



DESIGN & ACCESS/HERITAGE STATEMENT

Proposed garage conversion to form snug

at:

14 Farmhouse Court
Crosland Moor,
Huddersfield,
HD4 5PH

for:

Oliver Wilby

job nr:

26065

date:

05 October 2026

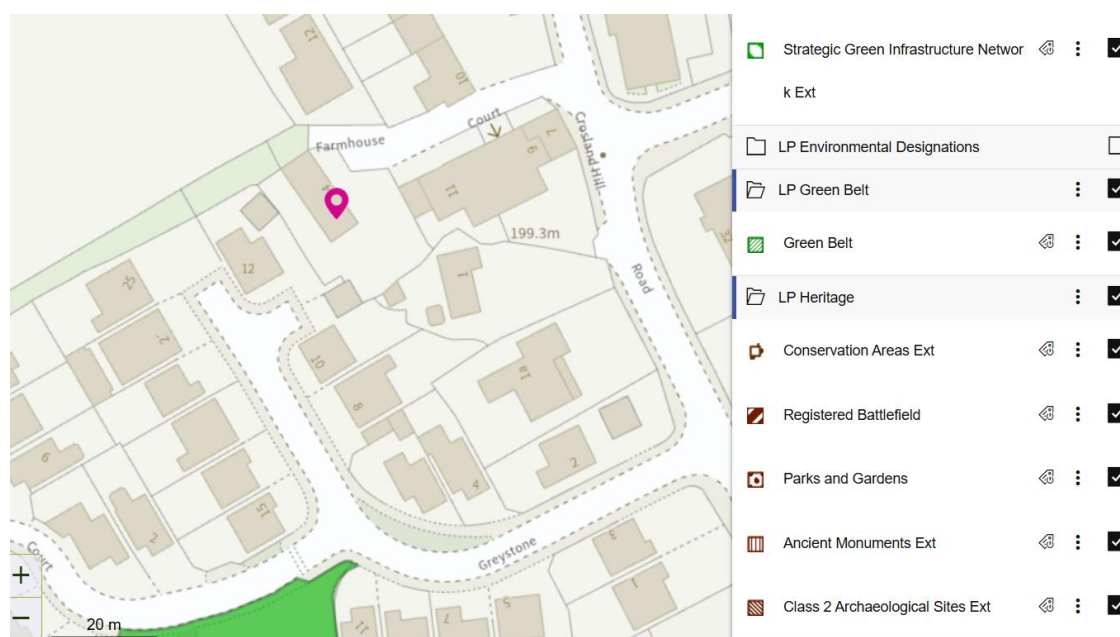
Introduction

This Design and Access / Heritage Statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Oliver Wilby, and provides sufficient information to accompany an application for Listed Building Consent for the proposed garage conversion to a listed farmhouse at 14 Farmhouse Court, Crosland Moor, Huddersfield, HD4 5PH.



The application site

14 Farmhouse Court is situated approximately 1 mile to the southwest of the town centre of Crosland Moor. Farmhouse Court is accessed off Crosland Hill Road which is situated to the east. The property is not located within the green belt or within a conservation area as shown on the Kirklees Local Plan map below.



Crosland Moor is an established residential district located approximately 1 mile south-west of Huddersfield town centre. The area extends along Blackmoorfoot Road, an historic route towards Marsden, and benefits from its close proximity to the surrounding communities of Lockwood, Netherton, Milnsbridge and Paddock. Its elevated position provides attractive views towards the surrounding valley and hillsides.

The area has a strong industrial and social history associated with the wider development of Huddersfield. The name Crosland Moor derives from the Crosland family, who were significant local landowners during the 15th and 16th centuries. Historically, the area combined farming and quarrying, with Crosland Hill sandstone being an important local building material. The subsequent expansion of Huddersfield and the arrival of the tramway in the late 19th century encouraged significant residential development, including traditional Victorian and early 20th-century terraces.

Crosland Moor contains a mixture of traditional stone and brick housing, terraces, semi-detached properties and more recent residential development. This varied built form reflects the area's gradual expansion from its historic rural and industrial origins into an established urban neighbourhood.

The area is well served by local facilities, including convenience shops, schools, community facilities and recreational spaces. Moor End Academy and Oak Primary School are located on Dryclough Road, while the Crosland Moor Community Learning Centre provides a range of community activities and services. Local shops and everyday services are concentrated along Blackmoorfoot Road and Park Road West.

Crosland Moor is also conveniently positioned for access to Huddersfield town centre and the wider West Yorkshire area. Blackmoorfoot Road and the A62 provide connections to the surrounding settlements and strategic road network, while the area's proximity to Huddersfield provides access to a wider range of employment, retail, education, leisure and public transport facilities.

Existing Use

14 Farmhouse Court is currently used as a residential dwelling further to a planning approval and listed building consent from 1989 which sought the 'Rehabilitation of derelict cottages to form one dwelling'.

Proposed Use

The proposals will not change the use of the building but will require some alterations the adjoining garage with lean to roof. The garage which is currently used as a storage area and utility will be converted to form a 'snug'. Further details of this are provided in the design, appearance and layout section of this statement.

Relevant Planning History**89/62/03331** – Planning Permission for Development (Conditional)

Rehabilitation of derelict cottages to form one dwelling (Listed Building)

89/62/03330 – Listed Building Consent

Rehabilitation of derelict cottages to form one dwelling (Listed Building)

There have also been multiple planning applications relating to the other properties accessed of Farmhouse Court including (but not limited to) the following:

95/92942 – Planning Permission

7, 9 & 11 Crosland Hill Road, Crosland Moor, Huddersfield.

Alterations To Dwellings and Curtilage and Erection of Garage (Listed Building)

90/04427 – Planning Permission

Manor House Farm, Crosland Hill Road, Crosland Hill, Huddersfield.

Conversion And Extensions to Farm Buildings to Form 5 Dwellings and Erection of 1 Detached Dwelling with Integral Garage (Listed Building)

Site Photographs



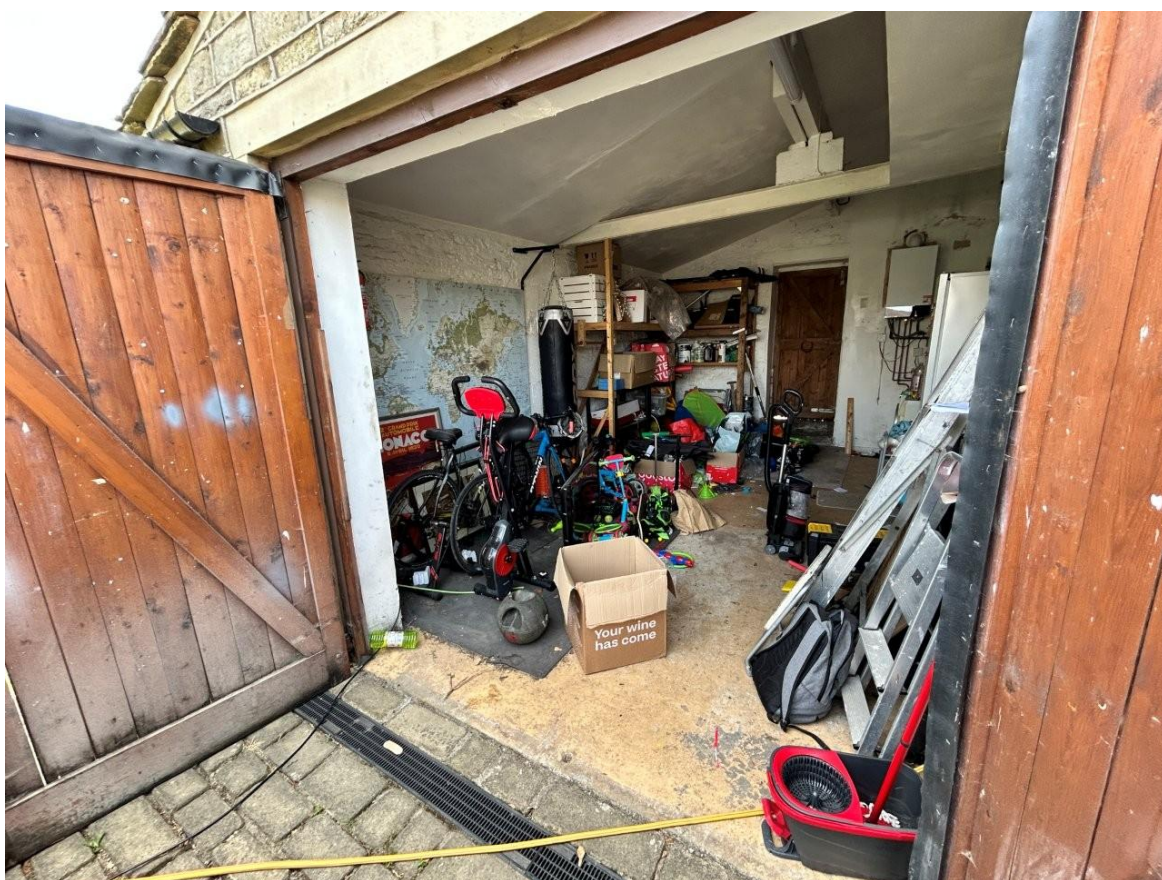
Front (northeast) elevation



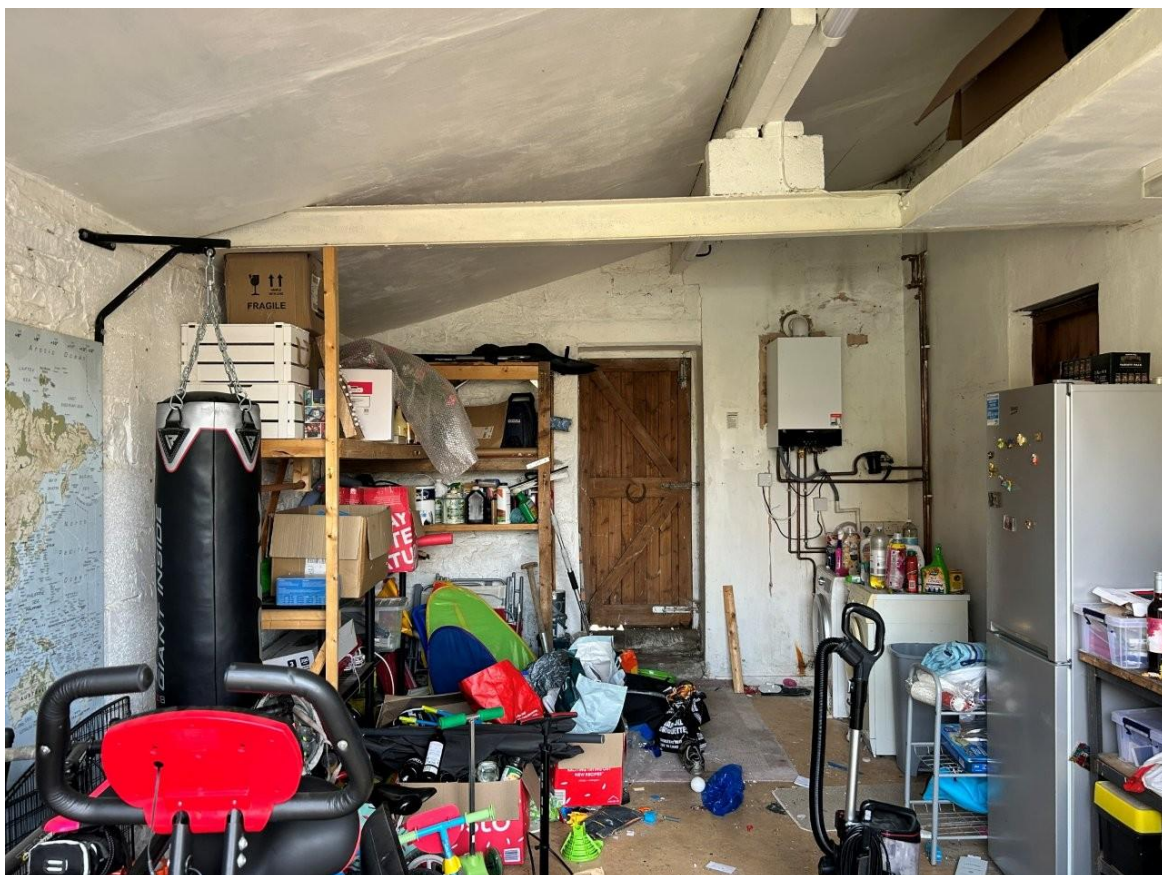
Gable (southeast) elevation



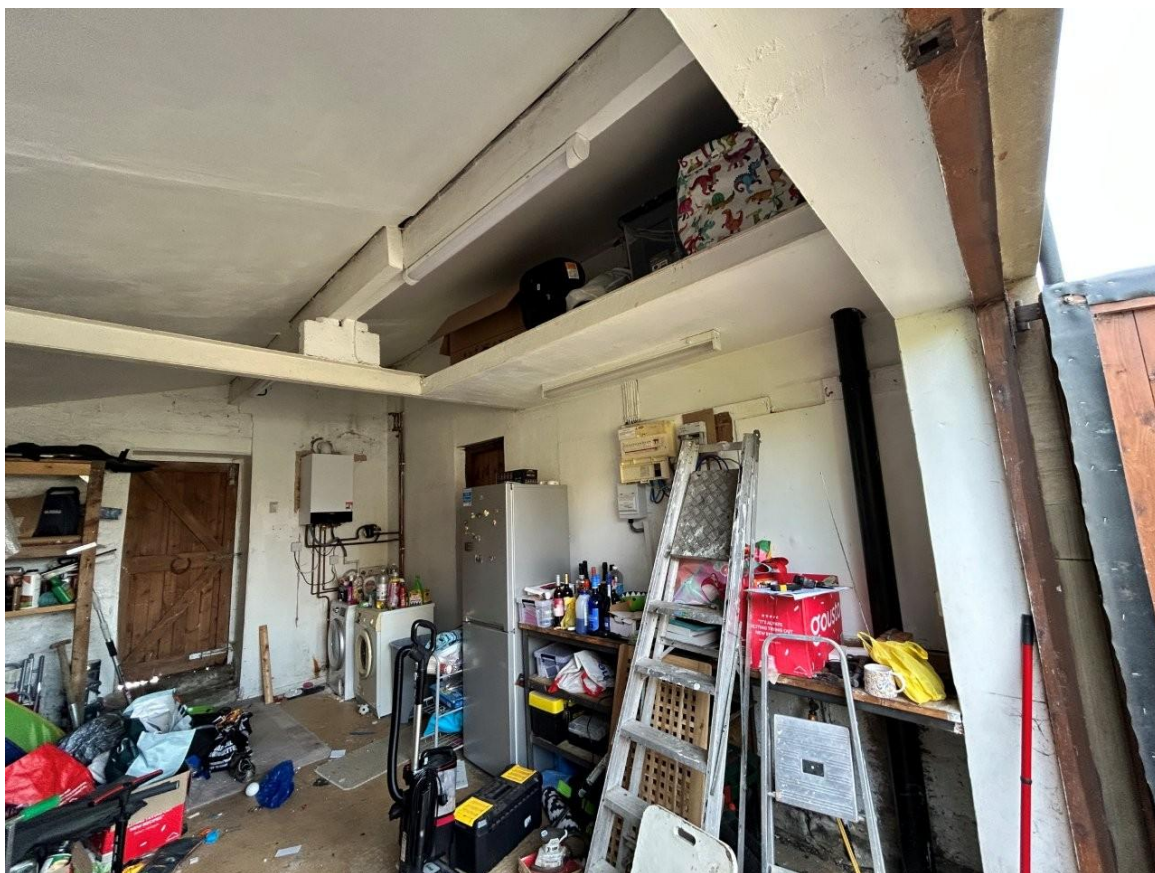
Rear (southwest) elevation



Garage entrance



Garage – internals (note poor roof support with concrete blocks on steel beam)



Garage – showing internal boiler, electrics and SVP

Design, Appearance and Layout

Design and layout:

The proposals are to convert the existing garage to form a snug. No extensions are proposed. The existing garage openings are to be retained but the exiting garage door will have an amended cill to allow for the new insulated floor build up. New timber doors are proposed to the former garage door opening which can be opened to reveal new glazed sliding doors.

Internally modifications will largely be related to drylining the existing walls to provide the required thermal upgrade, and forming timber stud partitions to conceal the existing services.

Appearance:

The proposed updates are designed to have a very minimal impact on the existing appearance of the property. The existing openings are to be retained, and the principal (front) entrance will maintain the appearance of the existing timber garage doors.

A new cottage style timber rear external door will be added to the snug to provide the required thermal upgrade.

The existing stone slate roof will have a replacement roof structure (as the existing is insufficient and relies upon purlins propped on blockwork off a steel beam) but the appearance will remain the same as the existing stone slate tiles will be re-instated. 2 New conservation rooflights will be installed.

Scale

The proposed scale utilises the existing size and shape of the original farmhouse garage. No extensions or alterations in size are proposed.

Landscaping and trees

All works are limited to the existing building. There are no external works or extensions and therefore there will be no changes to the existing landscaping.

Site Levels

The existing site levels are essentially flat. There are no alterations required as part of the proposals.

Access

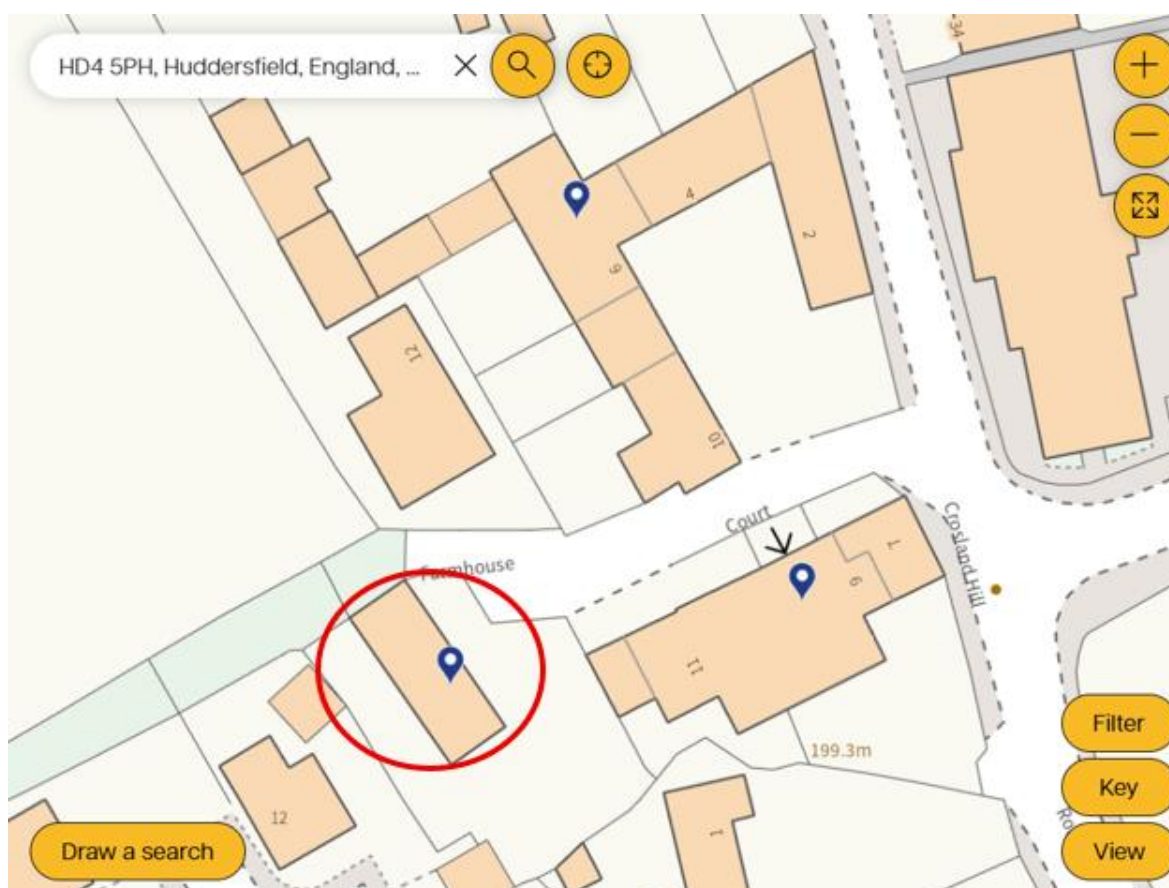
The current site access is off the existing access track of Farmhouse Court. There will be no alterations to the existing access. The existing driveway is sufficient for the parking of 3 cars.

Heritage Impact Statement

Significance of the Heritage Asset

The existing farmhouse which forms the subject of this application is Grade II listed. The Heritage Asset is taken to be the Grade II listed building and the adjacent listed buildings located off Farmhouse Court.

The listing below is taken from Historic England National Heritage List.



Listed buildings map showing 14 Farmhouse Court (Circled Red)

Statutory Address: CROSLAND HALL COTTAGE, CROSLAND HILL ROAD

Listing Reference: 1290351

Grade: II

Listing Description:

CROSLAND HILL ROAD 1. 5113 (West Side) Crosland Moor Crosland Hall Cottage SE 1114 42/411 II GV 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Ground floor altered. 1st floor has 2 two-light and 2 three-light stone mullioned windows, mostly blocked.

There are 2 other Listed Buildings in close proximity to the subject of this application. The listed building references and details are as follows:

Statutory Address: CROSLAND HALL, CROSLAND HILL ROAD

Listing Reference: 1134305

Grade: II*

Listing Description:

Early C17. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Oldest part has twin-gabled front. Central door with moulded surround and shallow-arched monolithic head indicates that it was built as one dwelling. But it may have been divided into 2 within 100 years, as the 2 flanking doors also appear to be C17 or early C18: viz, chamfered surrounds and hoodmoulds. All windows have double hollow-chamfered reveals and hoodmoulds, each with one light a sash. West gable has 5-light mullioned and transomed window on 1st floor, 7-light mullioned and transomed window on ground floor. East gable has one 6-light mullioned and transomed window on each. Central 1st floor 2-light mullioned window. 2 stone gargoyles one at valley, one at west end of west gable (suggesting a possible third gable further west). Tall stack at east end. Rear elevation has same gable arrangement. 1st floor has one 5-light stone mullioned window in each gable, and one 3-light stone mullioned window in centre. Ground floor has one 6-light stone mullioned and transomed window in east gable, its correspondent blocked by one storey C18 or C19 pitched roofed extension. Extension to east: 2 storeys: probably early C18: rear has one range of 4-light stone mullioned windows of same type as others: otherwise the mullions are of the C18 square-sectioned type (one 3-light and one 2-light on 1st floor at rear: one 2-light on 1st floor at east end, together with blocked loading door and gable window: 2 ranges of 3-light windows to front): coped gable end with moulded kneelers.

Statutory Address:

RANGE OF FARM BUILDINGS AT CROSLAND HALL, CROSLAND HILL ROAD

Listing Reference: 1313821

Grade: II

Listing Description:

CROSLAND HILL ROAD 1. 5113 (West Side) Crosland Moor Range of farm buildings at Crosland Hall SE 1114 42/412 II GV 2. Probably early C19. Hammer-dressed stone. Pitched stone slate roof. Coped gable ends. 2-storey barn, otherwise one storey. Barn has one door on each floor, and barn doorway with 3-centred head. Various openings to cowshed.

Impact of the proposed development upon significance of the Heritage Asset

Relevant Policies:

Local Plan Policy LP35 states that 'development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset'

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that 'for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The Proposals:

The proposals have been carefully considered in order to reduce the impact on the existed listed building and its appearance. There are no increases in footprint or height being proposed as part of the works.

The design proposals specifically look to make minimal changes to facilitate the conversion of the garage to a snug, but with the alterations being largely unperceivable as viewed from the outside. The proposals retain and make use of the existing openings. No new openings in the existing building fabric are proposed.

The existing timber garage doors will be removed to allow a new stone cill to be added. This will allow for new floor insulation and screed to be added over the existing concrete floor slab. New timber doors matching the existing style will be added to preserve the existing appearance. Behind these, new sliding glass doors will be installed to provide optional light, access and to provide the thermal upgrade.

The existing roof structure has been modified over time and is an adhoc structure comprising a steel beam with blockwork built over to provide support to the timber purlins. The proposals seek to remove the existing rafters and purlins which form the roof structure and install new deeper rafters which will be insulated between and over to meet the current thermal performance requirements. 2 No. new conservation rooflights are proposed within the roof. The existing stone slate tiles will be re-instated.

Internally, the existing walls will be drylined with a metal stud and insulation system to provide the required thermal upgrade.

Summary

ADP Architecture and Design Ltd believe that based on a careful and considered study of the existing building, a design has been proposed which successfully preserves the Heritage Asset of 14 Farmhouse Court whilst providing a conversion of the existing garage to form a snug in line with the clients' requirements.

ADP Architecture and Design Ltd