



MARSH HALL FARM

Design & Access Statement

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WE'RE HEM ARCHITECTS

**We're on a mission to
help everyone live in
beautiful, practical
homes that have
minimal impact on our
planet.**



1. Introduction

- I.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Guy and Isobel Denton.
- I.2. It accompanies a full planning and listed building consent application for alterations to the existing house and outbuildings.
- I.3. The site address is 4 Marsh Hall Farm, Marsh Hall Lane, Thurstonland, Huddersfield, HD4 6XB and its boundary is identified on the location plan H2609-HEM-00-ZZ-DR-A-0000 I.
- I.4. The proposed alterations have been designed following careful consideration of the existing arrangement and design exploration to produce a proposal that is sensitive and complements the historic architecture of the original house.

2. The Site

- 2.1. The site is located in Marsh Hall Lane, Thurstonland.
- 2.2. Marsh Hall Lane is a narrow, rural lane characterised by traditional stone cottages and historic farm buildings, along with modern additions of an agricultural typology, that border an open landscape of pastoral fields and dry stone walls.
- 2.3. The existing house is a Grade II listed, two storey semi-detached dwelling that has been previously extended to incorporate an attached barn.
- 2.4. Set well back from the road, the property features a large garden with open fields to the rear, alongside two detached outbuildings, constructed of gritstone and brick respectively, located within its curtilage.
- 2.5. Given its context, the existing house has limited visibility from the main road. The site is bound on one boundary to the north by a public footpath.
- 2.6. The main strategies that came out of our initial site analysis were:**
- 2.7. Sensitively locate the new renewables technology to protect the historic character of the primary elevations and roof slopes.

- 2.8. Reconfigure the internal partitions to maximise natural light, circulation and proper room proportions.
- 2.9. Target localised remediation to areas of water ingress and cold spots in the house and brick-built outbuilding.
- 2.10. Specify natural and breathable materials to avoid damage to the historic fabric of the structures.



3. The Design

3.1. Design Concepts & Development

3.2. Using principles set out in the site analysis, the design was conceived to provide alterations which overcome the challenges of the house for day-to-day family living, whilst being respectful of the existing context.

3.3. Use

3.4. The proposals are to relocate internal walls to improve the layout, add insulation to specific window reveals and walls to fix cold spots, refurbish an outbuilding for year-round use, and install roof-mounted solar panels and a heat pump.

3.5. The current residential use of all structures within the curtilage remains completely unchanged.

3.6. The refurbished outbuilding remains ancillary to the main house.

3.7. Amount & Scale

3.8. There is no increase in volume to satisfy the Green Belt policy.

3.9. The repositioning of internal walls respects and seeks to improve the original layout and character of the historic house and barn.

3.10. The changes to the front of the ground floor are proposed to make the kitchen and

entrance hall easier for day-to-day family living, and establish a proper utility room away from the circulation hub of the house.

3.1 1.Appearance

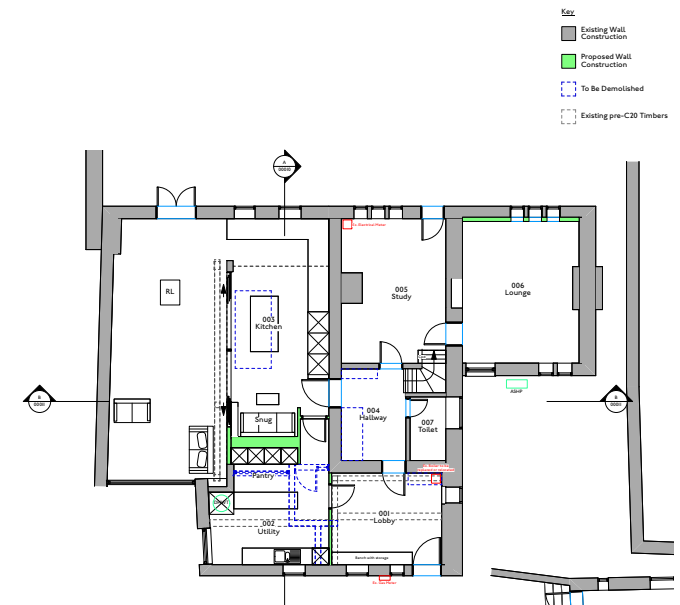
3.12. The location of heat pump unit has been chosen to minimise visual impact on the Green Belt and historic setting of the listed building.

3.13. Where possible, solar panels are placed on the outbuildings' least sensitive or visible roof slopes, leaving the main dwelling completely untouched.

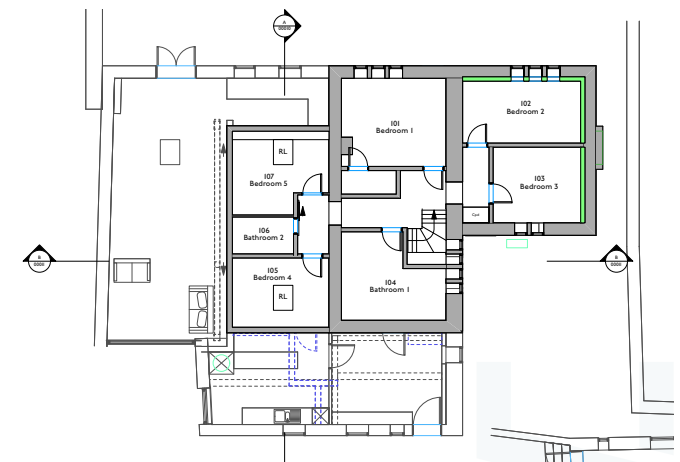
3.14. Naturally vapour-permeable materials will be used for the new internal linings where possible to prevent damp and protect the historic fabric.

3.1 5.Sustainability

3.16. By upgrading insulation and installing renewable energy technologies, the proposals will lower energy use, improve sustainability, and bring the property up to modern living standards.



Proposed Ground Floor Plan



Proposed First Floor Plan

4. Heritage

4.1. The Grade II listed dwelling [Ref: 1313325] is located close to, but not inside, the Thurstonland conservation area. The main house, which was built mostly in the early or mid-18th century and altered during the 19th century, has retained many of its original features, but was recently extended into the adjacent barn following the demolition of an existing wall to form a new opening in 2008.

4.2. The site at Marsh Hall Lane is characterised by a traditional semi-rural typology that includes historic farmsteads and a formal Victorian layout. The heritage character is defined by strong material consistency and a spacious layout, where buildings are set back within generous plots bounded by traditional dry stone walling. Most of these buildings are in residential use. The neighbouring property, Marsh Hall, is also a Grade II listed dwelling [Ref: 1183904].

4.3. Assessment of Significance

4.4. The main house holds architectural significance, evidenced by its 1596 datestone and early internal timbers that show its post-medieval vernacular. While subsequent 21st century alterations, including the barn addition and various internal partitions, have obscured the legibility of the original layout, this means the proposals offer an opportunity to better respect, and enhance the building's surviving historic fabric.

4.5. In contrast, the outbuildings hold minimal significance to the overall heritage status of the site, as they are stylistically distinct and physically isolated to the side of the principal dwelling.

4.6. Assessment of Impact

4.7. The following is an assessment of the impact of our design and the listed assets:

PROPOSED WORK	IMPACT ON HERITAGE ASSET
Removal and relocation of 21st century internal walls to main house	Less than substantial harm: Low risk of losing historic fabric. Proposals to remove only 21st century internal walls and retain original structural features.
Sustainable natural insulation lining the external walls and reveals in the southwest corner of the main house.	No harm: Very low risk of trapping moisture and damage to historic fabric. Proposals to use fully natural and breathable vapour-permeable materials in lining. No external joinery to be replaced.
Sustainable natural insulation and internal waterproofing to refurbish the existing brick outbuilding.	No harm: Enhances longevity and utility of asset, which currently has minimal heritage significance. Proposals to use fully natural and breathable vapour-permeable materials in lining. No external joinery to be replaced.

Solar panels on one slope of the existing brick outbuilding roof (west orientation)	No harm: Very low risk of visual disruption to character of asset. Proposals to use low profile non-destructive fixings that do not damage underlying roof structure
Solar panels on two slopes of the existing metal/timber clad garage roof (east/west orientation)	No harm: Very low risk of visual disruption to character of asset. Proposals to use low profile non-destructive fixings that do not damage underlying roof structure
Installation of air source heat pump	No harm: Proposals to situate at ground level in discreet location, not visible from public.



5. Conclusion

- 5.1. Our proposals will provide sensitively designed improvements to the house and site.
- 5.2. The proposals will cause no loss of amenity to nearby properties.
- 5.3. The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site specific approach and a sensitive use of materials.
- 5.4. The proposals will cause less than substantial to no harm to the listed building, give positively to the site, and makes an extremely strong case for approval.

OUR APPROACH

As a practice, we're passionate about improving the comfort, performance and health of our clients homes.



6. About HEM

We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

- ✓ We specialise in creative, sustainable residential architecture that is a delight to live in
- ✓ We're a well established practice, operating for over 10 years with a wealth of successfully completed projects
- ✓ We're experts at making the most difficult sites including new, green belt dwellings using NPPF Paragraph 84 and tricky backland plots.
- ✓ We've achieved a 99% success rate in achieving planning approvals, and are the architects responsible for the first and only house in South Yorkshire to be approved under PPS7/Para 55/Para 79/Para 84
- ✓ Our team sit on the Barnsley, East Midlands & Yorkshire Design Review Panels
- ✓ We work with the Passive House standard to deliver buildings that are warmer, comfier and healthier
- ✓ We design user-friendly, flexible spaces that give value for life
- ✓ We're a RIBA Chartered Practice and members of the Passivhaus Trust.

WHO ARE WE?

We love architecture.

We live to create.

We are families & communities.





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Chartered Practice