

HERITAGE IMPACT ASSESSMENT

location	New Ing Farm, 7 Rochdale Road, Bolster Moor, Huddersfield, HD7 4NN (Listed Building).
application	Repair/Rebuild of Garden Structure to create Elevated Terrace with steps
client/applicant	Mr & Mrs S Garrard
job number	26/1377
date	September 2026



ARCHITECTURE | PLANNING | DESIGN

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DESCRIPTION

The Heritage Impact Assessment is to accompany the Planning application & Listed Building Consent for the formation of a raised patio area over a failed existing garden structure with alterations to the existing circulation and access.

The site forms part of the domestic curtilage at New Ing Farm 7 Rochdale Road, Bolster Moor, Huddersfield.

The proposals are focused on an existing garden structure immediately to the South East of the principal listed dwelling and adjacent outbuilding.

The proposed works are physically separate/detached from the host listed building, 7 Rochdale Road.

The structure has materially and structurally failed, sections of the walling have collapsed or become displaced. This is not due to a lack of maintenance from the applicant as they only recently purchased the property.

The proposal is to carefully dismantle the failed structure and rebuild it to create a level terrace with external steps to merge the levels. The proposals use traditional materials and retaining the association yet separation from the host the dwelling. New access will be extended around the proposed patio to allow for access routes to existing circulation within the garden space without having to venture onto the adjacent grassed areas.

The site is located outside of any Conservation Area but occupies a rural hillside location characteristic of the wider landscape which is within the Green Belt.

New Ing Farm and the adjoining barn are Grade II listed under National Heritage. The statutory entry dates the complex to the early to mid-nineteenth century and identifies a terrace of farm cottages with a barn set at right angles, constructed in hammer-dressed stone beneath pitched stone slate roofs.

The failed garden structure, which is the subject of this application, is not identified in the statutory listing description as a feature of special architectural or historic interest. Its heritage contribution is considered to be from its location within the historic domestic curtilage, its surviving natural stonework and its relationship with the garden levels.

The listed building has the following description:

SE 01 NE ROCHDALE ROAD Bolster Moor 2/150 Golcar

- Nos 7 and 9 Hart's Hole (New Ing Farm) and adjoining barn

- II

Early to mid C19. Terrace of farm cottages and barn at 90°. Hammer dressed stone. Pitched stone slate roof. One coped gable. Stone brackets. 2 storeys. South east elevation: No 7: Ground floor: entrance in modern porch; one 5-light stone mullioned window (w mullions removed); one 3-light stone mullioned window. First floor: one 14-light stone mullioned (alternative mullions removed). No 9: Ground floor: entrance in modern porch; one 5-light stone mullioned window. One 3-light stone mullioned window. First floor: one 14-light stone mullioned window. South west gable: one 2-light stone mullioned window to first floor. North west elevation: Ground floor: each dwelling has various lights in light well. First floor: entrance to each dwelling (part blocked) and one 4-light stone mullioned window. To east is barn with pitched stone slate roof and coped gable. South west and north east elevations: large central doorway with stone surround and tie-stones and segmental arched head (blocked).

[Listing NGR: SE0803516178.](#)

As previously noted the application site is within the Green Belt. The works remain within the existing domestic garden area and do not extend the built form into adjacent open countryside/fields. The proposal therefore retains the established spatial relationship between the listed complex and the surrounding rural landscape.



PLANNING HISTORY

- [2002/93832](#) - Conversion of outbuilding to form additional living accommodation and new retaining walls within the curtilage of a listed building. - **Approved**
- [2002/93834](#) - Listed Building Consent for conversion of outbuilding to form additional living accommodation. – **Approved**
- [2025/92090](#) - Change of use of ancillary residential accommodation at The Dyehouse, 7 Harts Hole Road, to an independent dwellinghouse with associated works (Listed Building). – **Approved**

Please note some of the above relate to the adjoining/adjacent property prior to the properties/site being split/sold separately.

The above consents demonstrate that alterations within the wider curtilage have previously been accepted where the works preserve the character and setting of the listed complex and where new structural elements are appropriately finished in natural stone.

THE PROPOSALS

The application proposes the careful dismantling and rebuilding of the existing failed garden structure to form an elevated terrace with steps where required and the formation of an access route to the perimeter of the patio. The works remain within the footprint and immediate garden area of the existing structure with the only loss of green space to be where works are proposed to construct a modest access path around the patio.

The rebuilt terrace will incorporate a retaining wall designed to the structural engineer's requirements and a block & beam floor supporting a reclaimed Yorkshire stone flag finish. The visible external faces are to be finished in secret bedded dry stone walling, reclaimed copings will cap the perimeter wall. Material, wherever possible, will be salvaged from the failed structure and reused wherever practicable.

Black wrought iron guarding is proposed to exposed edges of the terrace. Double timber doors are proposed at the lower level to provide access to a small storage space beneath the patio. The terrace is designed to meet the existing principle central garden level, reducing the visual prominence of the structure when viewed from this principal garden area. The secret bed dry stone walls will blend in with other similar dry stone wall in and around the locality. These will only be visible form distant views towards the site.

The proposals do not alter the principal listed dwelling, its stone-slate roof, historic mullioned windows, principal stone elevations or the characteristic barn form. The works are physically separated from the host dwelling and are confined to the garden structure and adjoining garden ground levels.

ASSESSMENT OF PROPOSALS

The proposal has been designed as a repair and rebuilding response to a failed structure within the curtilage of the Grade II listed building, rather than the introduction of a separate new building.

The submitted photographs, within Appendix A of this statement demonstrate the present condition clearly. Sections of natural stone walling and coping have collapsed or moved, with loose masonry across the site and areas of exposed block and brick construction. The present arrangement is visually fragmented and no longer reads as a coherent traditional garden landscaping feature.

The condition of the structure does not in itself remove any heritage value that the surviving fabric may possess. For that reason, the proposal suggests a careful dismantling and salvage strategy rather than wholesale clearance. Natural stone and coping material can be set aside and reused in the visible facing of the reconstructed terrace.

The significance of the designated asset is concentrated in the early nineteenth century cottages and barn and their surviving architectural features. Those elements are unaffected. The works do not alter the principal elevations, historic window openings, stone-slate roofscape or barn doorway.

The rebuilt structure remains low and subordinate to the listed buildings. Its position within the existing garden, use of reclaimed natural local stone, Yorkshire stone flags and simple wrought iron guarding allow it to read as part of the traditional domestic landscape rather than as a competing architectural feature.

The proposal also improves the immediate setting of the listed building by replacing a collapsed and visually untidy element with a coherent stone-faced garden structure. In heritage terms, the effect is therefore considered positive, with no loss of the features which create the special architectural and historic interest of the Grade II listed dwelling.

PRINCIPLES OF JUSTIFICATION

The proposed repair/rebuild of the garden structure is justified on the following grounds;

The works respond to an existing structure which has physically failed, as evidenced by the submitted site photographs, and provide a long-term solution rather than temporary or partial repair. Without intervention the structure poses a risk of further collapse.

The failed structure is not identified in the statutory list description as a feature of special interest and the proposal does not alter the principal listed dwelling or barn.

The approach retains and reuses sound natural stone and coping material wherever practicable, preserving the surviving traditional material character of the garden.

New visible work is designed to use materials and detailing that are appropriate to the listed setting, including secret bedded stone facing, Yorkshire stone flags, black wrought iron guarding and timber doors.

The structure remains within the existing domestic garden area and does not extend into the surrounding field or compete with the scale, massing or roofscape of the listed buildings.

The completed terrace will remove the present fragmented and collapsed appearance and provide a coherent, usable and maintainable element within the immediate setting of the listed building.

POLICY CONTEXT

Section 20 of the NPPF (National Planning Policy Framework) seeks to conserve and enhance the historic environment. This states;

“HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.”

Heritage decision making is addressed principally through Policies HE4, HE5 and HE6. These policies require heritage assets to be conserved in a manner appropriate to their significance, require the effects of proposals on significance to be robustly assessed, and require considerable importance and weight to be given to any harm to a designated heritage asset.

In this case the proposal has been developed around the significance of the Grade II listed building. The defining architectural features of the cottages and barn are retained, the intervention is confined to the failed garden structure, and traditional materials are used to maintain the character of the immediate setting. On that basis the proposal is assessed as causing no harm to the significance of the designated asset and as producing a modest improvement to its immediate domestic setting.

Kirklees Local Plan Policy LP35 seeks to conserve heritage assets in a manner proportionate to their significance, while Policy LP24 requires development to achieve good design and respond appropriately to local character. The proposed use of natural stone, Yorkshire stone flags and restrained traditional detailing accords with those objectives. The proposal retains the elements that contribute most significantly to the character and significance of the asset and therefore accords with the objectives of Policy LP35.

The reuse of the existing structure to provide the dwelling with much improved outdoor amenity space will improve the overall view of the heritage asset.

USE

The proposed works do not change the residential use of New Ing Farm or the use of the surrounding domestic garden. The application relates solely to the repair/rebuild of the failed garden structure to create a safe and usable elevated terrace.

MATERIALS (Appearance)

All materials are to match existing:

WALLS	Reused natural stone where practicable, supplemented by matching local natural stone, finished as secret-bedded dry-stone facing with reclaimed stone copings.
PATIO	Reclaimed natural Yorkshire stone flags over the proposed supporting structure.
GUARDING	Simple black wrought-iron railings to exposed terrace edges.

MEANS OF ACCESS

The existing vehicular and pedestrian access arrangements to New Ing Farm are unaffected.

Within the garden, the proposal provides steps and a level terrace connecting with the established lower garden level.

LANDSCAPING

The established garden and surrounding field are predominantly retained.

The works are confined to the area of the failed structure and adjoining terrace. Existing stone boundary walls and the adjacent outbuilding are to be protected during construction, and salvaged stone from the failed structure is to be reused where suitable. The new access path will be of a modest width and allow for a better circulation of the existing domestic garden.

LAYOUT

The terrace occupies the location of the existing failed garden structure adjacent to the outbuilding and principal garden. The proposal works with the existing change in levels and does not introduce development into undeveloped land/open countryside.

SCALE

There is no increase to the scale, footprint or roof profile of the principal listed dwelling or barn. The rebuilt garden structure remains low in relation to the listed buildings and subordinate in both height and visual emphasis.

CONCLUSION

We contend that this well considered proposal provides a sympathetic response to the failed garden structure within the curtilage of the Grade II listed New Ing Farm.

The significance of the designated asset is principally derived from the early to mid-nineteenth century stone cottages and barn, their stone slate roofs, mullioned openings, stone detailing and historic farmstead relationship. These defining features are retained and unaffected by the proposed works.

The existing garden structure is in a materially failed condition, with collapsed and displaced stonework and areas of exposed later construction. The proposal responds to this condition through careful dismantling, salvage and reconstruction rather than through the loss of significant historic fabric.

The use of reused and matching natural stone, secret-bedded stone facing, Yorkshire stone flags, simple wrought-iron guarding and timber doors will reinforce the traditional material character of the immediate setting. The rebuilt terrace remains subordinate to the listed complex and does not extend into the adjoining field.

For these reasons, we consider that the proposals preserve the special architectural and historic interest and setting of New Ing Farm, comply with the relevant statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the current National Planning Policy Framework and Kirklees Local Plan Policy LP35.

We therefore contend that the amount of development is acceptable and an overall benefit to the heritage asset and will also ensure positive amenity use for future occupants.

Should any further information be required please do not hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A

Site Photos





