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Kirkby Grange Farm, Flockton, Wakefield, WF4 4AQ



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Heritage, Design & Access Statement

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1.0 INTRODUCTION & DESCRIPTION OF THE PROJECT

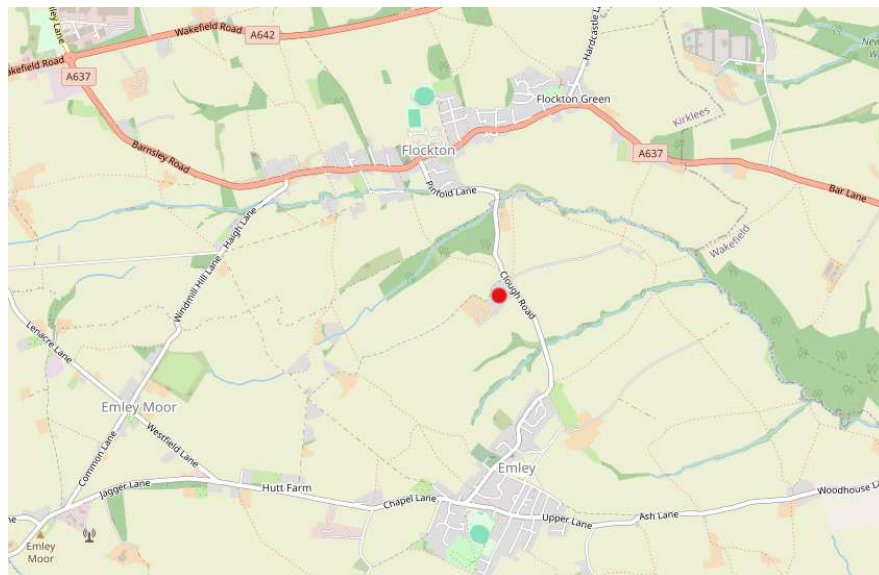
1.1 Introduction

This document forms the heritage, design and access statement for the proposed works to Kirkby Grange Farm. It includes details regarding location, the history of the house, its current condition and proposed work.

The purpose of this document is to set out the rationale behind the proposals. This document is to be read in conjunction with the Schedule of Works and application drawings/information.

1.2 Location

The application site is located between the villages of Flockton and Emley within the district of Kirklees. The site is not in a conservation area. There are no public rights of way across the site.



Above: OS Map showing location of site in red

1.3 Kirkby Grange Hall

Originally, Kirkby Grange Hall was 1 private property. Today, the building is divided into 3 private properties; Kirkby Grange Farm (the application property), Kirkby Grange Hall and Grange Cottage.

1.4 Description & Proposals

Kirkby Grange Farm is a stone, 17th century, Grade II listed building which is due to undergo a phase of repairs and alterations. The clients have owned the property since 2016 and are seeking to gain listed building consent for proposals which include;

- Replacement windows (single glazed to double glazed)
- Replacing/repairing stonework within window arrangements
- Stone management and re-pointing

1.5 Application Documents

This document is to be read in conjunction with the External Opening Schedule and Schedule of Works and Specification.

1.6 Planning Precedent

Shaw & Jagger Architects oversaw the grant of consent for similar works to the neighbouring property, Kirkby Grange Hall. Dealt with by Sue Brooks (Senior Conservation Officer for Kirklees Council), Listed Building Consent (2024/65/90844/E) was granted in May 2024 which included replacement windows (single glazed to double glazed) and repair/replacement stonework akin to this application and was conditioned thusly;

4. No works to install new windows shall take place until joinery details at 1:5 and elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. New windows shall be timber framed fixed light, sash or casement windows as existing, with a white painted finish, mouldings, sections and profiles to match the existing, with through glazing bars, and an increase in internal frame depth to accommodate double glazing. All double-glazed units shall be slim in section, with 4mm glass and a maximum of an 8mm gap, with black spacer bars. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges and visible trickle vents shall not be permitted). Obscured glazing shall have a plain etched finish and not be in patterned glass. The works shall then be carried out in complete accordance with the approved details.

Reason: In the interest of preserving the historic and architectural interest and significance of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

5. No stone repairs or replacements shall take place until the repair methods and materials and the extent of these repairs, the extent of stone replacements, a sample of the proposed stone and a lime pointing specification and sample have been submitted to and approved in writing by the Local Planning Authority. Replacement stone shall match the existing in terms of stone type, colour, bedding, historic tooling and section.

Reason: In the interest of preserving the historic and architectural interest and significance of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

1.7 Statutory Application Fee

2024/65/90844/E was submitted to Kirklees Council as an application of 'Householder planning & listed building consent' via Planning Portal. Once passed to the Local Authority it was determined that the proposal warranted only Listed Building Consent and the application fee was refunded.

Therefore, this application is progressed on the basis of Listed Building Consent.

2.0 HISTORY & SIGNIFICANCE OF KIRKBY GRANGE HALL

2.1 Listed Building Record

Kirkby Grange Farm's heritage significance is recognised in its Grade II listing as Kirkby Grange Hall:

<https://historicengland.org.uk/listing/the-list/list-entry/1135292?section=official-list-entry>

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1135292**

Date first listed: **28-Mar-1965**

Date of most recent amendment: **14-Aug-1985**

List Entry Name: **KIRKBY GRANGE HALL**

Statutory Address 1: **KIRKBY GRANGE HALL, CLOUGH ROAD**

Statutory Address: **KIRKBY GRANGE HALL, CLOUGH ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Kirklees (Metropolitan Authority)**

Parish: **Denby Dale**

National Grid Reference: **SE 24524 14222**

Listing Description

SE 21 SW CLOUGH ROAD Emley 1/24 Kirkby Grange Hall 29/3/65 (formerly listed as Kirkby Hall, Kirkby Lane)

II

Large house, now divided. Circa 1606 for Sir Richard Assheton of Middleton, Lancashire, for his second son Ralph. C18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof (turned, and lowered in parts). Altered stacks, originally ashlar. Two storeys and attic. U-shaped plan with 2 facades at 90° and two projecting wings at rear. The two facades are similar in character each with a gable to right and of 3 bays with entrance between 1st and 2nd bays. The main entrance on south side has elaborate lintel with scrolls and shields and in raised letters, LAUS DEO. Bays of double chamfered windows, mullioned and transomed, arranged: 10, 6 and 10- light on south side, and 10, 6 and 14-light on east side. Each gable apex has a 3-light window. Continuous drip mould over ground and first floors. Wing on north side mainly altered and roof lowered.

Arched fireplace, 10 ft. 6 in. wide, in north-east parlour. Each arch- stone bears number and mason's mark. Other rooms have plastered beams and cornices.

H. N. Pobjoy, A History of Emley, 1970

2.2 History of Kirkby Grange Hall

Kirkby Grange Hall plays a key role within the cluster of buildings that make up Kirkby Grange Farm (the farmstead, not the application address). Dating back to the 17th century, the house is one of the older properties within the cluster. As a whole, its design and presence are very typical of a large Yorkshire countryside house.

As noted in the Listing, the house is believed to have been built by Major General Ralph Assheton for his second son, Sir Ralph Assheton. Major General Assheton was a general in the Parliamentary army in the English Civil War. The birth of Sir Ralph Assheton is noted as 'July 9, 1626 Denby Grange (Yorks), England, Wakefield, West Yorkshire.' Both father and son supported Parliament in the English Civil War.

It is our understanding that the original building was divided into 2 properties in 1987 and divided again further into 3 properties in 1992.

2.3 Historic Photographs of Kirkby Grange Hall



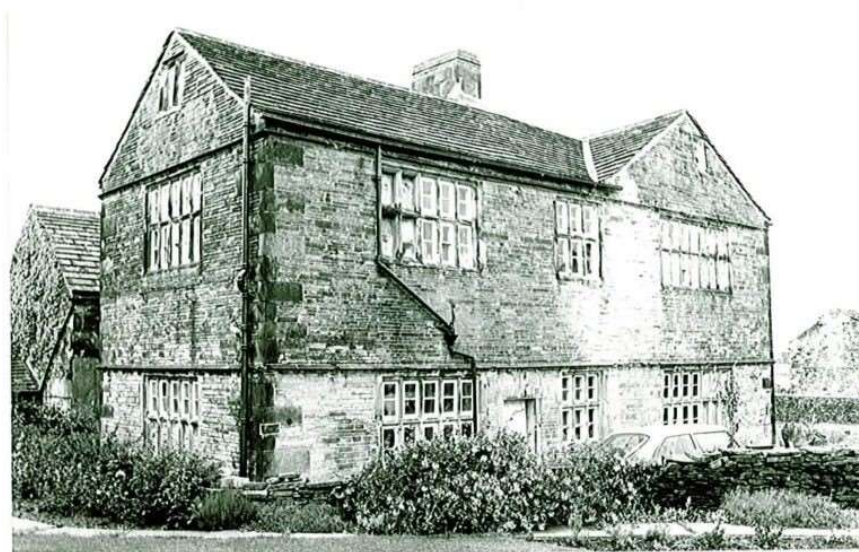
circa 19c (view from east) – Looking directly at what is now referred to as Kirkby Grange Hall.
Note the original position of the front door, between the windows.



NE

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circa 1980s (view from north) – Looking at now-neighbouring dwelling to Kirkby Grange Hall.



S W

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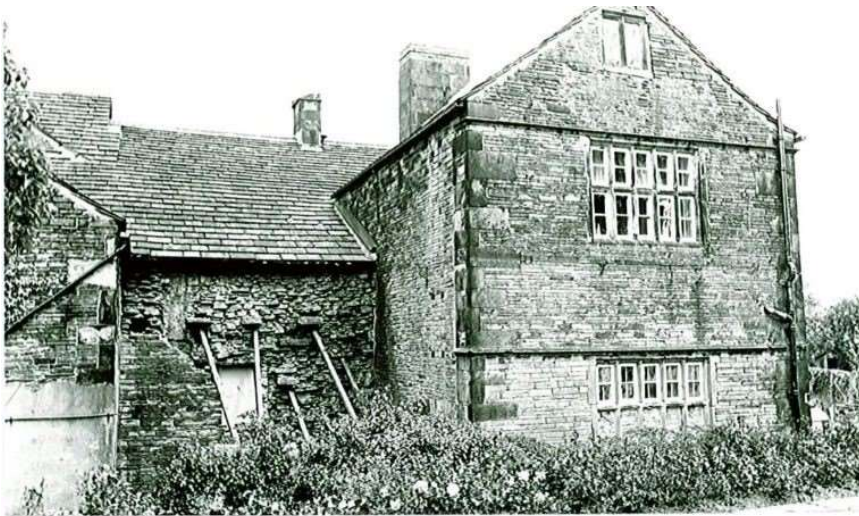
circa 1980s (view from south) – Looking at now-neighbouring dwelling to the left, with Kirkby Grange Hall to the right hand side.



W

54/29

circa 1980s (view from west) – Looking at now-neighbouring dwelling to the left, with Kirkby Grange Hall to the right hand side (now the external wall to the dining room).



W

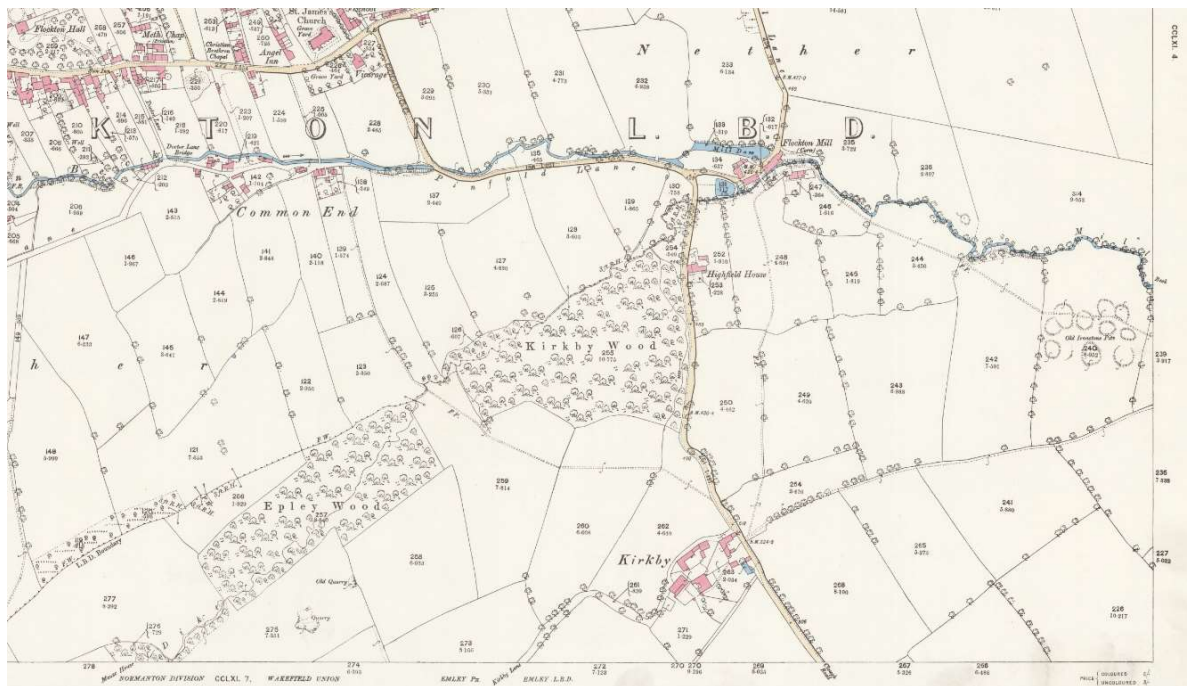
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circa 1980s (view from west) – Looking at now-neighbouring dwelling to the right, with Kirkby Grange Hall set back to the left (now the external wall to the dining room).

2.4 Historic Maps



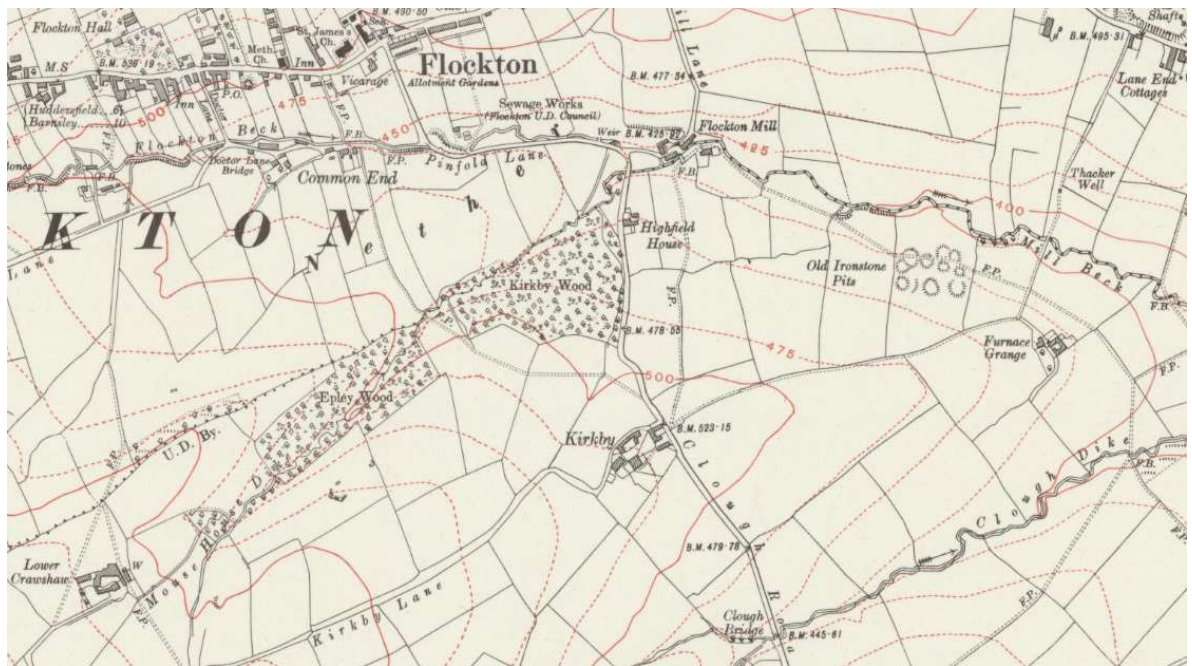
1849 map of Kirkby



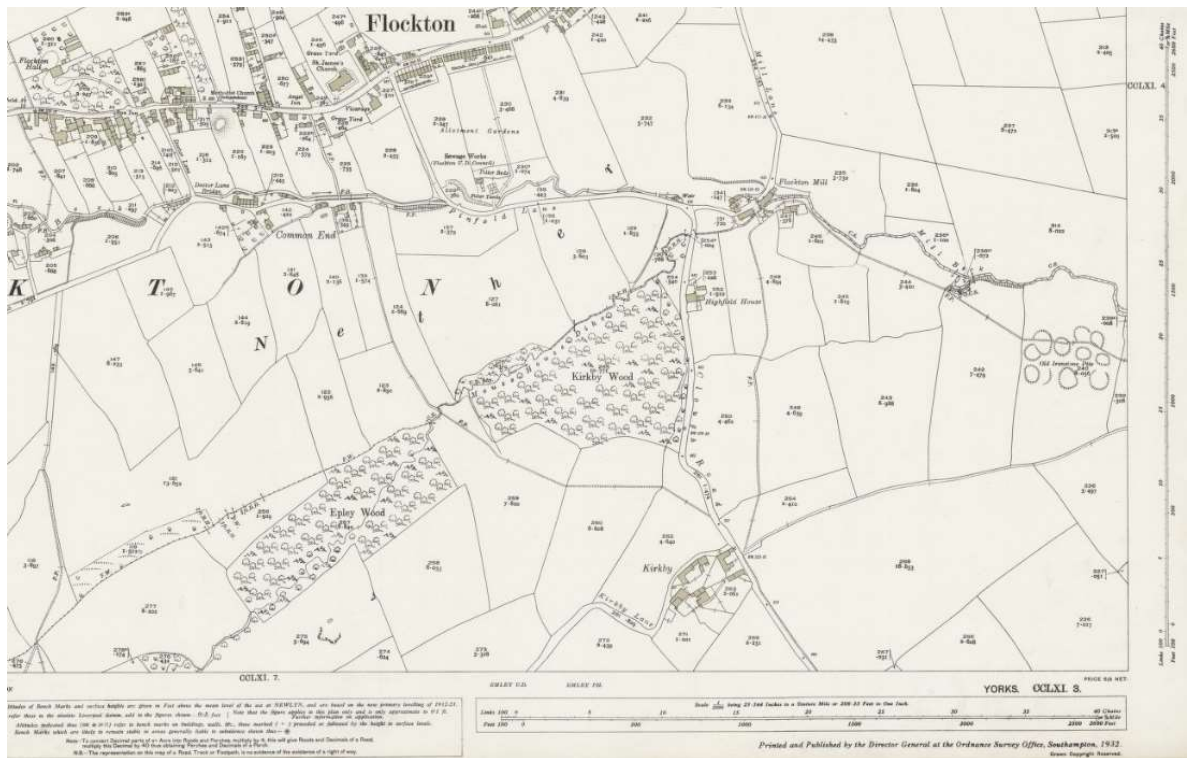
1891 map of Kirkby



1904 map of Kirkby



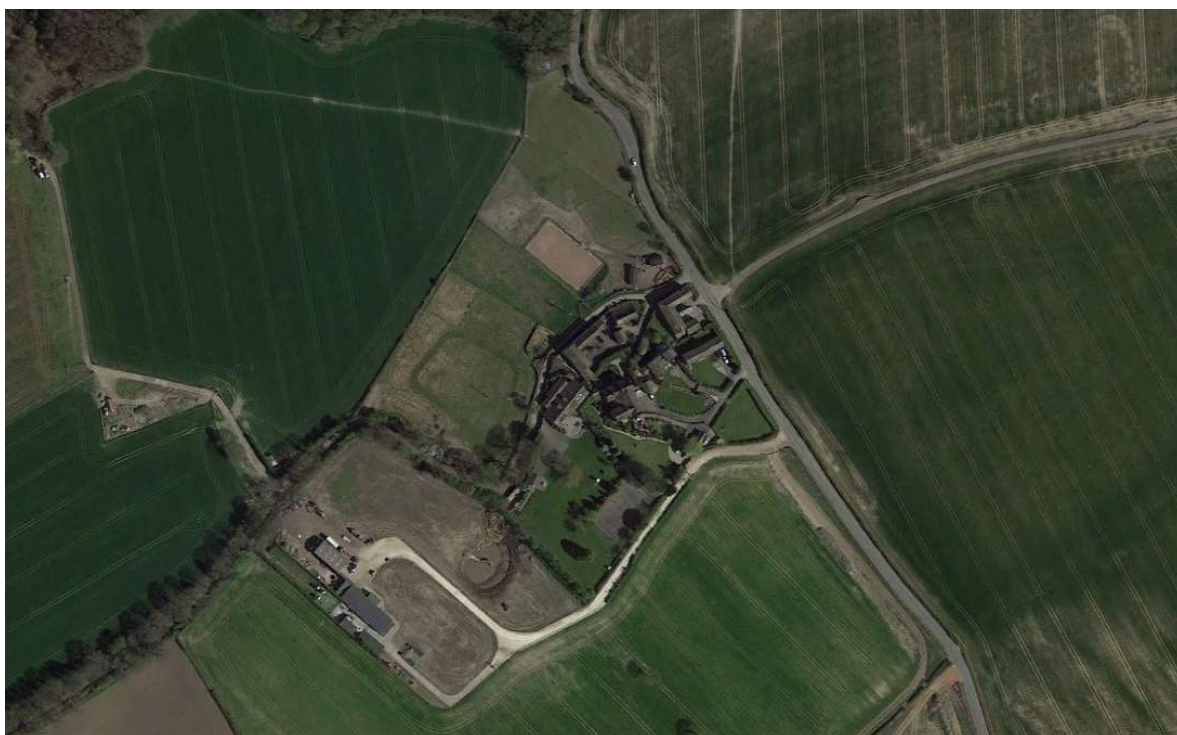
1930 map of Kirkby



1930 map of Kirkby



1960 map of Kirkby



Current Google Earth imagery of Kirkby

2.5 Building Significance

To assess the significance of the building, we have used Historic England's '*Heritage Values*'. Historic England Heritage Values are described as:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Historic England writes: "*Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting.'*"

Significance is what conservation sustains and, where appropriate, enhances when managing change to heritage assets. Based on these values, an outline assessment of significance has been completed below.

The traditional design to the façade has remained and is of historic and aesthetic value. Unfortunately, the stonework to the window surrounds and string course is in very poor condition - repairs and/or like-for-like replacements will be required to halt this deterioration that is affecting the aesthetic and historic value of the building as a whole.

Kirkby Grange Farm

	Evidential Value	Historic Value	Communal Value	Aesthetic Value
House (Generally)		X	X	X
East elevation (Front)		X	X	X

3.0 CURRENT CONDITION

3.1 Condition History

The building remains largely intact and is legible in its original form as a large Yorkshire countryside house. Some evidential use of cementitious mortar and delamination to much of the cut-faced ashlar stone to the window surrounds and elevational detailing such as the string course sadly detract from the aesthetic appearance of the building.

The applicants are keen to appropriately restore the building using the correct conservation techniques. Shaw & Jagger Architects were appointed to prepare a full specification, as well as compiling a submission for the appropriate consent.

3.2 Condition Today

As detailed in '657-01 Kirkby Grange Farm - External Opening Schedule', condition issues with Kirkby Grange Farm include:

- There are open joints to the window openings manifesting from severe stone delamination
- Severe internal condensation problem to existing windows
- Lack of drip detail to the cills



Above: Photograph of GF.01 – see supporting document '657-01 Kirkby Grange Farm - External Opening Schedule'

4.0 PROPOSALS

4.1 Replacement Windows

Existing windows consist of single glazed painted timber windows that are in a mixed state of repair regardless of good upkeep practices. New glazing and painted timber Accoya slimline double-glazed units (Histoglass HD10 thin double-glazing system, or similar approved) to match existing style, carefully installed to replace existing timber units. This will provide a positive impact and enhance the historic building aesthetically and via thermal efficiency.

4.2 Replacing/Repairing Stone Window surrounds

Method statement for replacing/repairing like-for-like stone window surrounds;

- Structural engineer to be consulted prior to any intervention.
- All works to be completed by hand.
- Defrass stonework
- Carefully remove existing glazing units.
- Apply biocide where necessary.
- Carefully remove stonework.
- Reuse suitable removed stonework where possible.
- Suitably qualified stonemason to install replacement cut-faced stone, where necessary – style and colour to match existing.
- Repoint stonework where necessary with a lime mortar mix
- new glazing and timber Accoya slimline double-glazed units (painted) carefully installed as per the necessary consents/conditions

References

- <https://www.buildingconservation.com/articles/hot-limewash-sheltercoat/hot-limewash-sheltercoat.htm>
- <https://historicengland.org.uk/listing/the-list/list-entry/1150026?section=official-list-entry>
- <https://www.lime.org.uk/>
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- <https://cornishlime.co.uk/application-guides/lime-wash-application/>
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- <https://maps.nls.uk/>