

Design and Access Statement

Proposal: Replacement of Existing Hidden Valley Gutter with Flexible GRP.

Property: 4 Marsh Hall Farm, Marsh Hall Lane, Thurstonland, HD4 6XB

Applicant: Mr Guy Denton

Date: 21st June 2025

1. Introduction

This Design and Access Statement is submitted in support of an application for listed building consent at 4 Marsh Hall Farm, Marsh Hall Lane, Thurstonland, HD4 6XB. The application proposes the replacement of a concealed lead valley gutter with a flexible GRP (Glass Reinforced Plastic) alternative in dark grey. The aim is to ensure continued water-tightness and long-term protection of the listed building.

2. Site Context

4 Marsh Hall Farm is a Grade II listed stone farmhouse located in the rural village of Thurstonland, West Yorkshire. The property is part of a traditional agricultural grouping with notable historic and architectural interest. The surrounding area is characterised by stone-built vernacular properties, dry stone walls, and open countryside.

3. Design Justification

The proposed works involve a like-for-like replacement in terms of form and function, but using more flexible and durable material in a non-visible location. The GRP material will replicate the form and function of the original lead valley gutter while being more resistant to leaks and weathering. The dark grey colour has been chosen to reflect the traditional appearance of lead.

There will be no change to the visible design, layout, or appearance of the building.

4. Access Considerations

Access to the building will not be altered as part of this proposal. The works relate solely to the concealed roof area, and all construction access will be via existing routes. There are no implications for inclusive access, as no changes to entrances, paths, or external surfaces are proposed.

5. Use

The building will remain in residential use, and the proposed works will ensure the continued habitability and structural integrity of the property by resolving ongoing water ingress issues.

6. Scale and Layout

The scale and layout of the building will remain unchanged. The works are confined to the internal roof structure and will not impact the external envelope or any public-facing elevation.

7. Appearance

The proposed GRP valley gutter will be completely hidden from view behind existing stone copings (which form a shallow parapet) and roof structures. There will be no visible change to the building's appearance.

8. Conclusion

This proposal represents a proportionate and necessary intervention to ensure the long-term preservation of a Grade II listed building. It has been designed with sensitivity to the historic character of the property and will have no adverse visual or physical impact. The use of modern materials in a concealed area is justified by their improved performance and durability.