

Heritage Statement

White Lee Farm, White Lea, Manchester Road, Marsden, Huddersfield, HD7 6NJ

White Lee Farm is a Grade II listed former farm building situated off Manchester Road within Marsden. The site is located within the designated Green Belt area under Kirklees Local Plan, but does not fall within a Conservation Area.



Historic England listing image dated 12/05/2001

The property dates back to 1769 however the property did not receive its listed building status until 11/07/1985.

Listing details below:

“SE 01 SW MANCHESTER ROAD Marsden 4/302 Whitelea Farmhouse -

- II

1769 (datestone) with later alterations. Farmhouse. Coursed narrow, hammer dressed stone with large quoins in millstone grit. Pitched blue slate roof, with tiled ridge. Rendered brick chimney. 2 storeys. East elevation has: Ground floor; Door has deep millstone grit lintel with inscription IB 1769, stone jambs with large tie-stones. One 2-light double chamfered stone mullioned window (mullion removed). First floor; Later windows with stone surrounds and modern casements. North gable: Lower ground



level; One 3-light recessed chamfered stone mullioned window (2 lights blocked). Stone carved face over doorway. West elevation has: Ground floor; One 4-light double chamfered stone mullioned window (2 mullions removed); one 5-light double chamfered stone mullioned window (2 mullions removed). First floor; Two 4-light chamfered stone mullioned windows (2 mullions removed from each).

Listing NGR: SE0327511935”



Aerial view of the property following garden and parking alterations

The property has undergone a significant renovation in the last 20 years but does retain many of its character features and listed status qualities.

In 2017, planning approval was obtained to change the use of the surrounding pastures to a domestic garden, along with alterations to an existing access track to a field for the formation of two parking spaces.

Although there is now sufficient space for two cars to park at the property, the size of the parking area does not accommodate space for a turning area.

The proprietors are then faced with two options, either:

- reverse from Manchester Road down the narrow access track to their parking space. This ensures they are then facing forward upon entering Manchester Road from their property
- or
- drive down the narrow access track which would in them having to reverse up the aforementioned access track, and entering Manchester Road from the rear



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View of the narrow access track that serves the parking area

Neither option is suitable or safe for the proprietors and other road users. Rule 201 of the Highway Code discourages drivers from reversing into a main road from a side road yet manoeuvring their vehicle into a position whereby they can reverse down to the parking space poses its own safety risks.

It's important to note that the stretch of Manchester Road where White Lee Farm is situated is a national speed limit road.



Google Map image showing national speed limit signage upon entering the road towards White Lee Farm



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Our proposal seeks an extension to the existing parking area to accommodate a turning area and a further two car parking spaces to allow for visitors. The proposed materials will be in keeping, to compliment the appearance of the property and surrounding curtilage wand to not cause impact to the heritage asset.



Proposed site layout

Given that the property has already undergone substantial renovation works and that previous applications parking and garden alterations were approved, we trust that the Local Planning Authority and Conservation Team will support this application. It is considered that both departments will reach the same conclusion as ourselves, that the safety considerations along with the need for adequate parking and suitable turning facilities outweigh any minor alterations to the listed building and its setting.

We consider that this proposal will have no detrimental impact on its historic or heritage significance.

We trust that this statement provides sufficient rationale for the proposal and welcome any comments from the Local Planning Authority in order for a positive outcome can be agreed.



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