

COMBINED DESIGN & ACCESS / HERITAGE STATEMENT

PROJECT TITLE

Proposed Replacement Roof Tiles and Associated Roof Repair & Refurbishment Works

At Hollins Farm, Chain Road, Slaithwaite, Huddersfield, HD7 5TY

JOB NUMBER

2412

CLIENT

N Sheikh-Latif

DATE

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1. Introduction

This combined Design, Access and Heritage Statement has been prepared in support of the Listed Building application for replacement roof tiles and associated repair and refurbishment works to the existing listed building at Hollins Farm, Chain Road, Slaithwaite.

The property is a **Grade II Listed Building**, included on the National Heritage List for England under **List Entry No. 1276260**, and was first listed on 11 July 1985.

The proposed works relate to the wider refurbishment of the property and follow the previously approved works under application reference **2025/65/93290/W**.

The purpose of this statement is to provide a proportionate assessment of the proposed works, their design and necessity, and their potential impact upon the significance and character of the listed building and its Green Belt setting.

2. Heritage Significance

The property is identified by Historic England under the list entry name **Hollins**, with the statutory address of **Hollins, Holt Head**.

The Historic England listing describes the property as an **18th-century house and barn**. The house is identified as being rendered, while the barn is constructed from coursed rubble and hammer-dressed stone with quoins. Of particular relevance to this application, the listing specifically identifies the building as having a **pitched stone-slate roof with coped gables**.

The listing also identifies a number of other surviving architectural features, including traditional stone-mullioned windows to the house and, to the barn, a large doorway with a semi-circular arched head, stone-surround entrance and traditional window openings.

These features, together with the traditional stone construction, roof form and stone-slate covering, contribute to the architectural and historic significance of the property and its character as a traditional rural building.

The proposals have therefore been approached on the basis of preserving these important characteristics, particularly the established roof form and traditional appearance of the roof covering.

3. Proposed Works

Following further investigation of the existing roof by the main contractor, it has become apparent that repair and upgrading works are required to ensure that the roof remains weatherproof and suitable for the continued refurbishment and use of the building.

The proposed works principally comprise:

- Careful removal of the existing roof covering;
- Retention and reuse of existing roof tiles/slates wherever their condition allows;
- Replacement of damaged, deteriorated or otherwise unsuitable roof tiles;
- Repairs and replacement of lead flashings, including upstands around the existing chimney stack;
- Installation of a new breathable roofing membrane; and
- Internal insulation upgrades associated with the refurbishment works.

The intention is to retain and reuse as much of the existing roof covering as reasonably practicable. The existing tiles will therefore be carefully removed and assessed as part of the works, with suitable material retained and reused.

Where individual tiles are found to be damaged, deteriorated or otherwise unsuitable for reuse, replacement material will be required. The applicant proposes to use **Greys Charnwood Heritage reproduction stone conservation slate**, which has been identified as providing a close match to the character, colouring and general appearance of the existing stone-slate roof.

The overall roof form, pitch, profile and general external appearance of the building will remain unchanged.

4. Heritage Impact and Justification

The works are necessary to facilitate the appropriate repair, weatherproofing, thermal upgrading and continued use of the listed building.

Importantly, the proposals do not seek to unnecessarily replace the existing historic roof covering. The approach is based upon retaining existing material wherever it remains serviceable, with replacement material introduced only where necessary.

This is particularly relevant given that the stone-slate roof is specifically identified within the Historic England listing description and therefore contributes to the established architectural character and significance of the building.

The proposed replacement conservation slate has consequently been selected to provide an appropriate visual relationship with the retained existing material and to preserve the traditional appearance of the roof.

No fundamental alteration is proposed to the form, scale, pitch or character of the existing roof. The works instead represent necessary repair and conservation-led improvements intended to protect the building from deterioration and support its long-term maintenance and continued use.

It is therefore considered that the proposed works represent a sympathetic and proportionate intervention which will preserve the special architectural and historic interest of the Grade II Listed Building.

5. Green Belt

The property is located within the designated Green Belt.

The proposals relate entirely to the repair and refurbishment of the existing building and do not involve an extension, additional footprint or any increase in the overall scale or volume of the building.

The established roof form will remain unchanged, with replacement materials specifically selected to respect the traditional character and appearance of the property and its rural setting.

The proposals will therefore not result in additional built development or encroachment into the surrounding countryside and will have no material impact upon the openness of the Green Belt.

Instead, the works facilitate the appropriate repair, conservation and continued use of an established Grade II Listed Building within the Green Belt.

6. Design and Access

The design approach is deliberately conservative and seeks to retain the existing form, character and appearance of the building.

The works are primarily concerned with repair and replacement of the existing roof covering and associated improvements. There will be no material alteration to the scale, massing or established architectural form of the building.

No alterations are proposed to the existing pedestrian or vehicular access arrangements as part of this application.

7. Conclusion

Hollins is a Grade II Listed Building of 18th-century origin, with its traditional stone construction and pitched stone-slate roof contributing to its architectural and historic significance.

The proposed works represent a sensitive and proportionate approach to the necessary repair and refurbishment of the existing barn.

Existing roof materials will be retained and reused wherever reasonably practicable, with replacement conservation slates introduced only where existing material is unsuitable for reuse. The replacement material has been selected to complement the traditional appearance and character of the existing stone-slate roof.

The proposals will not alter the established form, scale or volume of the building and will have no material impact upon the openness of the Green Belt.

It is therefore considered that the proposed works will preserve the special architectural and historic interest of the Grade II Listed Building while facilitating its appropriate repair, maintenance and long-term conservation.