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# DESIGN, ACCESS & HERITAGE STATEMENT

**Listed Building Consent Application**

**Property:** Combs Hall Farmhouse, Combs Road, Thornhill, Dewsbury
**Listing Grade:** Grade II
**Local Planning Authority:** Kirklees Council

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## 1. Introduction

This statement has been prepared to support an application for Listed Building Consent for internal alterations and minor external works at Combs Hall Farmhouse.

The statement describes the significance of the heritage asset, the proposed works, and how the scheme has been designed to preserve the building's special architectural and historic interest, in accordance with the National Planning Policy Framework.

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## 2. Site and Heritage Asset Description

Combs Hall Farmhouse is a Grade II listed building included on the statutory list maintained by Historic England.
Reference: 1183467

"Farmhouse. Probably mid C17 (before 1661). Ashlar, part rendered. Stone slate roof with chamfered gable copings. Two ashlar gable stacks, both reduced, that to left on broad offset projecting chimney breast. Two storeys, plus attic. Two-cell plan with central stair. Two- gabled facade with central ornamental lead rainwater-head with date 1661. In each apex is a blocked chamfered single light. 2 central doorways with Tudor arched head with 4-light double chamfered window to each side and to 1st floor right. To 1st floor left are two 2-light windows both double chamfered. Blocked later large square

opening above door. String course above ground and 1st floors. Two 3-light windows at rear and one 5-light at 1st floor level, all double chamfered. Round-arched fire-window to right gable, 1st floor. Interior: Wide shallow arched moulded fireplace to left room corresponding to projecting stack. Stop-chamfered beams. Central stair with flat, vertically symmetrical, bulbous balusters with incised decoration"

N. Pevsner, The Buildings of England

Adjacent the farmhouse & within the ownership is the Brewhouse, also Grade II listed

The principal (front) elevation of the farmhouse is of particular significance.

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**3. Design Principles**

The design approach has been guided by the following principles:

- **Minimal intervention** in historic fabric
- **Retention of significant features**
- **Reversal of unsympathetic modern alterations**
- **Use of appropriate traditional materials**
- **Locating new services discreetly**

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**4. Description of Proposed Works**

**Ground Floor**

- Removal of a **modern (non-original) partition wall** – to revert dwelling back to 2-cell plan

**First Floor**

- Removal of existing bathroom
- Formation of:
    - One main bathroom
    - One en-suite

**External Works**

- Removal of **uPVC soil pipe from the front elevation**
- Installation of **new cast aluminium soil pipe to the rear elevation**

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**5. Access Considerations**

The proposal relates to internal alterations within an existing dwelling. No changes to access arrangements are proposed.

The improved internal layout will enhance usability and circulation within the building.

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**6. Heritage Impact Assessment**

**Ground Floor Partition Removal**

- Modern insertion with no heritage value
- **Impact:** Beneficial (restores openness and legibility)

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**First Floor Reconfiguration**

- Works occur within previously altered areas
- No loss of significant historic fabric
- **Impact:** Neutral to minor beneficial

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**Removal of uPVC Soil Pipe (Front Elevation)**

- Modern and visually intrusive element
- **Impact:** Strongly beneficial
- Enhances principal elevation

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**New Soil Pipe (Rear Elevation)**

- Located on less sensitive elevation
- Visually appropriate material
- **Impact:** Low and acceptable

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**Level of Harm**

In line with the National Planning Policy Framework:

- Overall impact = **Less than substantial harm (at most)**
- Balanced by clear heritage and functional benefits

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**7. Heritage Benefits Summary**

The proposals deliver clear **heritage benefits**, including:

- Removal of an unsympathetic **uPVC soil pipe from the principal elevation**, enhancing the building's appearance
- Reversal of modern internal alterations through removal of non-original partitioning
- Use of **traditional, visually appropriate materials**
- Improved long-term viability of the building through continued residential use

These benefits outweigh any limited harm and actively contribute to the conservation of the asset.

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**8. Materials & Fixing Specification**

**Soil Pipe:**

- Material: Cast aluminium
- Finish: Black (matt/satin to match traditional rainwater goods)
- Profile: Circular, traditional downpipe appearance

**Fixing Method:**

- Fixed through mortar joints where possible (avoiding stone damage)
- Minimal intervention approach
- Reversible installation

**Waste Connections:**

- Routed internally where feasible to reduce external visual impact

## 9. Justification

The works are necessary to:

- Provide modern bathroom facilities expected in a residential property
- Improve functionality and circulation
- Remove visually harmful modern additions
- Support the building's **optimum viable use**

Without such improvements, the long-term sustainable use of the building could be compromised.

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## 10. Conclusion

The proposed development is **heritage-led, proportionate, and sensitive**.
It will:

- Enhance the building's principal elevation
- Remove unsympathetic modern elements
- Preserve significant historic fabric
- Support continued viable use

The proposals comply with the National Planning Policy Framework and meet the requirements of Kirklees Council for Listed Building Consent.

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## 11. Supporting Information

- Existing and proposed plans (see attached)
- Photographs: see below



Farmhouse frontage with Brewhouse to left



Front – showing unsightly UPVC soil pipes



Existing Rear Elevation