

Design and Access Statement

Listed Building Consent Application – Removal of Internal Wall

Property Address: 31 Town Gate, Marsden, Kirklees, West Yorkshire

Listing Grade: Grade II

List Entry Number: 1224281

Applicant: Matt Arrowsmith

Date: 30 May 2025

1. Introduction

This Design and Access Statement supports an application for Listed Building Consent for the removal of a single internal wall within the Grade II listed building at 31 Town Gate, Marsden. The wall in question is of non-original stone construction, located on the ground floor, and appears to have been introduced post-construction, likely to serve a structural or partitioning function. The proposed works have been carefully considered to ensure the special architectural and historic interest of the building is preserved.

2. Description of the Building

31 Town Gate is a detached house dating from the late 18th to early 19th century. The building is constructed of hammer-dressed stone, partially rendered, with quoins and a pitched stone slate roof. It comprises two storeys and a basement, with notable features including:

- **South West Elevation:** Two 3-light stone mullioned windows on the ground floor and two 5-light stone mullioned windows on the first floor (each with two lights blocked).
 - **South East Elevation:** One 2-light stone mullioned window to each floor (one has the mullion removed).
 - **North West Elevation:** Ground floor doorway with deep lintel, stone surrounds, and tie-stones; later single light to the first floor.
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3. Description of Proposed Works

The proposal involves the removal of a single internal wall on the ground floor. This wall is constructed of stone and appears to have been added after the original construction, possibly during the 19th or 20th century. It is not bonded into the primary structure and sits directly on the original stone flag floor, serving as a partition wall, potentially added to offer some support or divide the space.

The removal will be carried out with care to retain the original stone flags beneath and to ensure no impact on the structural integrity of the listed fabric. If needed, appropriate structural measures will be taken, subject to further assessment by a conservation-accredited structural engineer.

4. Justification for the Proposal

- **Non-original Fabric:** The wall is not original to the building and is not referenced in the listing description. Its construction directly atop the stone floor and lack of integration with surrounding walls suggest it is of limited significance.
- **Improved Layout and Use:** Removing the wall will improve the functionality and flow of the ground floor, creating a more usable and historically open plan, consistent with the likely original layout of the space.
- **Minimal Heritage Impact:** As the wall is not of special architectural or historic interest, its removal will not result in harm to the significance of the building. The original flooring and historic fabric around the wall will be preserved and protected during the works.
- **Reversibility and Respect for Heritage:** The work will be carried out using methods that are as non-invasive and reversible as possible, with careful recording of the intervention and photographic documentation before and after.

5. Impact Assessment

The proposal will have no detrimental impact on the character or special interest of the listed building. On the contrary, it may enhance the appreciation of the building's historic spatial qualities by removing a later insertion and revealing more of the original floorplan.

Appropriate temporary support and careful removal methods will be employed. A conservation-accredited structural engineer will be consulted to ensure the removal does not compromise the stability of the surrounding structure.

The works comply with:

- *The Planning (Listed Buildings and Conservation Areas) Act 1990*
- *National Planning Policy Framework (NPPF)* – conserving and enhancing the historic environment
- Relevant Kirklees Council planning and conservation policies

6. Access Considerations

The works are wholly internal and do not involve any alterations to entrances, circulation routes, or accessibility provisions within the building. There is no impact on external access or use.

7. Conclusion

The proposed removal of the non-original internal stone wall has been carefully considered to preserve and, where possible, enhance the historic integrity of the listed building. The wall is of no intrinsic historic value, and its removal will allow for a more open and historically appropriate ground floor layout. With careful execution and appropriate oversight, the proposal will not harm the heritage significance of the building.

We respectfully request that Listed Building Consent be granted.

