DESIGN & HERITAGE STATEMENT

PROJECT TITLE

Application for new window openings, rear balcony & internal alterations throughout

at **Hollins Farm, Chain Road, Slaithwaite, Huddersfield, HD7 5TY**

JOB NUMBER

2412

CLIENT

Noreen Sheikh-Latif

DATE

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Prepared By:

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1. **Existing use of site**

1.1. Existing stone built property comprising of barn and farmhouse

1.2. Building is detached

1.3. Property is grade 2 listed with listing entry number 1276260 and first listed 11th July 1985

1.4. The property is located in the Kirklees District at grid reference SE0777712259

1.5. The List entry name is recorded as 'HOLLINS'

2. **Reasons for Listed Designation**

2.1. C18 house and barn. House - rendered. Barn - coursed rubble and hammer dressed stone. Quoins. Pitched stone slate roof. Coped gables. Footstones to house. Two storeys. East elevation has: Ground floor; one 5-light stone mullioned window (recessed).. First floor; two 3-light stone mullioned windows. North gable has: Entrance in modern porch. West elevation is back to earth Barn; Part rebuilt with hammer dressed stone. East elevation has: Large doorway with semi-circular arched head (part blocked). Entrance with stone surround. One single light window. West elevation has: Three single openings at high level.

3. **Site History**

3.1. Hollins Farm on Chain Road in Holt Head is a historic property with origins dating back to at least the 17th century, with its current structures largely appearing to be from the 19th century. The site, also known as Lower Hollins, was already established by 1828 and shows evidence of multiple construction phases. Historically, its residents have been involved in various occupations, including the wool trade, not just farming. The farmhouse and its barn are notable for their historic character and were officially listed by Historic England.

3.2. Origins: The property's origins date back to the 17th century, with a building fabric that indicates several phases of construction.

3.3. Establishment: By 1828, Hollins was clearly well-established, as shown on a map by Greenwood.

3.4. Architecture: The 19th-century farm dwellings and barn at Lower Hollins are a key feature, and the similarity between the Lower and Upper Hollins properties suggests they were built by the same builder.

3.5. Occupations: Census records from 1841 show that residents were not exclusively farmers; many were involved in the wool trade, while two were stone masons.

4. **Property Details**

4.1. MATERIALS: Hammer dressed stone & stone slate

4.2. PLAN: Property is a roughly L-shaped building comprising of an adjoining barn and farmhouse

4.3. SITE: The site is accessed off Chain road, via a shared driveway, leading a private gated entrance. A long driveway then leads to the farmhouse, whilst passing a stone built, single storey outbuilding on the right. The property enjoys open views across the valley to the East

4.4. INTERNAL LAYOUT: Entrance door on the north facing elevation leads into a porch and wc. An opening leads into the lounge with open fire place and door opening through into the kitchen / dining room with a raised floor level and very low ceiling and open fire place. The staircase also leads from the kitchen to upper floors. The first floor consists of a large landing, with three staircases leading to the second floor. Leading off the landing are two bedrooms, one with ensuite. Two central rooms are unfinished and unused, being originally intended as bathroom and a second ensuite. There are double doors at the rear of the landing, forming a juliet balcony. The second floor comprises of two bedrooms, with one bedroom accessed via one staircase and the other accessed via two staircases.

5. Proposal

5.1. The proposals are for the refurbishment of the existing building, by carrying out minor alterations to the external appearance and amending the internal layout and upgrading the overall internal fabric of the building to be more energy efficient and provide a modern, family home.

5.2. Proposed new external entrance door at ground floor level and two new window openings at first floor level, on front elevation (East facing).

5.3. Amendment to existing external double doors at first floor level, providing access to proposed new galvanised metal balcony and external steps down to garden on rear elevation (West Facing)

5.4. New window opening on West facing elevation to serve proposed utility

5.5. Additional conservation specification velux windows on East facing elevation

5.6. The ground floor layout consists of a proposed new entrance providing access to an entrance hall and stairwell (building regulations compliant) leading off to the lounge to the left and kitchen / dining room to the right. The existing main entrance then becoming the side entrance

5.7. The first floor layout retains the existing bedrooms, with a proposed family bathroom, additional en-suite and dressing room. The existing second bedroom with ensuite are to be retained as existing.

5.8. One of the staircases to the second floor is to be removed and two staircases retained. The two bedrooms are to be retained, with the addition of a ensuite to one. New conservation specification velux windows are proposed to these rooms, to provide much needed light and ventilation.

6. Evaluation

6.1. The external changes are minimal and overall do not detract from the existing aesthetic of the heritage asset.

6.2. The proposed balcony does not form part of a principle elevation, nor is it located in a prominent location.

6.3. The materials to be used will match the existing, with the proposed balcony constructed in galvanised metal finished in black to match the rain water gutters and downpipes.

7. **Planning Policy**

7.1. NPPF 2019 paragraph 196 states:

'….*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use…'*

The proposal does not harm the asset, nor does it detract from heritage asset

Furthermore paragraph 202 states:

'….*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies....'*

Kirklees Local Plan Feb 2019 paragraph 14.13 states:

'….Some historic assets are less sensitive to change than others and can be altered without damaging their significance. Alterations and extensions to historic buildings should in the main make use of traditional materials and craftsmanship. However, in some cases, where there is less significance, modern innovative design should not be disregarded….'

The proposed changes will not damage its significance.

8. **Flood Risk**

8.1. The site is not located in a flood zone, therefore no flood risk assessment is required.

8.2. Flood risk is irrelevant to the proposals

9. **Conclusion**

9.1. It is not considered the proposals are inappropriate development based on the information above and will not cause substantial harm to a heritage asset.

End of Report