
16 TOWNGATE, UPPERTHONG.

HERITAGE STATEMENT MARCH 2025

1.0 BACKGROUND

- 1.1 This application is seeking approval for the restoration and conversion of an existing outbuilding to a garden room / home office within the Upperthong Conservation Area
- 1.2 The outbuilding is to be restored and converted using local materials and traditional construction techniques.
- 1.3 The building is a small, traditional stone-built outbuilding, historically used for housing pigs. Constructed from local stone with a pitched stone slate roof, it features simple, functional openings, including a low doorway and a small window opening.
- 1.4 The structure is modest in scale, reflecting its original agricultural purpose, and exhibits weathered patina consistent with its age.
- 1.5 Positioned within a rural setting, the outbuilding contributes to the historic character of the landscape, offering insight into the area's traditional farming practices.

2.0 LOCATION

- 2.1 The proposal is not within the curtilage of a listed building but is within the Upperthong conservation area which has several listed buildings contained within it.
- 2.2 The application is among an established and well-developed residential area.
- 2.3 The local vernacular of properties within the conservation area is mixed comprising stone-built properties from circa 1800s and newer properties from the late 1900s and early 2000s.

3.0 ASSESSMENT OF IMPACT OF SIGNIFICANCE / HERITAGE IMPACT ASSESSMENT

- 3.1 The scheme retains the building's historic character, using traditional materials and design principles that maintain aesthetic harmony with the local vernacular
- 3.2 The proposed development has been designed in a traditional style with the use of locally sourced materials and sympathetic alteration.
- 3.3 The proposed development is of a "good design" and sympathetic to the appraisal sites heritage and that of the wider conservation area.
- 3.4 The proposed conversion will make a positive contribution to the heritage significance of the Upperthong Conservation Area by ensuring the long-term preservation and continued use of the outbuilding.
- 3.5 By sympathetically adapting the structure, the development reinforces the conservation area's distinctive rural charm, enhancing its historic environment while providing a sustainable future for the building.

4.0 JUSTIFICATION OF WORKS

- 4.1 The proposed conversion of the outbuilding into a garden room within the Upperthong Conservation Area has been designed to respect and enhance the historic character of the site.
- 4.2 We contend that the proposed restoration and conversion of the outbuilding maintains the fact that the outbuilding is subservient to the original property.
- 4.3 All alterations respect the traditional built fabric, materials, and local vernacular of the area.
- 4.4 The proposal seeks to maintain the outbuilding's original form while introducing sensitive improvements that will support its continued use without causing harm to the conservation area's significance.
- 4.5 By retaining key architectural features, using appropriate materials, and adhering to best conservation practices, the development aligns with both national and local heritage policies, including those set out in the Kirklees Local Plan and NPPF guidelines for conserving and enhancing the historic environment.
- 4.6 Overall, this scheme represents a sustainable and positive contribution to the site, ensuring the long-term preservation of the outbuilding while allowing for a functional adaptation that is in keeping with its historic setting.