

Design, Access & Heritage Statement

Project: Beech Farm House Installation of Wood Burning Stove and External Flue

1.0 Introduction

This statement supports a listed building consent application for the installation of a woodburning stove within the lounge at Beech Farm House, together with an external metal flue on the gable end wall.

2.0 Project Location

Beech Farm House is located to the east of the centre of Farnley Tyas, off Manor Road, approximately 2.5 miles southeast of Huddersfield town centre. The building lies within a Conservation Area but is not within the Green Belt. The farmhouse is a Grade II listed building.

3.0 Site History

The farmhouse and attached barn underwent extensive renovation and conversion works in 2016, including structural repairs, internal alterations, and the addition of a rear extension. Currently work is in progress for the conversion of the garage to form a living room and convert the games room to form a bedroom under planning application 2023/90799. The wood burning stove is to be located in the new lounge,

4.0 Design / Heritage

4.1 Requirements / Brief

The homeowner wishes to enhance the comfort and usability of the lounge by installing a woodburning stove.

4.2 Existing

Beech Farm House is constructed from natural stone with stone slate roofing, cast iron rainwater goods, and timber windows. The lounge is located within the former garage area,

4.3 Proposals and Justification

The proposal consists of installing a woodburning stove against the gable end wall, forming a new flue penetration, and installing a black metal external flue positioned 800 mm from the rear wall and extending 1m above the eaves/ridge line. The works are minimal, reversible, and affect no historic fabric.

4.4 Materials

Woodburning stove: cast iron or steel. External flue: matt black metal. Internal finishes: making good around the flue penetration.

5.0 Access

Access to the site and property remains unchanged.

6.0 Planning Policy

The proposal aligns with the NPPF and Kirklees Local Plan, preserving the significance of the listed building and Conservation Area.

7.0 Conclusion

The proposed works are low impact, reversible, and preserve the buildings historic significance while enhancing comfort and sustainability.