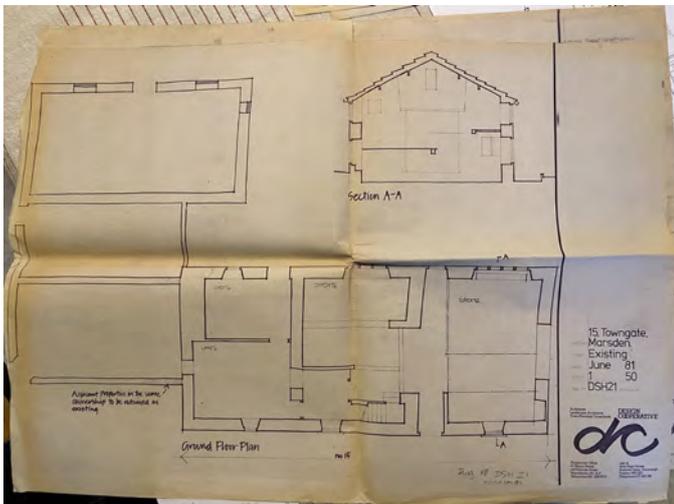


Photo of 1981 'Existing' plan and section (before works) by Design Cooperative Architects of Manchester, dated June 1981

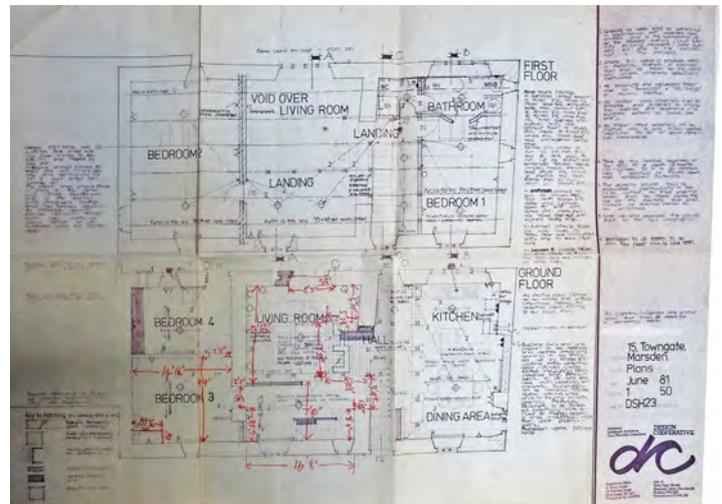


Photo of 1981 proposed plan by Design Cooperative Architects of Manchester, dated June 1981

4. Existing Fabric - Exterior Photos



North elevation, Frontage to Towngate 10 Sept 2024



West elevation 10/9/2024



East elevation 10/9/2024



Sheds 10/9/2024



South elevation Rear 5 Feb 2025

4. Existing Fabric - Interior Photos

Ground Floor



Ground Floor lobby, 5 Feb 2025



Opening from living room to rear hall, 5 Feb 2025



Ground Floor hall, 5 Feb 2025



GF Shower room, 5 Feb 2025



Utility room, 5 Feb 2025



Living Room / stair, 10 Sept 2024



Kitchen 10 Sept 2024



Dining Room 10 Sept 2024



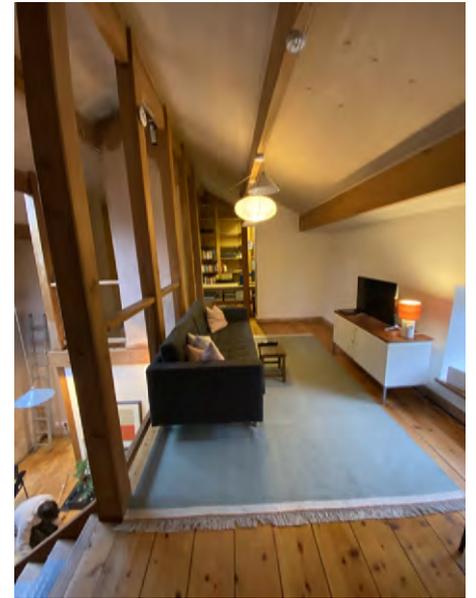
Living Room stove, 10 Sept 2024

4. Existing Fabric - Interior Photos

First Floor



Double height living space and staircase, 5 Feb 2025



First floor hall, 5 Feb 2025



Leaks around chimney stack, 5 Feb 2025



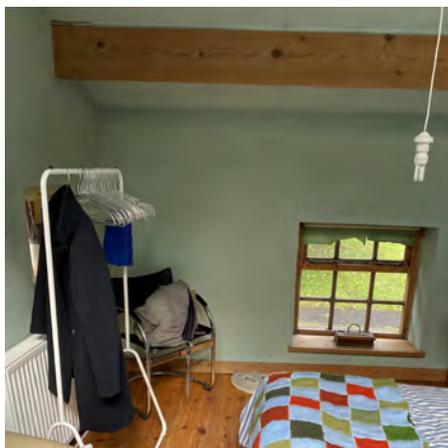
Bathroom 5 Feb 2025



Split post at purlin junction 5 Feb 2025



Bedroom 2, 5 Feb 2025



Bedroom 1, 10 Sept 2024



Open area (proposed bedroom 3), 10 Sept 2024

4. Existing Fabric - Window & External Doors



DN1
 c.1983 single glazed timber door, with perspex inner sheet over glass



DS1
 c.1983 single glazed timber door, with perspex inner sheet over glass



DS2/3
 c.1983 double glazed timber doors. Crack noted in glass



DS4
 c.1983 single glazed timber door, with perspex inner sheet over glass



WNG1
 c.1983 single glazed timber window, fixed



WNG2
 c.1983 single glazed timber window, awning



WNG3
 c.1983 single glazed timber window, fixed



WNG4
 c.1983 single glazed timber window, awning



WWG1
 c.1983 double glazed timber windows, fixed



WEG1
 c.1983 single glazed timber window, awning & cat flap



WEG2
 c.1983 single glazed timber window, awning

4. Existing Fabric - Window & External Doors



WSG4
 c.1983 double glazed
 timber window, fixed



WSG3
 c.1983 double glazed
 timber window, fixed



WSG2
 c.1983 double glazed
 timber window, fixed



WSG1
 c.1983 double glazed
 timber window, fixed



External view

Internal view



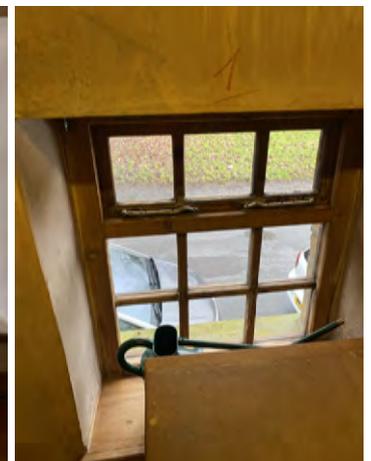
WSG5
 c.1983 single glazed
 timber window, fixed



WNF1
 c.1983 single glazed
 timber window, fixed



WNF2
 c.1983 single glazed
 timber window, awning -
 opening formed c.1982



WNF3
 c.1983 single glazed
 timber window, awning

4. Existing Fabric - Window & External Doors



WNF4
 c.1983 single glazed
 timber window, awning



WWF1
 c.1983 single glazed
 timber window, fixed



WWF2
 c.1983 double glazed
 timber window, fixed



WWF3
 c.1983 single glazed
 timber window, fixed



WSF1
 c.1983 double glazed
 timber window, opening
 casement



WSF2
 c.1983 double glazed
 timber window, fixed



WSF3
 c.1983 double glazed
 timber window, fixed



WSF4
 c.1983 double glazed
 timber window, opening
 casement



WSF8
 c.1983 double glazed
 timber window, fixed,
 seals in unit defective

WSF7
 c.1983 single glazed
 timber window, fixed

WSF6
 c.1983 single glazed
 timber window, fixed

WSF5
 c.1983 double glazed
 timber window, fixed,
 seals in unit defective

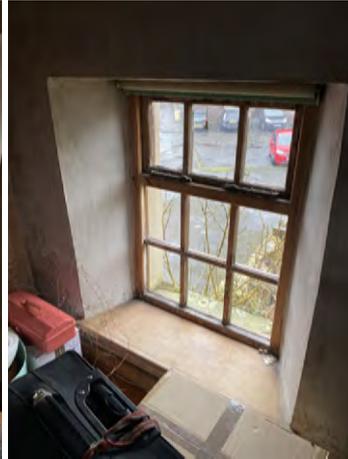
4. Existing Fabric - Window & External Doors



WSF9
c.1983 single glazed
timber window, fixed



WEF1
c.1983 single glazed
timber window, awning



WEF2
c.1983 single glazed
timber window, awning



RW 1-4 (Bathroom)
External detail
Double glazed Velux units



RW 5 (Bathroom)
Double glazed Velux unit



RW 6-9 (Living Space)
Double glazed Velux units



RW 10-12 (Bedroom 2)
Double glazed Velux units

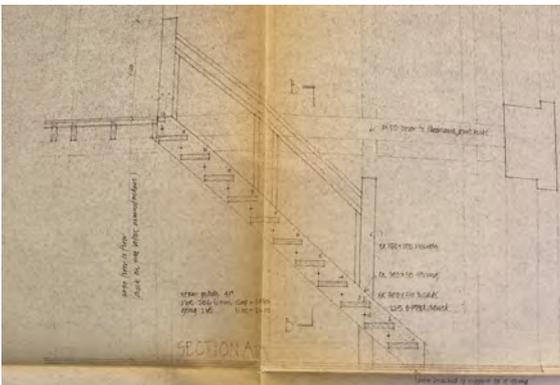
5. Design

The proposals seek to make sympathetic alterations to the property in order to repair the fabric, enhance the character and make improvements to the layout and facilities. This section outlines the design proposals internally floor-by-floor and then outlines the external alterations.

5.1 Staircase

The existing stair dates from the early 1980s and there are drawings of the new staircase in the client's collection of papers and photos associated with the house history. In the circa 1981 refurbishment work the stair was positioned to rise from the entrance door off Towngate. Stringer cut marks in the timber posts show the evidence of this, along with photos from the early completion stages of the construction work. At some stage the staircase was then moved to the double height living space.

The proposed staircase returns a stair to the position shown pre 1980, as indicated on the 1980 'existing' plan, before refurbishment. The design makes best use of the hallway space, returning the full height living space to the 1981 design. The stairwell is created with new trimmer beams to carry the first floor cut joists. The winder design works with the existing windows and limited headroom to arrive at the first floor balcony overlooking the double height space. A cut stringer support under the treads allows the treads to meet the distortions in the front wall.



Detail Drawing of the existing stair by Design Cooperative Ltd of Manchester, undated, c.1982



Hall as existing



Artist's Impression illustrating proposed staircase and new ceilings

5. Design

5.2 Windows and External Doors

All windows and doors date from the early 1980s. The windows comprise a mixture of single and double glazed timber casements, fixed windows and awning type windows. The frontage and side windows have more glazing bars than the rear, but do not appear to copy any particular historic pattern as they replaced sashes of a late-Victorian type, as can be seen in pre-refurbishment photos from the 1980s. Similarly, the doors from the 1980s replaced the pre existing styles - the front door previously having two long upper panels over 1 lower panel.

The rear elevation can be seen in earlier historic photos to have sashes broken into numerous glazing bars, within the mullioned openings. The 1980s windows and doors in the rear omit all glazing bars in the rear elevation.

Replacing the windows presents a stylistic challenge. Given the significant evolution of window design over the life of the building, which historical period should serve as the appropriate model? Some openings have been much modified and some were new in the 1980s works.

We are of the opinion that, for the frontage, new double glazed timber sash windows, with limited glazing bars, offer a suitable balance between the modern interior of the 1980s, the historic external walls of the property and the local context. The surrounding conservation area has many examples of this type, and whilst the sash period style proposed is more Late Victorian than the earlier origin is of 15 Towngate, there is photographic evidence of this style having been installed at the building pre-1980. Reverting to earlier periods and smaller panes etc risks becoming pastiche and incongruent with the modern interiors. Small openings will remain as fixed timber windows with double glazing replacement. Use of slim(16mm) double glazing units will limit the overall change in profile. New timber sashes are an opportunity to enhance the significance of the listed building. Double glazed, spiral balance sashes are suggested to suit the narrow openings. Sage green timberwork is proposed externally as a more harmonious tone than the current brown stain.

The front door is proposed to revert to a style seen before the 1980s works, with two glazed panels over a single panel. This fits with the sash window style in a more harmonious frontage. To the rear, the minimal approach is maintained, with timber double glazed doors and full size fixed and casement windows are proposed in the existing openings. The Velux roof windows are leaking and like for like replacements are proposed (with the current Velux model equivalent).



Existing - awning windows in the side and frontage



The sash in the east gable before refurbishment / during demolitions



Example of new double glazed timber sash window (spiral balance) in a listed property near Huddersfield



Example of sage green windows, listed building, Rishworth

5. Design

5.3 Layout

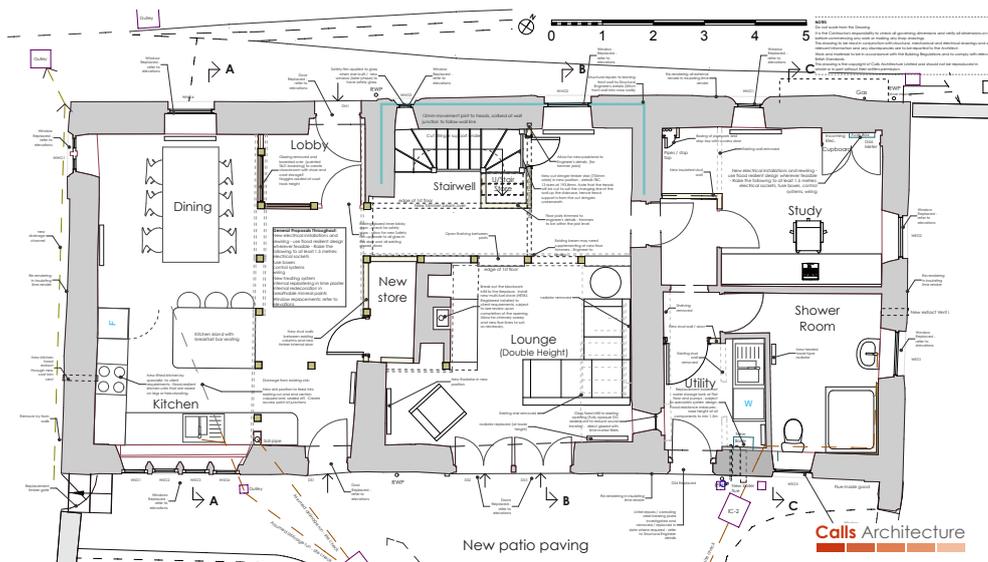
The interiors were completely removed in 1980s except for some of the main cross walls, though even some of these were part rebuilt at first floor. A series of full height timber posts were installed to carry floor joists, rising up to support the roof purlins too. The posts sit in steel shoes and are generally in acceptable condition, though some repairs are required.

The proposals make some limited changes to the layout, but majority of the rooms will be retained in their current position and refurbished with updated fixtures and fittings to replace 1980s installations (Kitchen, bathrooms etc).

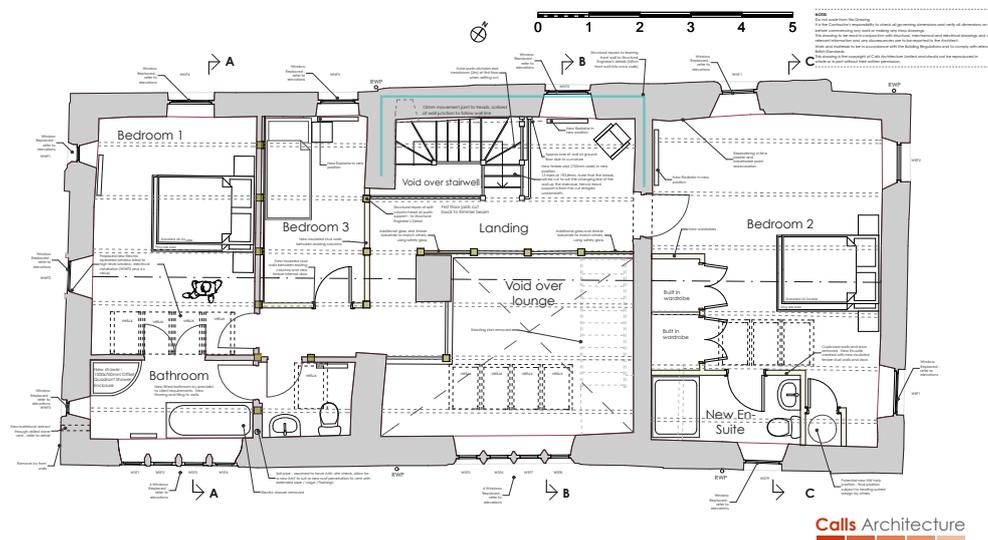
The timber post structure allows for flexibility in planning of spaces. Some new stud walls are proposed to divide rooms and make better use of some ambiguous spaces.

New ceilings are proposed at ground floor, installed onto the 1980s floor joists. This is to improve sound separation between floors and to improve the overall light and quality of the ground floor spaces.

A new en-suite is proposed to the master bedroom on the first floor.



Ground floor layout proposal
Not to scale



First floor layout proposal
Not to scale

5. Design

5.4 Fabric Repairs

Several areas of the building require repairs and maintenance work. Gutters are leaking and rainwater goods generally require improvement. Historic photos from before the refurbishment in the 80s show cast iron hoppers and downpipes from the timber gutters. The existing PVC downpipes detract from the listed building and are defective. Hoppers were present before the 1980s works but were removed. Hoppers help to improve the flow of rainwater in heavy rainfall and new cast iron hoppers and downpipes are therefore proposed for the building, in the existing positions.

Flashings around the chimney require repair work as there have been some leaks.

The soil pipe terminations should be inspected and allowance made to replace the (assumed) Air Admittance Valves, as the seals can degrade over time.

Render on the external walls is defective in many areas and re-rendering is proposed, with improved breathability by using lime renders. This also offers the opportunity to enhance the thermal performance by using insulating lime render. Strap cement pointing shall be removed and re-pointed using lime mortar, to reduce the problems caused to the stonework by the overly hard pointing. Similarly, internal plasterwork is defective in several areas and is to be replaced as required using lime plasters and breathable paints.

There is an outward bulge of the front wall of the property and some structural repairs are required to tie the outer wall back into the cross walls. This is probably a result of the many openings and alterations formed in the cross walls over the centuries, resulting in a lack of lateral restraint between front wall and cross walls.

Floor finishes all date from the 1980s and these will be replaced with similar materials as part of the refurbishment work, but in similar materials to existing (floor tiles and timber flooring). The property does have a flood risk and materials used in the flooring will need to be robust.

General upgrades include rewiring, a new heating system and general redecoration throughout. Flood risk remains present for the property, and electrical installations will use flood resilient design where feasible.



Hard render, probably cement based, cement strap pointing, PVC downpipe and leaking gutters, all to be improved in the proposals



Layers of defective render / cracked lintel, rear elevation



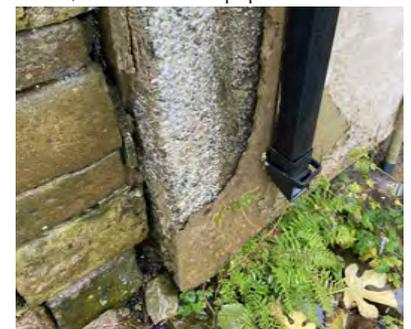
Leaking gutter, defective render, PVC downpipe.



Crumbling render above window WNG1, Towngate elevation



Corroding steel plate, door DS4



Layers of poor render, high discharge of pipe above gully

6. Access

Access to the Building Entrances

The existing access points to the building remain unchanged.

Stairs

The existing stairs are proposed to be removed and new winder stair fabricated to fit in the position of the stair pre 1980s - please refer to section 5.1

Vehicles and Sustainable Travel

There are no changes to the proposed arrangements for vehicle access, which includes on street parking and a shared access driveway. The property is well located for access to local amenities.

7. Heritage Impact Assessment

7.1 Overall Approach

The project has been conceived with careful consideration of the heritage value of the building, recognising both the need to conserve the fabric and to balance conservation with changes necessary to enhance the property. Alterations have been considered against significance, with an understanding of the history of the building and in the context of the wider conservation area. The property has a long history, but the vast majority of the fabric, aside from the stone walls, dates to the early 1980s modernisation. This section considers the main changes proposed for the property against the heritage impact.

7.2 Element Analysis: Windows

The existing windows are relatively modern, dating from the 1980s, and have a mixture of single and double glazing. The condition is mixed, and whilst some are acceptable in the short term, the longer term aspiration is to improve both the thermal performance and the aesthetic style, particularly on the frontage. The proposal is to replace these with timber sashes with slimline double glazed units, painted white. This is considered in depth at section 5.2 of this report. The heritage impact is considered to be positive and to enhance the significance of the property and setting.

7.3 Element Analysis: New front door

The proposed new doorway to the Towngate Frontage is proposed to enhance the setting with a period design seen in the drawings and photos from 1981, before replacement in the refurbishment. The improved character of the front door will help to enhance the property and the heritage impact is deemed to be positive.

7.4 Element Analysis: Staircase

The existing stair is of 1980s design and the design drawings for the staircase are in the owners collection of papers. The stair was designed by Design Cooperative Ltd of Manchester. It is principally constructed of timber with open risers and with steel dowels under the treads. The stair is typical of the period but it has been modified when moved to the living space at some point since first installation. The historic value is relatively low in the overall history of the property and it's replacement is deemed to have low heritage impact. Reinstating the stair in the approximate position before the 1980s refurbishment is deemed to be a positive alteration to the layout, as a historic point of reference and as a way to improve the circulation in the property. The floor structure to be cut and trimmed out to form the new stairwell all dates from the 1980s and is of no particular heritage value, being regular timber-work from the period.

The return of the double height living space to its originally proportions, without the staircase, is a further improvement to what might be considered the heritage value in the ambitious 1980s open plan design scheme.

7.5 Element Analysis: Repointing / re-rendering

The stonework has been re-pointed with an inappropriate cement strap pointing in the past and the proposals seek to repoint in a lime mortar, to prevent further damage to the sandstone. Many walls have been rendered with a cement based render, which is proposed to be removed and the condition beneath

7. Heritage Impact Assessment (continued)

investigated, prior to re-rendering with an insulating lime render. Exposing the stonework is unlikely to lead to an acceptable appearance, as numerous interventions in the 1980s works used materials such as blockwork (to raise the eaves) and concrete lintels. The proposals will enhance the building using appropriate, breathable materials and finishes, leading to a positive heritage impact.

7.7 Element Analysis: Internal alterations

The changes to the interior are limited when considered against the complete transformation of the interiors in the 1980s. The overall structure of masonry walls and timber posts are to be retained and repaired, with the majority of key open plan spaces also retained. The proposals seek to modernise the kitchen, bathroom and general decorative finishes which are of no particular significance or age as existing. The internal plasterwork has blown in places, and is likely to be a gypsum based plaster. Replacement in lime mortar will be better suited to the solid stone walls, allowing improved moisture control alongside breathable paints.

The internal doors are generally to be retained unless noted in the drawings. New extract vents are required to reduce excess moisture in the property but cast iron covers will be installed as an appropriate material for the historic walls.

New ceilings proposed in the ground floor are additive to the 1980s floor joists, and are considered to enhance the interior; by simplifying the background palette (i.e. the exposed timber joists and floor above) the space will give greater clarity to the key timber frame structure. The work also allows for cabling and plumbing to be hidden as well as improving sound insulation between floors.