Heritage Statement
(Heritage Survey Report, Schedule of Works & Heritage Impact Assessment)
Proposed Part Conversion of Fletcher House Farm, Lumb Lane, Huddersfield
Listed Building Consent
March 2025

Contents

Introduction

This Heritage Statement, with an incorporated Heritage Survey Report, Schedule of Works, and Heritage Impact Assessment (HIA), supports an application for full planning permission and listed building consent to convert a Grade II listed part-derelict farmhouse into a two-bedroom, two-storey residential dwelling at Fletcher House Farm, Lumb Lane, Huddersfield. The proposal aims to preserve and enhance the heritage asset through sensitive adaptation, ensuring its long-term viability while respecting its architectural and historical significance.

This document adheres to the latest planning guidance as set out in the National Planning Policy Framework (NPPF, December 2024), Historic England's guidance, including *Conservation Principles* (2008) and *Statements of Heritage Significance* (2019), and local planning policy as contained within the Kirklees Local Plan, the Housebuilders Design Guide SPD (2021), and House Extensions and Alterations SPD (2021).

A detailed on-site assessment, photographic documentation, and reference to the following technical drawings and specifications inform all conclusions:

07 - Proposed Drawings (Plans & Elevations)
08 - Proposed Sections
09 - Internal Works
10 – External Door Replacement
11 – External Window Replacements

Assessment of Significance

Overview and Context

Fletcher House Farm is a detached stone-built farmhouse in a rural landscape at the southern edge of Huddersfield. The farmstead lies within the Green Belt and retains strong legibility as a historic agricultural holding. While not located within a conservation area, it forms part of a landscape character area defined by rolling hills, stone-walled enclosures, and traditional farmsteads with substantial architectural and evidential heritage value.

Basic Information - Official Listing

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1134946
Date first listed: 29-Sep-1978
List Entry Name: FLETCHER HOUSE
Statutory Address 1: FLETCHER HOUSE, LUMB LANE

Location

Statutory Address: FLETCHER HOUSE, LUMB LANE
The building or site may lie within the boundary of more than one authority.
District: Kirklees (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SE1611513916

Details

LUMB LANE 1. 5113 (South Side) Almondbury SE 1613 49/54 Fletcher House II 2. C17, but after 1634, as on Senior's Map of Almondbury Parish, it is not shown, and the area is marked "Isaack Wormall's ffre Land." Timber-framed. 3½ bays. West end rubble. Centre hammer-dressed stone on ground floor, red brick on 1st floor. East end rubble on ground floor, red brick on 1st floor. The rear hammer is dressed in stone on the ground floor, and the tile is hung on the 1st floor—pitched stone slate roof. 2 storeys. The ground floor has one modern bay window, tripartite casement, and a 4-light stone mullioned casement. 1st floor has 4 casements (2 with chamfered surrounds) and two 2-light stone mullioned casements. The Rear has two 2-light stone mullioned casements on the 1st floor and one 3-light stone mullioned window on the ground floor. Massive king post trusses, arch-braced, with (in at least one case) studs parallel to the rafters.

Listing NGR: SE1611513916

Legacy System number:340203

Site Description

Fletcher House Farm is set within a distinctly rural and agricultural landscape, approached via a narrow lane (Lumb Lane) lined with mature hedgerows, drystone walls, and native trees. The approach gives a clear sense of arrival into a working historic farmstead. The immediate surroundings are verdant, undulating, and largely undeveloped, providing an appropriate and historically consistent setting for the heritage asset.

The entrance is defined by modest signage and a gated point which separates the access track from the public lane. The route is surfaced in compacted stone and tarmac with limited drainage provision visible, showing signs of rural wear.

Approach & Access

The approach to the farmstead is via a narrow, tree-lined lane that opens up to a gently sloped, gravel-surfaced entrance. Mature trees, hedgerows, and boundary stone walls flank the primary access, terminating in an open courtyard area fronting the principal Farmhouse. Signage for CCTV and vehicle control demarcates the entrance, suggesting some security or monitoring.

Layout and Yard Configuration

The farmstead is arranged in a loosely enclosed courtyard format:

- The Main Farmhouse sits at the head of the yard with an intense frontal elevation facing northeast, characterised by its traditional stone construction and slate roof.
- Outbuildings and barns of mixed stone, blockwork, timber, and corrugated metal surround the yard, forming a defined boundary to the site's operational core.
- A sizeable cylindrical metal grain silo and a range of portal frame agricultural buildings mark later 20th-century additions that reflect ongoing working use.

The hard standing around the buildings varies between stone flags, concrete, and rough-surfaced patches. There is evidence of historic livestock movement and water ingress or pooling near the silo base and around some of the buildings.

Boundary Treatments and Enclosure

DrystoneDrystone walling is a consistent and defining feature of the site and surrounding field network. To the north and west of the Farmhouse is a partly collapsed but historically laid drystone wall that encloses a small raised garden and yard space. Other boundaries consist of hedgerows and wire fencing associated with grazing management.

A mixture of mature deciduous trees, notably to the east and south of the approach lane, provide a natural screening effect from the broader landscape, contributing to the site's setting as a secluded rural complex.

Agricultural Structures and Landscape Context

Several outbuildings and sheds occupy the wider site footprint:

- Timber and metal sheds are used for machinery or feed storage.
- A detached low barn appears disused but maintains traditional stone walls.
- Cattle sheds, and pens constructed from concrete blockwork and corrugated steel show the site's evolving functional history.

Beyond the farm complex, the landscape opens into a broad valley with views across fields and woodland. The site's visibility from nearby public rights of way is moderate, with the farmstead appearing nestled within the landscape rather than prominently elevated.

Topography & Landscape

The surrounding terrain is mainly open and gently undulating, featuring expansive pasture fields used for grazing. Visible livestock, including horses, are within proximity to the farmstead. DrystoneDrystone walls and post-and-wire fencing divide the fields, maintaining a clear agricultural boundary across the broader estate.

From various points around the site, there are sweeping long-range views over the Colne Valley and surrounding countryside, including a clear line of sight toward the landmark Castle Hill (Victoria Tower)—a key historical feature that visually anchors the farm in the broader landscape context.

Vegetation & Natural Features

Mature deciduous trees line the southern boundary and entryway, with hedgerows to the east. A small stream or drainage ditch may be present, inferred from the surrounding topography and vegetation density. Vegetation encroachment is visible in parts, with ivy and moss growth on roofs and walls.

Built Structures & Farmstead Arrangement

The site itself comprises a clustered arrangement of traditional and modern agricultural buildings. The Grade II-listed stone farmhouse forms the central spine of the complex, flanked by outbuildings, barns, and sheds of varying construction—some coursed stone with pitched slate roofs and others clad in corrugated metal sheeting.

- A large barn with a modern steel-framed open frontage to the west.
- A circular concrete holding pen adjacent to a corrugated outbuilding indicates dairy or livestock handling practices.
- Ancillary stone barns and stables on the north-western edge of the courtyard.
- Mixed-material structures (blockwork, timber, and corrugated metal) form enclosed yards for livestock and machinery storage.

General Overview of Fletcher House Farm

The property is a traditional West Yorkshire farmstead comprising a primary farmhouse (of clear historical and architectural significance) with attached and surrounding agricultural outbuildings. The stone-built structures, coursed masonry, timber windows, and pitched slate roofs reflect vernacular 18th–19th-century construction styles typical of the Pennine rural landscape.

The heritage significance consists of an overall layout and retention of working farm structures, which provide a valuable record of historical agricultural practices in Yorkshire. The farmyard surface shows substantial wear, with visible erosion channels and historic circulation patterns.

<u>Key Architectural and Heritage Features Identified</u>

Primary Farmhouse - Coursed local stone with dressed stone quoins—distinctive stone mullioned windows with deeply recessed surrounds, likely original. The upper floor shows red/orange brick infill to the façade—likely a later 19th-century modification or partial rebuild. Central chimney stack in dressed stone—well-proportioned with twin flues and traditional pots—stone porch with heavy coping slabs and solid timber door—original or early 19th century. The use of ashlar blocks and rubble stone in various conditions shows movement cracks and bulging masonry, notably on the corner where downpipes meet. Downpipes are cast iron or black plastic; one is poorly aligned, and water runoff may undermine masonry.

Windows and Openings—There are a variety of traditional sash and casement timber windows, some with leaded glass. Mullioned stone surrounds appear intact but heavily stained. Sills and frames show extensive weathering and paint loss; one window is missing glazing and is secured with a grille.

Stone Door Surround—The central rear doorway retains an original dressed stone surround with a chamfered lintel and stone threshold. The jambs and lintel are well-weathered but structurally sound.

Rainwater Goods - old cast iron downpipes. Pipes are misaligned, disconnected at points, and leaking onto the wall face, exacerbating stone decay—no visible gutter brackets in some roof areas.

Aerial and Landscape Context - The building sits in a prominent landscape position, surrounded by open fields, stone boundary walls, and agricultural sheds. Outbuildings include a circular cattle yard or silo structure: corrugated metal roof barns and lean-to sheds in poor state. Traditional dry stone boundary walls define the edges of the site.

Roof Structure and Chimney Detailing—The main house roof is a traditional stone slate laid in diminishing courses—a vital heritage feature. The chimneys are structurally intact and retain their original form and stone construction. Secondary buildings have a mix of slate, corrugated metal, and sheet cladding, indicative of later agricultural adaptation.

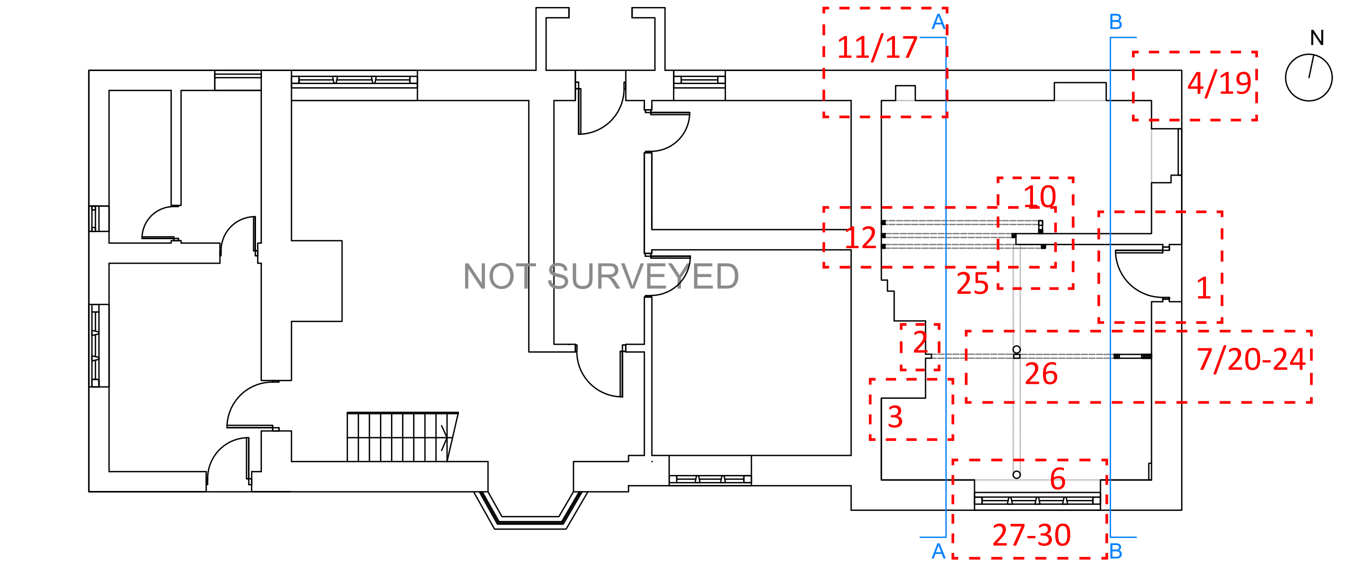
Garden, Yard and Threshold Details - Flagged stone steps, thresholds, and small retaining walls define entrances. Low-coursed rubble boundary walls appear original, but several have collapsed or been disturbed.

Tile-Hung Gables—The rear upper gable features tile-hung cladding, with a mix of plain and scalloped decorative edge tiles in red/brown clay. This is likely a 19th or early 20th-century enhancement or repair to disguise a timber-framed or altered elevation.

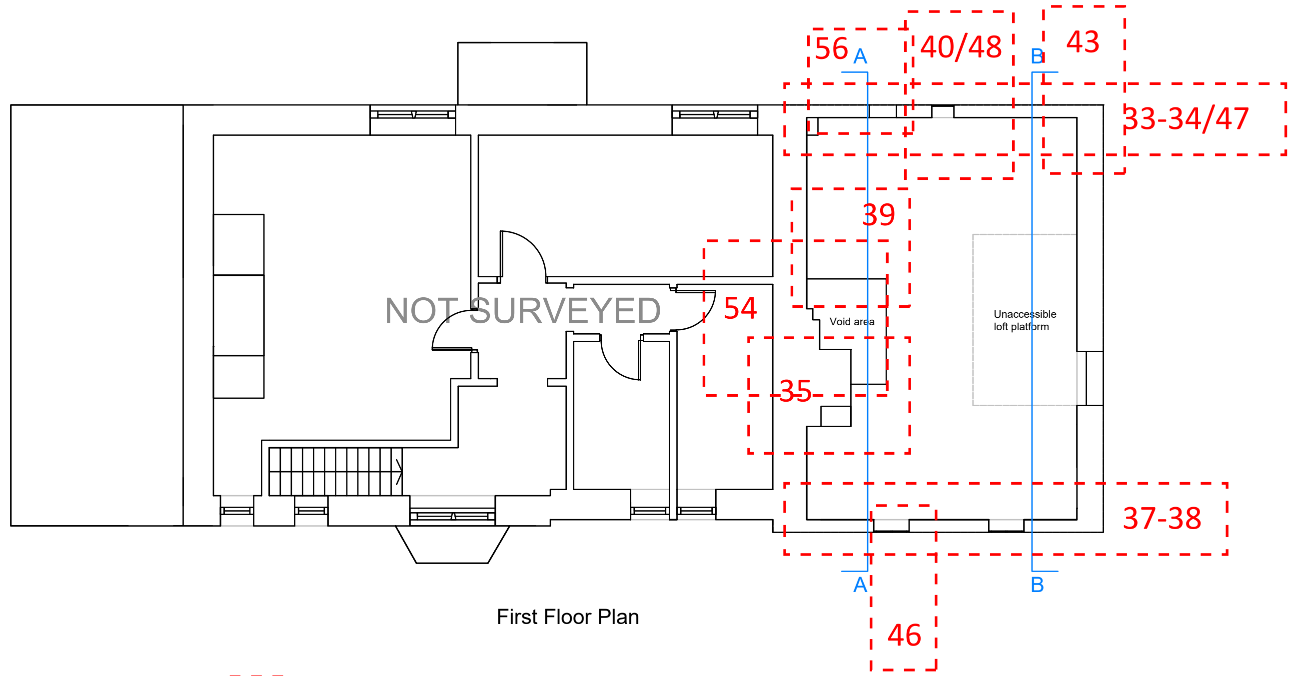
Stone Flags and Ground Levels—Entrance thresholds are constructed from large sandstone flags, some cracked, sunken, or displaced. Ground levels appear above the internal floor, especially where straw and organic matter have built up.

Additional Heritage and Conservation Notes - The brick infill panel and mismatched materials suggest incremental changes and vernacular evolution—typical in historic farmhouses. Stonework deterioration must be carefully stabilised using lime mortar and matching local stone, especially at the plinth level and around rainwater goods. The setting and relationship between the Farmhouse and outbuildings are integral to its listing value and must be preserved.

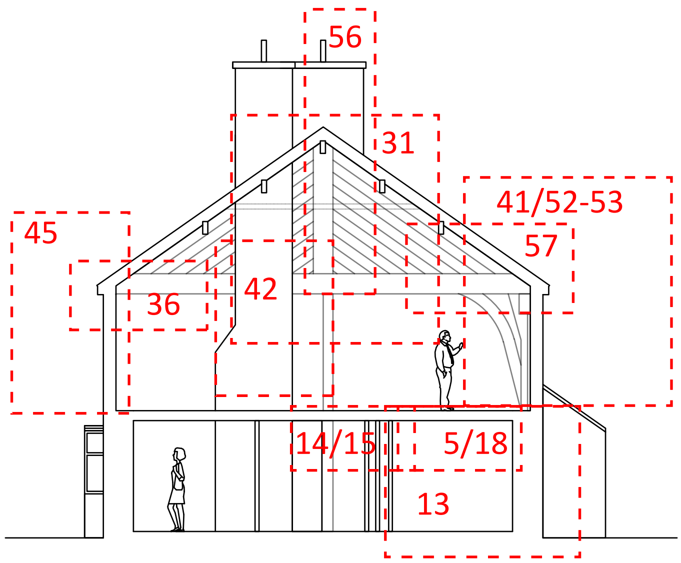
Existing Plans and Sections



Ground Floor Plan



First Floor Plan



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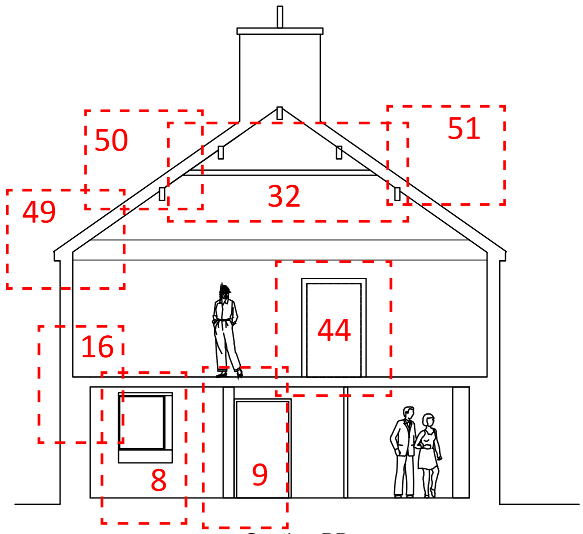

Section BB

Site Photos

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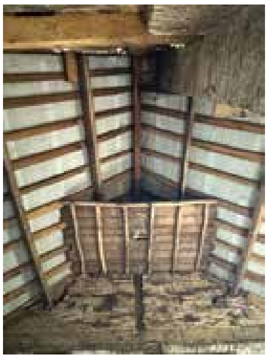
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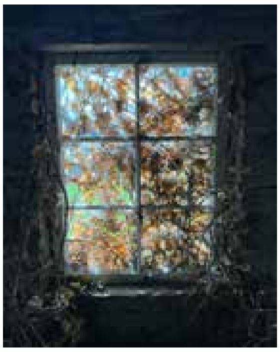
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Heritage Survey Report

Image 1

This image shows a deteriorated green metal door, ill-fitting in its frame, with apparent gaps at the base and to the sides. The paint is peeling and corroded, and the latch is a rudimentary padlock fix. The surrounding brick and stonework is crumbling, particularly at the lintel, where a large crack and separation are visible. The timber beam above is cracked and appears to have suffered prolonged water ingress, which is visible in the staining and rough surface texture. This insecure entry point may no longer provide adequate thermal or weather protection.

Image 2

A temporary timber ladder is leaned against a structural timber beam, beneath which a red steel support post has been inserted. This suggests a previous or ongoing structural failure in the timber frame. The wall shows several stages of historic repair, including infilled brick patches and render coatings, much of which are now failing. The bottom of the steel support is embedded in a dirt-covered floor, which is scattered with decaying organic matter. The overall condition indicates poor structural stability and years of neglect.

Image 3

The wall surface in this image is heavily deteriorated. Much of the lime plaster or paint has failed, exposing bricks beneath and what appears to be remnants of an older lath system. Dark staining suggests prolonged damp conditions, with potential black mould visible. The corner shows the separation between timber elements and the masonry wall, implying movement. Above, timber joists show a poor connection to the wall, with voids visible where infill has eroded or been dislodged.

Image 4

This corner reveals multiple masonry types — dressed stone, red brick, and patch-repaired render — suggesting a history of modifications or piecemeal repair. The painted wall surface is peeling heavily, and signs of historic limewash are visible beneath more modern coatings. Dampness is evident throughout, with salt efflorescence and staining indicating long-term water infiltration. The ceiling joists above are sagging, and their ends are not fully seated in the masonry.

Image 5

A close-up of ceiling timbers and joists shows substantial movement and decay. The timber ends are no longer tightly fitted into the masonry, and some areas show crumbling brick and voids where pointing has failed—staining and biological growth, particularly in the corners, consistent with moisture penetration. Joists exhibit notching and potential insect damage. The construction here appears unstable and needs urgent inspection.

Image 6

The image depicts a window opening with heavy stone surrounds and no intact glazing. Mesh has been fitted over the window, possibly as a temporary security measure. Below the window, the stone sill and wall are layered with dust, debris, and evidence of insect or animal activity. A rusting steel support column is present, possibly added to prop up a deflected beam. The wall's internal surface shows patch repairs, limewash remnants, and layers of degradation. The floor is dirty and uneven, with clear water staining in the corners.

Image 7

This image captures a different timber ladder fixed to the wall beneath a timber beam. The ladder and supporting frame are severely worn, and the wall surface is flaking away in large sections, exposing older render layers. The paint and plaster have deteriorated significantly, and black mould or soot staining is visible. The floor at the corner is stained and cracked. Above, electrical cables hang loosely and without protection — raising safety concerns if any residual service is live.

Image 8

The room shown has extensive surface damage. Plaster has come away from much of the wall, and bricks are discoloured and damp, especially near the base, where rising dampness appears to have taken hold. A small blocked-up fireplace or former window is visible on the left. The concrete floor is in poor condition, strewn with straw, cables, and debris. The ceiling has a series of exposed joists that are in poor repair, with some sagging under load. This room is one of the most decayed interior spaces.

Image 9

This image continues the previous room, showing more extensive water damage and structural makeshift solutions. A large timber brace has been bolted into the masonry wall, suggesting concern over lateral movement or structural failure. The bricks show clear signs of prolonged saturation and organic growth. The cable system appears disorganised and unsafe, with loose wires and unsupported lengths running across the ceiling area.

Image 10

Here, we see a wider angle of the transition between the two internal rooms. There's visible bowing in some ceiling timbers, particularly above the brick pier. The floor surface is cracked and deeply soiled. The partition wall appears to have shifted, and the brickwork at the bottom bulges slightly, possibly due to ground movement or saturation. The junction between beams and masonry is rough and irregular, and steel support columns have been inserted, indicating ongoing or historic structural failure. The entire area appears structurally unsound and hazardous for unprotected occupation.

Image 11

This is a former fireplace or niche, now filled with a mix of irregular stone and brick. The pointing is rough and degraded, and the surface is smeared with patchy lime or cement render. DarkDark damp stains on the stonework, especially toward the bottom, indicate long-term moisture issues. The structure of the infill is visually unstable and likely non-structural. The sill and immediate wall junctions are visibly eroded, with a loss of surface plaster and material integrity.

Image 12

Ample timber support has been retrofitted over an existing brick wall, with plywood gussets and nails suggesting a makeshift attempt at structural reinforcement. The surrounding brickwork is uneven and deteriorated, especially near the base, with moisture damage and mortar washout evidence. The timber frame appears functional but lacks proper finish or engineering finesse. The flooring is dusty and strewn with hay, and the room beyond shows continuing wall degradation and uneven settlement.

Image 13

The focus is on a large expanse of internal brick walls, heavily spalled and showing signs of prolonged exposure to dampness. The limewash or render is failing extensively across the wall surface. Vertical settlement cracks are visible, and the floor area is strewn with debris and organic matter. The junctions between the wall and ceiling are especially poor, with clear water penetration signs. The overall impression is of long-standing neglect, urgently needing repair and stabilisation.

Image 14

This is a closer view of ceiling beams and a new timber member inserted beneath them. The older joists and boards are heavily degraded, with irregular surfaces and softened edges. The added ply and softwood timber look recent but inadequately integrated into the original structure. The original beam shows signs of structural fatigue, and the jointing technique used is crude and temporary. There's an apparent lack of cohesion between the old and new materials.

Image 15

A joint between an old timber beam and new timber framing reveals a crude and potentially unsafe connection. The historic beam is visibly cracked and partially notched, while the newer timbers rely on simple brackets and plywood reinforcements. There is no apparent mechanical fixing at the load-bearing point, and dust, debris, and cobwebs indicate that the area is not maintained. Structural integrity here is questionable, especially under load.

Image 16

Severe degradation is visible at the wall and ceiling junction. The rubble wall has multiple areas of spalling stone and cracked render. Above, the timber joists show rot and damp damage. The infill between the beams has degraded, and cobwebs and organic debris are throughout. Sunlight through the window highlights surface inconsistencies, and a plan document on the window sill suggests ongoing or planned survey work. The overall feel is fragile and heavily deteriorated.

Image 17

This shows a small alcove or former window in the corner of a room, built from roughly finished stone and brick. The pointing is inconsistent and often absent, with heavy soiling and detritus in the void. The brick arch is cracked, and the plaster is failing around the wall surface. The lower brickwork is damp and shows signs of movement, while the stonework is fractured and discoloured from water exposure. The area likely needs consolidation or rebuilding.

Image 18

A corner detail reveals extensive wall failure. The whitewashed brick is heavily cracked and bulging in some places, particularly near the ceiling. A timber brace penetrates the wall but serves no structural function in its current condition. The top courses of brick are uneven, poorly bonded, and suggestive of past collapse or piecemeal repair. The adjoining stonework is crumbling, and the significant gaps between materials make this area highly vulnerable.

Image 19

The ceiling in this image consists of aged timber boards and joists, several of which are warped and sagging. The wall junction is ragged and cracked, and the corner masonry shows historic movement. The corner timber appears to have been wedged or blocked to stabilise the structure, but this is not a permanent or safe solution. Visible gaps between ceiling elements suggest loss of integrity and a high likelihood of ongoing deterioration.

Image 20

A wide vertical crack runs the height of the wall in the corner of this room, indicating differential settlement or structural movement. The junction between two different masonry types (stone and brick) is failing, with render flaking off and exposing historic repairs. The upper timber is cracked and pulling away slightly from the wall. There is also evidence of blocked-in former features, with a poorly infilled brick patch visible near the bottom. This area is structurally compromised and visually unstable.

Image 21

This image highlights the junction between the timber lintel and the surrounding masonry and render. The timber is in a state of decay, with clear evidence of surface delamination and past insect activity (possibly woodworm). The paint is flaking, and rust stains beneath, possibly from corroded embedded fixings. Gaps in the joinery also show structural movement or shrinkage over time.

Image 22

The image shows a heavily worn timber beam intersecting a post. The beam has deep splits and surface rot, especially towards its edge. A supporting vertical member appears hastily painted and possibly retrofitted. The decay and insect holes present suggest a compromised load-bearing capacity.

Image 23

Another timber-to-column junction, this time showing a wooden beam resting on a red-painted steel post. The timber appears roughly hewn and cracks at the edge, while the steel post is corroded and coated with cobwebs. The junction lacks a visible fixing plate, making the connection seem unstable or improvised.

Image 24

A close-up of a cracked timber joist end, poorly bearing into a whitewashed wall. There's a visible shim beneath, likely compensating for lost bearing depth or uneven settlement. This red flag for long-term structural deterioration suggests that the original support has failed or deteriorated.

Image 25

This image shows a bolted timber and plywood reinforcement added beneath an old timber beam. The newer ply reinforces an original, darker timber to provide additional strength. While this may have been a temporary stabilisation, the method appears crude and doesn't meet modern structural standards.

Image 26

This photo captures the base of two circular steel support posts at floor level. The posts are set into the concrete floor, surrounded by leaf litter and debris, indicating a lack of maintenance. Surface corrosion is significant, and no proper baseplates are visible, raising concerns about long-term stability and load distribution.

Image 27

This wide shot shows the entire window wall section, including one of the corroded steel posts supporting a timber beam. The masonry wall and window reveals are heavily weathered, with mortar loss and staining evident. The window mullions and frames are coated in dust and cobwebs, and there appears to be a general lack of structural integrity along this elevation.

Image 28

This view captures the underside of the roof beam above the window wall. Severe cracking, rot, and woodworm holes are visible along the timber's edge. Significant surface degradation, likely from prolonged moisture exposure and lack of ventilation, also exists, which could indicate deeper decay within the timber core.

Image 29

The central stone mullion between two windows shows heavy surface erosion. The lime plaster and paint are flaking off, and cobwebs dominate the junctions. The timber above also shows splintering and delamination. The window joinery is aged and likely no longer weather-tight, further exacerbating internal moisture issues.

Image 30

A close-up of a bottom window corner. The steel window guard is heavily rusted, and the internal sill is deteriorating, with signs of spalling and organic debris build-up. A visible build-up of dust and cobwebs suggests long-term neglect. This area is particularly vulnerable to water ingress.

Image 31

The exposed timber elements appear generally stable but show signs of minor age-related wear and past water ingress, especially where wood meets brickwork. The mortar joints in the brick wall have been repointed in places, though some areas remain weak and friable. Evidence of minor gaps between timber and brick may indicate historic movement or shrinkage. RepointRepoint brickwork using lime mortar and ensure all wall plate and beam interfaces are secured and weather-tight.

Image 32

The rafters and ridge beam appear original, with minor distortions and surface weathering. The roof underlay appears recently added or well-preserved. Gaps and daylight penetration between slates may suggest future risks of water ingress. Inspect the external roof covering above this area. Strengthen or sister weakened rafters, especially near the apex.

Image 33

A mix of historic timber panelling and stone/brick infill. The left-hand side shows a timber truss built into the masonry wall—significant dust and debris accumulation. The timber lintel above the window is worn, and some wall panels appear detached or bowed. Clean out loose debris, secure wall panels, and investigate the integrity of the window lintel.

Image 34

Heavy dust accumulation and large debris suggest long-term abandonment. The wall shows signs of water staining and old plaster delamination. The plaster is primarily lost. The wall's surface suggests prolonged damp conditions. Masonry is generally sound. Strip back degraded surfaces, repoint stonework, and prepare for a breathable internal finish.

Image 35

The stack is partially repointed with lime mortar and seems structurally sound but shows surface cracking and brick spalling. Cracks may be due to movement or thermal expansion over time. Monitor cracks for progression. Apply targeted repointing and minor brick repair where necessary.

Image 36

Mixed stone and timber construction with clear daylight visible through gaps. One rafter ends abruptly without evident support—loss of wall integrity in upper sections, likely cold bridging and air infiltration. Improve insulation between roof and wall, and ensure rafters are adequately supported and sealed.

Image 37

Basic timber shelving and cupboards show extensive dust, corrosion, and some decay. The presence of ivy and plants through the window indicates poor sealing. Damp and vegetation ingress are accelerating timber decay. Remove vegetation, replace window frames, and dispose of unsalvageable furnishings.

Image 38

Light streams in from a poorly sealed window. Timber beams above show signs of dampness and minor surface fungal staining. There is a possible roof leak above this area. Vegetation grows through window joints. Cut back external ivy, reseal the window, and treat timber for fungal growth.

Image 39

Extensive gaps and warping in timber floorboards. Several planks are detached or missing. It is unsafe to walk on in its current state: potential trip hazard and collapse risk. Floorboards will be removed, replaced, or reinstated with a structural floor system based on a full subfloor assessment (to be noted by the structural engineer's survey report).

Image 40

The original iron-framed window remains, but the sill and timber surrounding it are deteriorated. The wall structure is varied and shows a patchwork of materials. There is poor airtightness, water ingress, and structural cold spots. Carefully refurbish or replace the window, consolidate the timber, and finish the wall with a breathable lime render.

Image 41

Heavily weathered and decaying. The joint between the diagonal brace and vertical post shows surface degradation and signs of possible rot. The modern blockwork contrasts sharply with the original timber frame. Mortar looks fresh, indicating relatively recent intervention. Bonding seems sound. A red lattice vent or grill is attached possibly a later addition. Paint peeling and a build-up of grime/cobwebs indicate long-term neglect.

Image 42

The brickwork suffers from surface decay and mortar loss in multiple areas, particularly towards the base. Darkened patches may indicate water ingress. A visible crack runs down the chimney's face, which may suggest settlement or thermal movement. The makeshift ladder and surrounding dust/debris show that the space is not in use and is potentially hazardous.

Image 43

Newer rafters with what appears to be roofing underlay (breathable membrane) in decent condition. The timber is relatively clean and stable. The adjacent brick wall has been whitewashed; the finish is flaking and uneven, possibly hiding defects. The rafter-to-wall plate connection appears stable but aged.

Image 44

Bricked-in doorway with visible settlement cracking and deterioration. The render is crumbling along the reveal.

Image 45

The junction between the two walls shows signs of severe neglect. Timber insertions appear to have suffered long-term rot. Several bricks are spalling or dislodged. Vertical cracks could suggest structural movement. Heavy cobwebbing and debris imply that the space has been untouched for years.

Image 46

The glazing is primarily intact, but visibility is blocked by overgrown ivy or other climbing vegetation. The paint is deteriorated, and the timber joinery is weathered. Potential gaps at the perimeter could lead to drafts and water ingress. Natural light is significantly reduced due to obstruction.

Image 47

General internal decay is evident. The roof structure looks intact, but the floorboards are visibly warped, damaged, and, in places, unsafe. Cupboards are open, broken, or falling apart. Ivy intrusion is visible through the window and spreading across the internal space.

Image 48

It shows a single window with heavy cob webbing and dirt. Light entry is minimal, suggesting poor ventilation and likely damp conditions. The timber appears neglected and prone to further degradation without intervention.

Image 49

A close-up reveals layered degradation in the timber frame. There is evidence of infill failure and potential insect damage or fungal growth. The surface is cracked, bulging, and falling away. Lime-based materials were likely used initially, but they are now failing.

Image 50

Crude masonry repairs or alterations are seen where stone meets timber. Poor integration and lack of bonding may compromise stability. Irregular and poorly supported under the beam. Loose bricks suggest insufficient structural support or haphazard repairs.

Image 51

The junction of timber roof members with the stone wall shows significant irregularities and patching. The original coursed stonework was disrupted and supplemented with later brick infill. Mortar loss and stone displacement are visible. The timber beam embedded in the wall is heavily soiled and may suffer from insect damage or moisture ingress. The structural integrity of the wall at this joint appears compromised. Possible water penetration through the roof or wall leads to timber degradation. The unsympathetic brick infill may indicate prior failed repairs.

Image 52

Historic timber frame shows signs of extensive surface weathering, bleaching, and checking (splitting). The presence of a modern red crate attached to the beam is incongruous and may cause localised stress if loaded. The back wall has a mix of concrete block infill, contrasting poorly with the historic fabric—potential incompatibility between modern materials and historic timber, especially regarding breathability and moisture trapping. Evidence of past ad-hoc use/storage may have damaged internal finishes. There is likely the presence of rot at the base of the post, where dampness may accumulate.

Image 53

A large, curved timber brace intersects a wall composed of modern concrete blockwork. The timber brace exhibits surface degradation, flaking paint or limewash, and potential historical decay. Concrete blockwork is structurally sound but entirely unsympathetic to the vernacular style. Poor visual integration of blockwork with heritage timber frame. Potential differential movement or thermal performance issues between materials. Heavy staining suggests long-term exposure to moisture.

Image 54

Upper floorboards are heavily soiled, warped, and, in many places, missing or unsafe. A large opening with exposed wall faces and no guarding is a serious fall hazard. The substructure is visible through the void and shows deteriorated brick and limewash remnants—an immediate safety hazard from unprotected openings and fragile floorboards. Timber joists may be suffering from rot or overloading. There is a risk of collapse if occupied or accessed without reinforcement.

Image 55

The brick chimney appears intact mainly but has visible efflorescence and soot staining. Timber purlins and rafters surrounding it show darkening and surface damage. Gaps between brick and timber are loosely filled with expanding foam—an inappropriate material for heritage work. Expanding foam use suggests poor-quality recent repairs or temporary sealing. There is a potential fire hazard where the chimney interfaces with timber. Careful repointing, using breathable lime mortar, and removing non-traditional materials are needed.

Image 56

Original timber framing encloses a bay filled with timber laths, suggesting historic wattle-and-dab construction. Significant cobwebs, dust, and general degradation are visible. The structure is primarily intact but likely fragile and lacking protective render. If exposed to the elements or vibration, there is a risk of collapse or damage to infill panels. Conservation opportunity—this historic element should be retained/restored carefully.

Image 57

Heavily angled rafters and purlins show age-related wear but are still structurally coherent. An improvised timber block is wedged at a junction point—this is likely a crude bracing or load-spreader. A slate or tile underlay, which might be modern, is visible behind the rafters. The use of an unengineered block suggests prior failure or ad-hoc structural support. Check for insect infestation or decay around the junction. Given visible distortions, roof movement or spread should be monitored.

Schedule of Works

The proposed schedule of works will be included and incorporated into the Contractor's package for pricing and executing the works with suitable and relevant supervision and recording to ensure all identified historical elements are protected accordingly. Further detailed drawings will be prepared for construction works to incorporate the work identified in this document.

All items scheduled for removal must be responsibly disposed of following an approved Waste Management Plan. Items are to be salvaged and recycled where feasible, aligning with our sustainability commitment. Any historic features identified as significant imports must be photographically recorded and reused sympathetically in re-development or offered to a suitable archive repository.

It is of utmost importance that all due care is taken to preserve the integrity and fabric of retained elements while removing building elements identified in this document.

This is a key aspect of our preservation efforts and must always be adhered to. It is crucial that all operatives, primary and subcontractor, understand and respect the requirement and importance of preserving historic elements.

<u>General Conditions</u>

All works are to be carried out by best conservation practices and under the supervision of a suitably qualified conservation professional.

Before commencement, all operatives (including subcontractors) will be informed of the importance of preserving the listed fabric and historic elements.

A photographic and written record must be made before, during, and after any works affecting historic fabric.

Any item proposed for removal must be recorded, tagged, and stored for assessment by the conservation officer or project architect for potential reuse or archival.

A Waste Management Plan must be followed, emphasising reuse, recycling, and minimal landfill contribution.

Work is to be staged to allow structural integrity inspection and enable minimal intervention where possible.

Preliminary Stage: Preparation and Protection

1. Site Setup
    - Erect perimeter fencing, signage, and welfare facilities.
    - Establish protected access routes within the building to prevent damage to retained features.
    - Designate secure storage for salvaged materials.
2. Historic Fabric Recording
    - Undertake a detailed photographic and written survey of all internal features, including beams, joists, original doors, floorboards, wall finishes, and fireplaces.
    - Record conditions using grid-referenced plans and photography.
    - Tag and catalogue all items to be temporarily removed or salvaged.
3. Protection Measures
    - Install protective coverings on all retained floors, fireplaces, joinery, and decorative features.
    - Dust-proof sheeting is to be used to seal off unaffected spaces.
    - Fire safety measures are to be reviewed and updated.

Phase 1: Enabling and Strip-Out Works

4. Soft Strip of Modern Fixtures
    - Remove all non-original partitions, modern wall linings, vinyl finishes, PVC elements, foam sealants, and redundant services (including plastic pipework and modern electrical fittings).
    - Carefully lift modern floor finishes where applicable, exposing the original boarding beneath.
5. Salvage of Historical Materials
    - Carefully remove damaged historic doors, skirting boards, wide-plank flooring, or beams only where instructed and **retain them for repair and reinstallation**.
    - Store all reusable elements under cover, labelled and documented.
6. Temporary Structural Supports
    - Where timber floors or roof structures require intervention, install temporary propping systems per the structural engineer's direction.

Phase 2: Structural Timber Assessment & Repairs

7. Inspection and Report

- Conduct a detailed assessment of exposed roof timbers, joists, braces, and wall plates
- Engage a conservation-accredited timber specialist for decay or infestation reports.

8. Timber Repair Works

- Undertake repairs to original structural members using like-for-like seasoned oak or Douglas fir.
- Scarf jointing or resin repairs to decayed joist ends.
- Splicing of cracked or sagging beams.
- Avoid wholesale replacement wherever possible.

9. Installation of New Structural Members

- Install new oak floor joists to the structural engineer's specifications in areas requiring floor reconstitution.
- Where needed, install breathable floor base build-ups (limecrete and insulation).

Phase 3: Wall, Ceiling & Insulation Works

10. Wall Consolidation

- Rake out and repoint the stonework internally using **lime mortar**.
- Re-bed loose stones and remove inappropriate cementitious repairs.

11. Breathable Internal Insulation

- Fit 50mm wood fibre insulation boards to external walls with lime plaster finish as per detail.
- Maintain breathable build-up to prevent condensation and preserve stone walls.

12. Plaster Repairs

- Repair any retained lime plaster or lath-and-plaster walls using compatible materials.
- Replace inappropriate gypsum plaster with the three-coat lime system on timber laths.

Phase 4: Joinery & Window/Door Installation

13. Internal Doors

- Install FD30-rated heritage 4-panel solid timber doors.
- Intumescent fire and smoke seals
- Solid oak architraves and door thresholds
- Heritage brass mortice handles
- Rubber acoustic seals for soundproofing

14. Windows

- Replace modern windows with Heritage flush casement timber windows fitted with 12mm slimline double glazing.
- Paint external joinery with breathable microporous paints.
- Use KAWO Elastokitt sealants or putty to maintain reversibility.

15. External Doors

- Install solid oak traditionally panelled external doors with ironmongery and slim double glazing.
- All replacement joinery should match historic proportions and detail as closely as possible.

Phase 5: Fire Strategy & Stair Installation

16. Fire Door Compliance

- Ensure all door linings, thresholds, and surrounds meet FD30 standards.
- Apply intumescent paint or sealants to door frames as specified.

17. Staircase Construction

- Construct a new timber staircase:

  12 risers @ 200mm
  40mm going
  40° pitch
  Clear width = 900mm

- The staircase will use solid oak or pine with traditional newel and balustrade details.

Phase 6: Services & Fit-Out

18. Services Routing
    - Reintroduce electrical and plumbing services via voids or chases in non-historic partitions only.
    - Avoid damage to original floors, walls, or ceilings.
19. Heating System Installation
    - Locate boiler and associated services by layout.
    - Radiators are to be low-profile, keeping with the period interior.
20. Fixtures and Fittings
    - Install traditional ironmongery, light fittings, and skirting boards (chamfered with bead profile).
    - Refit salvaged floorboards and apply breathable finishes (e.g., natural oils or waxes).

Phase 7: Final Fix & Conservation Closeout

21. Cleaning & Snagging
    - Perform thorough clean down of all surfaces.
    - Review all elements against conservation specifications.
22. Reintegration of Salvaged Features
    - Reinstall repaired doors, floorboards, architraves, fireplace surrounds, and decorative elements.
23. Final Recording
    - Produce updated photographic records of completed works.
    - Annotated plans will be marked to show all retained, removed, or adapted features.

Significance of the Heritage Asset

Heritage significance is derived from a range of values as identified by Historic England's Conservation Principles:

Evidential Value

- The fabric of the building provides evidence of local building traditions, notably the use of hand-dressed sandstone, lime mortar, and timber framing.
- Surviving floor joists, roof structures, and partitioning methods indicate a phased evolution and structure adaptation.

Historical Value

- The building encapsulates the lifestyle of rural tenant farmers and smallholders of the 18th and 19th centuries.
- The relationship between the Farmhouse and ancillary buildings presents a coherent narrative of working agricultural life.

Aesthetic Value

- The building's pleasing proportions, carefully detailed openings, and authentic vernacular materials contribute to its visual appeal.
- Its embeddedness within the landscape enhances its architectural authenticity.

Communal Value

- Although privately owned, the building contributes to local memory and the collective understanding of Huddersfield's rural development.

Specific Significance of the Areas Affected

The proposal affects:

- Interior spaces: Rooms are subdivided, new insulation is installed, and missing features (e.g., staircases) are reinstated.
- External envelope: Repairs to walls, roofs, and openings; replacement of non-original doors and windows with historically appropriate alternatives.

These interventions target areas where historic fabric is missing, damaged, or at risk. The approach prioritises minimal intervention, reversibility, and faithful restoration using compatible materials.

Heritage Impact Assessment

Summary of Proposed Development

The proposal comprises part conversion of the Farmhouse into a two-bedroom, two-storey dwelling. The internal reconfiguration to re-establish functional living spaces. Insertion of a new timber staircase with traditional detailing. The replacement of deteriorated or missing windows and doors with conservation-grade joinery. Installing breathable insulation systems (wood fibre boards, limecrete floors). The structural and cosmetic repairs to walls, floors, and roof.

Degree of Harm

Feature	Nature of Intervention	Level of Harm	Mitigation / Benefit
Interior Layout	Subdivision and stair installation	Low	Follows traditional plan form; reinstates lost features
Windows	Replacement with timber heritage units	Positive	Enhances legibility; improves environmental performance
External Masonry	RepointingRepointing and local rebuilding	Positive	Removes damaging cement mortar; reinstates breathable limework.
Insulation	Breathable and reversible systems	Positive	Energy-efficient while preserving historic fabric
Roofing	Local repairs with reclaimed stone slate	Neutral/Positive	Retains authentic materials and form

The proposed works aim to minimise harm to the heritage significance of the internal Farmhouse. The existing derelict part of the Farmhouse that lacks historic value—will restore the building's original architectural integrity. The assessment concludes that this action will result in less than substantial harm, with low-level harm that does not seriously affect the significance of the designated heritage asset, allowing for the potential enhancement of the building's historical character. The new staircase and intermediate flooring construction is designed to be sensitive to the existing structure, incorporating traditional materials and construction techniques, thus mitigating the overall impact on the listed building.

Impact of New Buildings or Features

The new extension and staircase will enhance the building's usability while respecting its historical character. The proposed materials for the new features—such as heritage engineering bricks and traditional roofing—will ensure compatibility with the existing structure. The impact of these new elements is expected to be largely positive, promoting the building's longevity and usability without detracting from its historical significance.

Scale, Massing, Siting, and Layout

The proposed internal works are designed to be subordinate to the main building, ensuring that it does not dominate the historic structure. The internal layout is organised to facilitate access to the new flats while respecting the original architectural elements, ensuring that significant features remain undisturbed.

Design and Choice of Materials

The design approach focuses on compatibility with the existing building and its historical context. Using lime plastering for the internal works will enhance the building's visual cohesion. Attention to detail in the selection of materials ensures that the new features will blend seamlessly with the existing fabric, preserving the character of the listed building.

Parking, Infrastructure, and Utilities

The proposed part conversion of the Farmhouse considers parking and infrastructure requirements in a manner that minimises disruption to the listed building. Any necessary utility upgrades will be conducted carefully to protect the building's historic fabric. The plan includes strategies for integrating modern infrastructure without compromising the site's heritage value.

Overall Assessment

The proposed works are sympathetic, minimal, and reversible, avoiding the loss of historical material and ensuring that any new interventions are distinguishable yet respectful. The proposal preserves and enhances the significance of the building by the NPPF Paragraphs 206-208: Supporting viable uses of heritage assets. Also, Kirklees Local Plan Policy LP35: Safeguarding the significance of heritage assets. The Historic England Guidance encourages sustainable reuse and compatible design.

Policy Review

No harm to heritage significance. Paragraph 202 of the NPPF does not apply, and there will be preservation for the Council's duty under Section 66(1) of the 1990 Act. The proposed development will preserve the character and appearance of the Newmarket Conservation Area and those parts that contribute most to its significance. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be preserved.

Justification for the Proposed Works

Condition and Risk

The building is currently vacant and partially derelict. Issues include:

- Water ingress through compromised roofing
- Failed rainwater goods leading to masonry erosion
- Insect and fungal damage to structural timbers
- Missing floors and windows
- Loss of original stair and internal joinery

Without intervention, the building faces long-term decline and potential structural failure. Previous ad hoc repairs using inappropriate materials (e.g., cement mortar, expanding foam) have exacerbated decay.

Optimum Viable Use

The proposed residential use is considered the optimum viable use (OVU) of the building, satisfying Historic England's criteria:

- Compatible with the original function
- Minimal physical adaptation is required
- Offers financial sustainability for ongoing maintenance
- Enables meaningful engagement with the heritage asset

Public Benefits

Public benefits include:

- Preservation of a designated heritage asset
- Conservation-led construction training opportunities
- Contribution to housing needs
- Visual enhancement of rural landscape
- Reduced pressure on undeveloped land elsewhere

The proposal also supports net-zero goals by reusing embodied energy, sustainable materials, and high thermal performance.

Alternatives Considered

Three primary alternatives were assessed:

- Do nothing: Resulting in continued degradation and eventual loss
- Commercial use: Incompatible with rural access and scale
- Modern intervention: Risk of irreversible harm to fabric and setting

The proposed scheme is the least harmful and most beneficial route to secure the building's future.

Conclusion

This Heritage Impact Assessment has demonstrated that the proposed development is:

- By national and local planning policy
- Respectful of the building's historic character and setting
- Based on sound conservation principles
- Necessary for the asset's preservation

It proposes an adaptive reuse that honours the building's significance, ensures its survival, and contributes positively to the historic environment. Therefore, planning and listed building consent should be supported.

This Heritage Statement has established the significance of designated heritage assets affected by the proposals and assessed the impact of the proposals thereon. This concludes that there will be no harm to significance for the reasons set out previously in Chapter 5. There will be preservation for the Council's duty under Section 66(1) of the 1990 Act, and this finding has taken into consideration the form, massing, sensitive and informed choice of materiality and the overall heritage benefits brought about through the reuse and replacement of redundant and derelict building.

This assessment concludes that the proposal aligns with heritage conservation principles, maintaining a balance between modern functionality and historic preservation, and should be considered favourably for planning permission and listed building consent.

In conclusion, the scheme is considered informed and appropriate. The benefits in heritage terms alone outweigh any potential low-level harm identified through an increased massing on the site. The proposals should be looked on favourably and amount to an informed change that retains a sense of the listed building's history, does not diminish the significance of the listed buildings, and brings about a notable enhancement to landscaping. In addition, the existing derelict and unsafe ancillary structures, primarily within the site, will be replaced or renovated and reused, using appropriate materials that draw on essential characteristics of the conservation area and broader surroundings.