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ARCHITECTS & INTERIOR DESIGNERS

Heritage Statement

Project: New Detached Dwelling with converted Barn to form ancillary Leisure Suite, off Manor Avenue

Land adjacent to:
Headfield Barn, Caledonian Road, Savile Town, WF12 9NU

Date: February 2026

Job No. 3637

Rev A.

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This Statement must be read in conjunction with the full planning application documents and drawings. Illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

1. Design

1.01 Context

The application site is split into two parts the first is a barn and collection of farm buildings at Headfield Barn in Savile Town, around one mile south of Dewsbury. The buildings, which are Grade II Listed, are currently in a dilapidated, almost derelict state with their stone slate roofs compromised in due to theft.



High level view of the Headfield Barn building collection from the South East

The three buildings, arranged to form a courtyard, may at first glance appear to be of one period. On closer inspection however, they reveal three distinct characters. The collection of buildings is anchored by a stone barn, with a dilapidated roof that is now somewhat degraded. The barn is estimated to date from around the 1750s, but its overall appearance has been tarnished by several insensitive alterations over the years, most markedly in the form of a brick façade which at some point replaced that of original stone.

The addition of a single storey outbuilding in the late eighteenth of early nineteenth century further detracts from the original building as it partially obscures the feature arched cart entry in the North West corner of the building collection. This building now has a mono-pitch roof, but it seems probable that this was originally pitched.



View of the barn with arched cart entry & Eighteenth Century addition

The third building in the collection dates from the late nineteenth century and is also of stone with a stone slate roof, and has two storeys. The openings on its eastern façade closest to the barn include three arched entrances that have been blocked up with brick and concrete blockwork, and two square openings at first floor level. There is also a series of openings at the southern end of this façade of slightly odd proportions. The lintels and cills of these openings vary from the others suggesting that they may have been formed at a later date.



View of the late Nineteenth Century farm building



Elevated View of the late Nineteenth Century farm building

Collections of buildings of this period and character, whilst perhaps not common-place, are certainly more prevalent in the valleys and villages in the south of Kirklees where their surroundings are more rural. Although the buildings hint at the rural past of Savile Town, the setting in which they find themselves today is unequivocally suburban. There is little visual continuity along Caledonian road with a variety of detached and semi-detached houses and bungalows in brick, stone, artificial stone and render.

The second part of the application site is the corner/end plot of a previously approved application ref: 2010/70/92630/E2 which had approval for 2 semi-detached dwellings (ref SD09 & SD10).

1.02 Listing

The barn itself is listed Grade II, Listing Entry 1313655. It is a former agricultural stone barn to what was formerly Headfield Farm, which ceased to exist long ago.

Probably circa 1753. Deeply coursed stone. Quoins. Stone slate roof with chamfered gable copings on cut kneelers with finial to apex. Main elevation is partly of later brickwork. Segmental headed cart entry is part obscured by a late C18 or early C19 altered addition to the right which now has mono-pitch roof. To left is a late C19, pitched roofed, stone addition with 3 arched entrances. At the rear of the barn is another segmental-headed cart entry, part blocked. In gable end is a later central window, now blocked, with deep triangular lintel.

1.03 Recent Past

In early 2024 the listed building recently received a notice from Kirklees Building Control and Conservation to part demolish and make safe the building as the gable and part of the eaves were in a dangerous state. The buildings lead flashings and roof slates had been stolen to the South side of the main barn leaving the disproportionate weight on the North side which had caused the walls to start to bow in the North Side. This resulted in the intervention of the council. Kirklees asked the applicant to document this and submit a retrospective Listed Building Application for the works carried out to make this safe and then come forward with a solution when a scheme was ready.

During discussion with Conservation Design, they agreed there was reasonable justification to remove the single storey mono pitch C19 addition subject to conditions, see the attached email correspondence in the attached appendix. This application is

the solution to reinstate the remained building to a modern day use that preserves its future.

1.04 Amount

The application site has an area of 1650 sq. m (0.16 ha).

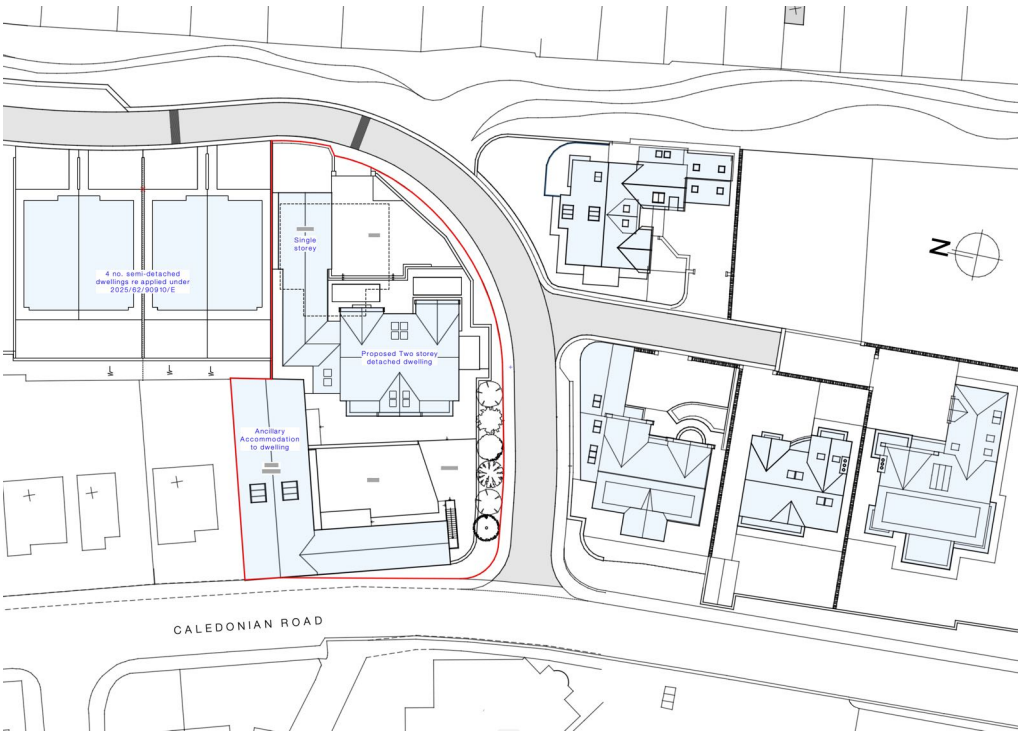
The proposed dwelling has a ground floor area of 282m^2, a first floor area of 173m^2 and a second floor area of 68m^2 totalling 523m^2 with a garage area of 58m^2. The semi-detached scheme under application no. 2010/92630 it replaces had an approved floor area of 390m^2 (195m^2 per unit), though the plot was a lot smaller than this merged scheme with the Headfield Barn site.

The existing outbuildings have a total floor area of 386 sq. m, of which 307 sq. m is at ground floor level and 79 sq. m is at first floor level.

The single storey 'wing' to be demolished has a floor area of 89m^2.

1.05 Proposal

The new detached dwelling is proposed in place to the pair of semi-detached dwellings approved under application (Formerly SD09 & SD10) approved under original application 2010/70/92630/E2.



Site Plan highlighting both built and approved large detached dwellings due South of the application site.

The applicant has spent many years searching for an end user for the barn to no avail, with few willing to take on the listed building due to the size of the task of restoration with due to limited end gain of floor space. The use of this as an ancillary building to a larger, better proportioned new dwelling is a more appealing proposition and ensure the Listed building has a modern future use and purpose that will see it restored in the manner it deserves.



Illustrative View of the proposed main entrance to dwelling

The applicant is seeking to combine the listed building site and the site of the approved semi-detached dwellings to make 1 plot for a detached dwelling with ancillary accommodation for this dwelling in the listed building, which makes use of the site of the listed building with an end use that will preserve its future. The refurbished farm buildings will appear as close to their original condition as possible with the proposed changes and additions enhancing, rather than detracting from their character and appearance. The existing collection of buildings has been much abused over the years with many former openings being crudely infilled with bricks and concrete. Perhaps the most obvious degradation to their character was the replacement of the original stone South East façade of the main barn with brickwork.

The proposals seek to make amends for this insensitive alteration by reinstating a stone façade. But rather than simply replacing the brickwork with natural stone and punctuating it with domestic scale openings, the opportunity has been taken to form a large opening in the elevation with a glazed screen open to the courtyard seen in the image below. The removal of the single-storey addition with the out of character mono-pitch roof is proposed to open up the stone arch, but is seen a minor intervention to ensure the preservation of the main 2 buildings for future generations.

1.06 Landscaping

The area around the existing buildings has been neglected and has become overgrown. The opportunity will be taken to lay out new gardens, focusing on the courtyard area of the site (formed by the new dwelling and the listed building to form a courtyard garden), which will be predominantly lawned and paved terrace. The site will be enclosed by dry stone walls to the south and east with screen planting to the Manor Avenue boundary for privacy.



Illustrative View of the proposed scheme from the South East looking across the courtyard.

2. Access

2.01 Context

The area is an established residential district. There is an existing access to the site off Caledonian Road that is to be widened and improved as part of a Section 73 application that makes minor amendments to the Planning Application Reference 2008/62/92254/E2. The proposed entrance to the site is provided off the new access road and leads to the main entrance driveway to the east of the site. There is sufficient parking for a house of this size with provision for vehicular turning within the site with the ability to exit in a forward gear.

2.02 Consultation

In view of the established residential location, a full pre-application consultation was not thought necessary in this instance, though a discussion the local planning officer, suggested she saw little reason to not support this application subject to the consultation of the other relevant statutory bodies such as Kirklees Conservation & Design.

2.03 Vehicle & Transport Links

Caledonian Road leads to Savile Road (the B6409), a public transport route with a regular bus service to Dewsbury town centre. Dewsbury railway station is just over a mile from the site, with trains to Leeds and Manchester leaving approximately every 20 minutes.

2.04 Inclusive Access

Vehicle access will be available right to the level path leading to the main entrance of the dwelling. Within the limitations of the refurbishment of a Grade II listed building, the building will be generally accessible to current Building Regulations standard.

2.05 Emergency Access & Egress

Access to the site for emergency vehicles will be greatly improved by the provision of a new access road from which the new site entrance is accessed.

Appendix A
Email From Conservation Design

From: Sebastian Pickles [redacted].gov.uk>
Date: Thursday, 26 September 2024 at 14:34
To: Mark [redacted]
Subject: RE: 2024/90710 - Headfield Barn

Hello Mark,

My apologies that it has taken me a couple of weeks to get back to you. Being off sick really set me back. I have now had the chance to fully review and discuss the draft plans.

We are broadly supportive of the principle of the draft proposals, however, there are a couple of comments we would make in terms of amendments/ changes which we consider need to be addressed/ reviewed.

However, before this, we would make it clear that as the proposals now include additional development within the curtilage of the Listed Building and will impact its setting, this will require planning permission and you should engage and submit a planning application as quickly as possible, as there are matters relating to the scheme which can not be cover under the Listed Building application. We would also want to ensure that the applications run alongside each other.

In terms of the draft proposal, accepting that it is very much high level at this stage we consider that broadly we may be able to support the proposals. However, as previously mentioned there are some amendments we feel need to be considered.

We note that the mono-pitch part of the building is to be lost. We did briefly discuss this when on site and on review we do agree that there may be a reasonable justification for the loss of this section. Looking at the development of the building, it does appear to be a later addition as it partially covers the former cart entrance. We also appreciate that it would potentially assist in unlocking the site in providing a developable space. We would however need a robust justification for the demolition and given this would be demolition, Historic England would be consulted and would require a higher level of detail.

In terms of the rest of the structure, we note that the section of red brick infill is to be removed, effectively leaving an open space. While we recognise that the brick is a later infill, it does retain the footprint of the building. We consider that this building line needs to be retained. We are not insisting on the brick being retained, but this could be filled with a section of glazing, glazed screen or similar. This would retain the l-shaped plan form of the earlier range of buildings. This would also mean that the roof line could be retained, which is part of the retained character of the building when looking off the road.

In terms of the proposed new build elements, we of course understand the reason behind this, however, caution is needed so that the building does not entirely overshadow the listed barn. We consider that the design of the dwelling would need to be more simplified than the surrounding development, to try and give a nod to the historic barn. We can of course work on this in due course, however we wanted to ensure that we made this clear at the outset.

We would reiterate that the proposals would need a clear and robust justification for the demolition, alterations and additional development. However, subject to this, we would likely be able to support the proposals.

As set out above we do consider that you do need to engage with the Planning team now and get an application submitted so the two can run alongside each other.

I hope this gives you enough to work off and I'm happy to provide more informal comments as things progress.

Regards,

Sebastian Pickles [redacted]
Senior Conservation Officer
Planning and Development Service
Growth & Regeneration
[redacted]