

DESIGN & ACCESS STATEMENT

Lower Park Farm Barn, Park Lane, Berry Brow, Huddersfield, HD4 6TR

Conversion of Grade II Listed Barn to Three Dwellings (Areas A & B Only)

1. Introduction

This Design & Access Statement supports the proposed conversion of the Grade II listed barn at Lower Park Farm into three residential dwellings. The application is limited to Areas A and B only, with all access, parking, turning and amenity space contained within the existing yard enclosure. Area C has been excluded following pre-application advice from Kirklees Council.

2. Site Context and Setting

The site occupies a rural hillside location off Park Lane, Berry Brow, within designated Green Belt. The listed stone barn forms part of a historic farmstead group and contributes positively to the rural character of the surrounding landscape. The wider setting consists of agricultural fields and traditional stone-built structures.

3. Heritage Significance

The barn is Grade II listed and derives significance from its vernacular stone construction, traditional roof form, agricultural plan form, arched openings and contribution to the wider farmstead setting. The proposal adopts a conservation-led approach, retaining historic fabric wherever possible and minimising intervention.

4. Design Evolution

A range of options were explored through pre-application discussions, including single-unit and multi-unit conversions. The final proposal evolved in direct response to Kirklees Council advice, focusing solely on conversion of the existing barn with tightly controlled curtilage and no development in Area C.

5. Proposed Development

The proposal comprises the conversion of the listed barn into three dwellings within the existing envelope. Parking, turning, drainage and amenity space are confined to the existing hardstanding yard. Existing openings are reused wherever possible and any new interventions are minimal and heritage-led.

6. Layout, Scale and Appearance

The proposal retains the existing scale, massing and agricultural character of the building. Natural stone repairs, traditional roof materials, timber joinery and discreet conservation rooflights ensure the building retains its historic appearance.

7. Access and Inclusive Design

Vehicular access is retained from the existing entrance off Park Lane. Parking and manoeuvring are fully contained within Area B. Pedestrian access is direct and legible, with inclusive access measures introduced wherever compatible with the listed fabric.

8. Ecology, Drainage and Technical Matters

The site lies within a bat sensitivity area and ecological mitigation measures include bat-sensitive lighting and biodiversity enhancements. A compliant off-mains foul drainage strategy will replace the existing aging septic arrangement. Structural repairs and conservation works are targeted and proportionate.

9. Green Belt Considerations

The proposal represents the reuse of a permanent and substantial building within the Green Belt and does not result in sprawl, outward expansion or harm to openness. The scheme aligns with Local Plan policies LP57 and LP60 and the NPPF.

10. Conclusion

The proposal secures a viable long-term use for an important heritage asset through a sensitive and sustainable conversion strategy. By excluding Area C and confining development to the existing barn and yard, the scheme preserves heritage significance, protects openness and responds positively to pre-application advice.