

CLIENT:

Mr & Mrs B & R Hesmondhalgh

TITLE:

Planning & Heritage Statement

PROJECT:

Listed Building Consent for internal & external alterations.



DATE:

06.06.2025

REF:

307-25-R1

Rev. A

LOCATION:

**Oldfield House
Oldfield Road
Oldfield
Holmfirth
West Yorkshire
HD9 6RL**

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
24 Carr View Road
Hepworth
Holmfirth
West Yorkshire
HD9 1HX

07921 907 162
01484 520 764
info@hinch-architecture.co.uk
www.hinch-architecture.co.uk



1.0 INTRODUCTION

1.1 This application is submitted in support of a Listed Building Consent application for “Internal and External alterations to the existing Grade II Listed dwelling”.

1.2 The property is the applicants primary residence.

1.3 Oldfield House is Grade II Listed, partially within Oldfield Conservation Area and is located within the Greenbelt.

1.4 The proposals seek to preserve and enhance the existing property and ensure its ongoing maintenance to protect the Heritage asset for further generations.

2.0 Building Description

Oldfield House is rectangular in plan. There is a later two storey extension to the east. Both parts of the building have a pitched stone-tile roof. There are three chimney stacks, one at each end of the main block and one at the eastern end of the later extension.

Exterior

The principal elevation of the main block faces south onto a small garden, beyond which is Oldfield Road. The principal facade comprises three bays and is constructed in dressed ashlar blocks. The door is positioned centrally and has dressed ashlar jambs and lintel with a hood moulding above. The timber batten door is a later replacement, with a leaded fanlight above comprising 24 panes (8x3) of glass. Either side of the door are two windows with dressed ashlar sills, lintels and jambs. The windows themselves are later replacement sliding sashes comprising four panes (2x2) of glass. Between the ground and first floor is a projecting ashlar string course, which also forms the sill of the three upper floor windows. The windows are smaller than those on the ground floor but also have dressed ashlar sills, jambs and lintels. Above the windows is a moulded cornice which obscures the guttering. The elevation is finished by a quoined return on either side. The elevation is marked by shrapnel damage incurred when a World War II bomb landed in the front garden of the house. The window and door replacements date to this incident. The south facing elevation of the extension contains a single doorway and a weaver's cottage, mullioned window. The west facing elevation is simpler in style, constructed in smaller, coursed quarry faced stone blocks. The upper level of the elevation is obscured by concrete render. Discolouration indicates the position of the two chimney flues. The north elevation is constructed in coursed, quarry faced, stone blocks and includes several sets of weaver cottage style windows on the ground, first and second floor. These are fitted with timber framed windows a number of which include a casement awning. There is a door accessed via a series of steps at the west end of the main block, immediately adjacent to which is a blocked door with an inserted window, suggesting a previous internal division of space.



On the second floor is a blocked taking in door, evidenced by dressed ashlar jambs and lintels. The later extension includes a single doorway to access the ground floor and a further door to the basement, both with dressed ashlar jambs and lintels. Underneath the steps to both the extension and the main block is a dog kennel. Adjacent to the stairs to the extension is a small opening to the basement, perhaps indicating a former hen house. The east facing elevation contains a single window on the ground and first floor of the extension, with dressed stone sills, lintels and jambs. In the elevation of the main block is an inserted venetian window which intersects a former taking in door.

Interior

The central doorway in the south elevation is the principal access point to the building and opens into a small hallway. There is a staircase on the right-hand side with a square, timber newel post, with a decorative, wrought iron balustrade and moulded timber banister. The staircase has an open string and moulded treads. A plaster cornice runs around the top of the room and there are decorative architraves surrounding the internal doorways. The doors themselves are later, mid-century replacements. The 'dining room' is situated on the left. The fireplace niche survives. This has been rendered and a modern electric fireplace positioned but no mantel piece or surround survives. A glazed panel cupboard is situated in the alcove adjacent to the fireplace. There is a simple plaster cornice which surrounds the room. There are three types of skirting board which complete the room, suggesting these were replaced as and when needed. The 'lounge' is on the right-hand side of the building when entering from the hallway. This room has a modern woodburning stove, set into a fireplace with a dressed ashlar surround. The skirting appears to be mid-century and a high-level picture rail surrounds the room. To the rear of this room is the 'snug'. This room has a red brick fireplace with a modern wood burning stove. The fireplace lintel is stone and a moulded mantel piece is set a considerable height above the current opening. To the right of the fireplace is a panelled cupboard, with moulding matching that of the glazed cupboard in room G2. Built into the northern wall of this room is a small cupboard. The window immediately adjacent has a low sandstone sill, which has in part worn away. The former occupier of the house reported that the wear originated from farm workers sliding past the windowsill and the kitchen table when entering and leaving the kitchen. The room has timber ceiling beams painted black.

The small w/c & utility room is situated to the rear of the property between the kitchen and snug. This room retains evidence of the former external doorway and of the blocked internal door to the east. The kitchen is situated in the rear, western corner of the building. There is a small entrance way created by a studwork wall which enables access to the rear of the property. As in the snug, there are exposed ceiling beams painted black. A modern kitchen has been inserted into the room and a mullion removed to create a wider central window. The doors are later replacements. The architrave surrounding the doorway between the kitchen and dining room appears to be contemporary.

The annex kitchen is situated in the later extension to the east of the property. This is fitted out as a modern kitchen with a staircase for accessing the first floor situated against the western wall of the room.



The first floor landing area is accessed via the staircase. To either side of the landing are rooms Bedroom 1 and Bedroom 2. The house bathroom has been created through the insertion of a studwork wall at the southern end of the landing area. Bedrooms 1 & 2 are large rooms which follow the footprint of the rooms below but retain few features of historical or architectural interest. Access to the rear of the building is provided from the half landing of the stairs. A further opening which would have led to Bedroom 3 has been blocked but retains the decorative architrave seen elsewhere in the house. The difference in height between the rear and front of the property may suggest two phases of development. The rear of the property has been subdivided by studwork partitions into a series of rooms, although the division between the rear hallway and Bedroom 3 appears to be historic. There are few historic features within the rear of the property, with the exception of a fireplace in Bedroom 4 and the exposed ceiling beams which run length ways across the range. The rear staircase would require further investigation to establish whether it is original. From Bedroom 4 access to the eastern extension can be gained. The annex extension has been subdivided by studwork partitions into three rooms and includes a simple timber staircase. There are few historical architectural details of note within the extension, the exception being the architrave which surrounds the window in Bedroom 5, and the limited remains of an earlier skirting board. Access to the second floor is via the staircase to the rear. The second floor covers the rear of the building only, the rooms at the front of the building having additional ceiling height. The second floor comprises a single full-length space. The windows have simple architraves and a skirting board surrounds the room. The ceiling slopes/bows towards the rooms southern wall and there are three, narrow, exposed beams. It is thought the ceiling is a later insertion given its low height in comparison to the weaver's cottage windows. The room would have formerly required a higher ceiling if it was indeed accommodating looms for weaving. A staircase at the western end of the room provides access to the attic. The attic extends over the full footprint of the main house. The space has been partially boarded and there is an inserted venetian window at the eastern end of the room. The roof structure comprises several queen post trusses, which create a walkway down the centre of the space, with storage space either side. The building also contains a cellar. The cellar under the front of the property comprises two barrel vaulted rooms. There is evidence of a blocked light-well in the south wall of each room. These rooms contain original fixtures and fittings, including stone flagged floors, a stone butchery table, meat hooks and recessed cupboards. To the rear the ceiling of the cellar is propped by timber posts and comprises the floor joists and boards of the room above.

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 Oldfield House is Grade II Listed List Entry Number 1228414

3.2 The listing states the following;



“House, part of farm group. Mid C19. Hammer dressed stone, ashlar front (south-east). Stone slate roof. Gable copings. Two stone gable stacks. Two storeys to south-east. Three storeys to north-west. South-east elevation: symmetrical facade. Three bays. Moulded eaves cornice. Central doorway with fanlight and moulded canopy. Sash windows. North-west elevation: moulded stone brackets to gutter. Ground floor: 2 rear central doorways and one 4-light stone mullioned window to each side, the one to right with mullion removed. First floor: one 6-light and one 4-light stone mullioned window. Second floor: blocked loading door and three 3-light stone mullioned windows. Listing NGR: SE1363110446”

The listing description for Oldfield Farmhouse, details the building as mid-19th century in date and this corresponds with historic mapping evidence, which appears to suggest an early-mid 19th century date. A review of the fabric of the building suggests that the building may have undergone a substantial phase of re-organisation in the mid-19th century.

The rear of the property is characteristic of weaver's cottages with rows of mullioned lights, taking in doors on the upper floor and a simple undecorated style. This contrasts sharply with the front of the property with its elegant but simple Georgian style façade.

Internally the ceiling heights vary between the front and back of the property in relation to the first floor and there appears to be a clear division in space between the front and back of the property, only interrupted by the centrally positioned staircase. There is evidence which disputes the theory of two separate builds and instead suggests that the building may have been re-faced. This includes the lack of a straight joint in either the eastern or western elevation and the single pitch roof which covers both the front and the rear range.

Decorative elements such as the cupboards with a decorative architrave surround carried through from the front of the property to the rear of the property and the insertion of the venetian window in the attic, interrupting a former taking in door suggest a substantial programme of works to aggrandise the property at the time of the construction of the south-east façade.

The cellars also reflect two different phases with barrel vaulted rooms situated to the front of the property and cellars with timber supports and ceiling joists at the rear of the property.

The eastern extension appears to be a much later addition which draws inspiration from both the front and back of the property.

Internally the building has lost many historical fixtures and fittings, such as original fireplaces, architraves, skirtings, doors and windows. This was largely attributed to a period of renovation following the bomb damage caused during the Second World War. Many of the replacements were made with the limited materials available to the owner at the time.

The character of the building represents a harmonious blend of the polite and vernacular, and evidence of changes over time are evocative of historic uses and events. This is considered the principal contributor to the historic and architectural interest of this building. The building clearly shows a number of phases of construction/alteration undertaken to adapt the building to new requirements. Although the circulation and plan form has been altered, its basic structure is still legible, and further study has the potential to contribute towards a better understanding of how the building would have operated at various points in time.



Setting

The building fronts a small cottage garden, beyond which is Oldfield Road. To the rear of the property is a courtyard around which several farm buildings are situated including a double height barn to the west, a smaller two storey, cart shed to the east and a milking parlour/barn with possible evidence for weaver’s cottages to the north. Beyond this is a further courtyard, created by later buildings. To the south there is extensive agricultural land which overlooks the valley. The courtyard form and rural surroundings of the building contributes towards the historic interest of the building and demonstrates the wide variety of activities that took place at the site at various points in time.

The setting is considered to make a positive contribution to the heritage significance of the building.

Summary of Significance

Oldfield House is considered to possess a national heritage significance, deriving from:

- Its architectural interest, which makes a high contribution to its significance, as a building which expresses time depth and alteration through the variances in architectural style, with clear adoption of established aesthetics including the vernacular weaver’s cottage style of its north elevation and polite Georgian mansion style of its south elevation.
- Its historic interest, which makes a high contribution to its significance, in relation to the evolution of the West Yorkshire textile industry and the move away from cottage industries and smaller factories, alongside the development of agricultural practices.
- Its archaeological interest, which makes a medium contribution to its significance, deriving from evidence for the phased development of the structure and potential survival of evidence of its earlier forms of use. The contributions to significance made by the principal qualities of the site include:

HIGH	The design of the building and specifically any early fabric and fixtures that relate to Phases 1 and 2.
	The relationship of the front and rear of the building, which is indicative of a divisions and changes in status and functional areas within the building.
	The original arrangement of internal circulation, which although altered is still legible.
	Evidence of the building’s former use and the change in use of the property through time e.g, the former taking in doors, weavers cottages windows, the worn stone sill, cellars, the dog kennels and the potential opening for a hen house.
MODERATE	The Phase 3 extension situated to the east, which illustrates a further phase of construction and adaptation, but which has lost the majority of its original internal fixtures and fittings.
	The shrapnel markings across the elevation arising from the Second World War bomb.
LOW	The 20th Century studwork divisions and alterations
	The loss of historic fixtures and fittings



4.0 PROPOSALS AND JUSTIFICATION

The proposals have aimed to improve the current presentation of Oldfield House through retaining and repairing key elements and through the removal of features which currently detract from its appearance. It has been recognised that the principal (south) elevation is not only key to the heritage significance of the Listed Building but also to the special character of the Conservation Area. As such it has been proposed that where possible, original/early materials such as the chimney stacks and cast-iron gutters and downpipes are retained and repaired. It is also proposed that where inappropriate materials have been introduced, such as in the case of the upvc downpipes, these are to be replaced with more appropriate historic materials.

To ensure the conservation of the building it is proposed that this elevation will be repointed but it is not proposed that the shrapnel damage is repaired.

This damage, although mid-century in date, is an important part of the historic significance of the building and indicates the impact that world events had upon even remote rural residences. To this end it has also been proposed that the majority of windows will be retained, despite their mid-20th century date, with the exception of the later 20th century storm casements.

The rear elevation of the building is cluttered and has been affected by later blockings and the use of inappropriate materials such as upvc SVPs. Despite this, the rear north facing elevation is key to the significance of the building as it retains numerous weaver's cottage windows and is indicative of the previous semi-industrial nature of the building.

The proposals again aim to improve the current presentation of this elevation, through the removal and replacement of inappropriate materials, the removal of external wiring from across the elevation, the unblocking of former doorways and the reinstatement of a lost mullion form one of the ground floor weaver's cottage windows.

As is the case with the south facing elevation the cast iron guttering will be repaired where possible, upvc downpipes and SVPs will be replaced with cast iron and doors will be replaced and the stonework made good where necessary. This will substantially contribute towards the conservation of the building and better reveal and enhance the legibility of this elevation, thereby preserving heritage significance of the building.

As with the north and south elevations later upvc additions such as the vent and downpipes will be removed and replaced with cast iron, with the later storm casement windows replaced with flush casement windows in a mock sash style.

These alterations will improve the appearance of the building through the removal of clutter and ensure this elevation is in keeping with the enhanced south and north facing elevations.

In terms of the west elevation the oil tanker will be removed as will the concrete render which obscures the top of the gable. Removal of the tanker will enhance the appearance of this elevation through the removal of modern clutter whereas the removal of the concrete render will both enhance the appearance of the historic fabric but also remove a material which is damaging to the historic stonework.

Two new windows and a doorway will be inserted into this elevation, which will result in the loss of historic fabric and as such a slight negative impact, but it will not greatly affect the significance of the building as a whole.



Internally the building will remain a single residence, with the layout and subdivision of space remaining largely unaltered with the exception of enlarged opening between the proposed kitchen and dining room. This proposed opening will allow for a vastly improved layout for the current occupiers and will allow this space to be heated more efficiently. Whilst this enlarged opening results in removal of some of the historic fabric, the remaining reveals will allow this element to be read as an alteration to the property and still conveys the former separation of these two rooms that can be clearly identified. This element will demonstrate the need for the building to evolve to ensure its longevity and suitability as a family home.

On the ground floor it is proposed to remove all existing modern partitions which are currently considered negative features thereby enhancing the understanding of circulation through the building at different points in time.

There will be some alteration to plan form with a new openings inserted between the proposed lounge and snug with through fireplace and the blocking up of the door opening between the proposed living room and lounge.

This will result in the loss of some historic fabric and as such a slight negative effect and the alteration of the buildings plan form.

To mitigate the effect upon plan-form the new openings have been proposed in such a manner as to maintain some degree of separation and legibility between the rooms.

Between the proposed Living room and Lounge the original doorway will be retained but will be infilled centrally to allow the existing feature to be read.

In the case of the new openings between the proposed Lounge and annex Snug the opening will be situated adjacent to the centrally positioned fireplace which will be retained and will ensure a level of separation is retained between the two rooms. This opening will result in the loss of the staircase currently situated in the annex, however this is considered to date to the later additions of partitions to the first floor above.

A further opening will be inserted on the first floor between Bedroom 1 and what is currently a large bathroom. This opening will have a slight negative impact as a result of the removal of historic fabric and alteration of historic plan-form, however the opening has been situated in a non-conspicuous area of the house and the separation between the rear and the front of the property will remain evident through the drop in floor level from the front to the rear of the property. Further changes to plan-form on the first floor include the re-instatement of an opening from the stairs to what is currently a chamber off existing Bedroom 4. This is considered an enhancement, as it will re-instate a key circulation route, once again enabling easy access to the north-east corner of the building. Finally an opening will be inserted between the existing dwelling and annex addition. This will mirror the opening created between the corresponding rooms on the ground floor.

Once again, the insertion of an opening will be partially mitigated through retention of the central fireplace and grate which will ensure the two rooms remain readable as separate entities.

It is proposed that a number of modern partition walls will be removed or simplified on both the ground and first floors. This is considered an enhancement especially on the ground floor where partitions create a confusing relationship between all the rooms to the rear elevation and on the first floor where the modern partitions create a maze of rooms across the rear range.



Simplification of the plan from through the removal of modern partitions should enable a better understanding of the building and the original circulation through the building.

The second floor comprises a single room which runs the length of the former weaver's cottages. On this floor it has been proposed that the space is subdivided through the use of partitions and this is considered necessary to create a usable and occupiable space.

To mitigate the loss of plan form it has been proposed that the doorways between rooms are aligned, and the proposed bathroom has been set back, thereby creating a line of view the length of the floor when open so as to maintain the connection across the floor. The partitions have been carefully situated so as to not intersect the weaver's cottage windows. To enhance the second-floor space, it has also been proposed that the current ceiling is removed and the space opened up to the rafters.

The current ceiling is extremely low, particularly for a space that may have once housed looms, and as such it is considered that the removal of this ceiling is an enhancement which will better reveal the significance of the building.

In keeping with the conservation philosophy applied to the south elevation of the building, where architraves and skirtings have been replaced as a result of damage maintained during the Second World War these will be retained. Later material, such as the brick lined fireplace and wood burning stoves and modern bathrooms have been proposed for removal and replacement with modern fittings. This is not considered to affect the heritage significance of the building.

5.0 AGENT REQUEST

- 5.1 Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application

References;

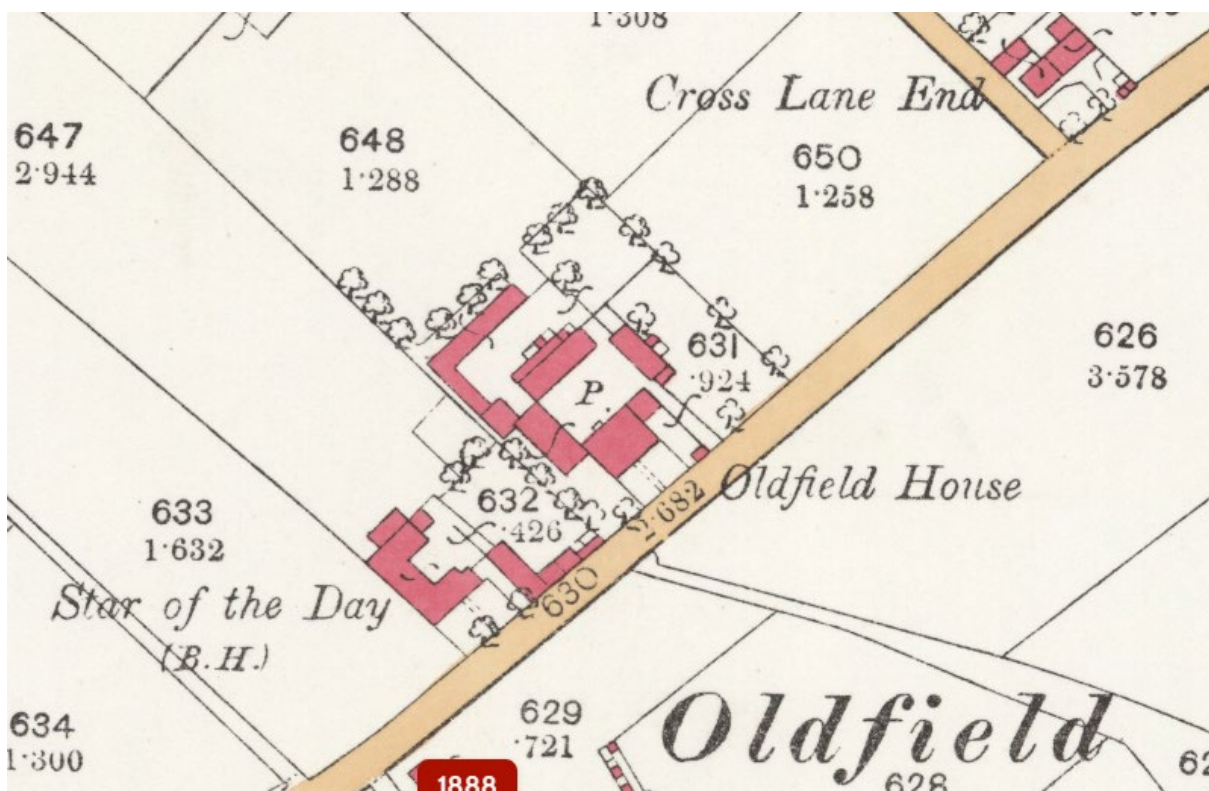
- The Jessop Consultancy – Document No. TJC2021.161
- Historic England Website



6.0 Historic Maps



1848



1888