

August 2023

Listed Building Renovation Statement

The Grange, 36 Huddersfield Road, Ingbirchworth. S36 7GF



1.1.The Surroundings

Ingbirchworth is a civil parish in the metropolitan borough of Barnsley, South Yorkshire, England. A rural settlement close to the boundary with Kirklees; it is predominantly residential, detached dwellings both historical and new build, stone with some brick on the more recent estates. Ingbirchworth has one public house, a nearby farm supplies and Yummy Yorkshire café. The parish contains 23 listed buildings that are recorded in the National Heritage List for England. Of these, one is listed at Grade I, the highest of the three grades, two are at Grade II*, the middle grade, and the others are at Grade II, the lowest grade. The parish contains the village of Ingbirchworth and the smaller settlement of Gunthwaite, and is otherwise rural. Most of the listed buildings are farmhouses and farm buildings, including Gunthwaite Hall Barn.



Aerial View

1.2.The Site

The Grange (36 Huddersfield Road) is located centrally to the village on the A629 main link road between Huddersfield and Sheffield, it is nestled between a dwelling to the east and farm buildings to the west (applicants' ownership) and agricultural land to the north. The property is a grade II listed two storey dwelling set in its own grounds, with large drive/ parking area to the front separated from the A629 by a high stone wall and lawned and landscaped garden to the rear (north) with stone boundary walls.

The property is predominantly rendered with stone quoins, kneelers, window mullions/ headers and cills with the exception of the west wing which is coursed sandstone walls; the roof is natural stone slates.



1.3. Planning Policy & The Listing

Extract from the Historic England Listed building website:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1151112

Date first listed: 18-Mar-1968

List Entry Name: GRANGE FARMHOUSE

Statutory Address: GRANGE FARMHOUSE, PENISTONE ROAD

Details: SE20NW GUNTHWAITE AND INGBIRCHWORTH PENISTONE ROAD (north side), Ingbirchworth 2/45 Grange Farmhouse 18.3.68 II

Farmhouse. Dated 1624, altered probably early C19, wing to front right probably early C18. Left wing thinly-coursed rubble, the rest rendered. Stone slate roof. T-plan with additional wings to front right and to rear centre. Two storeys. Single-bay projecting gabled wing to each end, two-bay house-body.

Near-central entrance with moulded surround and arched lintel above which is a plaque with raised letters the lower part of which reads:

'JOHN MICKELTHW AITEOWETH THIS HOUS AND O 1624' Above this is a square sundial, on a corbel, without gnomon. Large 3-light window to left and 2-light window to right, late C19. One 3-light flat-faced mullion window to 1st-floor left of house body. Left wing has one 4-light double-chamfered window to each floor, both with hoodmoulds. Later doorway to left. The roof of this wing has been raised slightly. The right wing has a 3-light part-obscured window at low level and a 2-light double-chamfered mullion window to 1st floor and to gable apex (the latter blind). Band above 1st-floor window.

Chamfered gable coping on moulded kneelers. The roof of this wing is separate from the main range. Rear: the rear wing has C19 three-light windows.

Right return: single, 2- and 3-light windows of C19 type. Interior not inspected. The building was formerly the Angel Inn.

Listing NGR: SE2239505899

- Application Number: B/88/1415/PR
Application Type: Historic
Decision Letter Date: 21/08/1989
Decision Status: UNKNOWN
Decision Type: Refused
Development Description: Conversion of barn into dwelling (outline)
Development Address: THE GRANGE, 36 HUDDERSFIELD ROAD, INGBIRCHWORTH
Officer: Historic
Received Date: 16/01/1991
Registered Date: 13/08/1989
- Application Number: B/76/2021/PR
Application Type: Historic
Decision Letter Date: 02/09/1976
Decision Status: UNKNOWN
Decision Type: Refused
Development Description: Erection of 2 bedroom detached bungalow
Development Address: "THE GRANGE", 36 HUDDERSFIELD ROAD, INGBIRCHWORTH
Officer: Historic

- Received Date: 16/01/1991
Registered Date: 25/08/1976
- Application Number: B/86/0788/PR/LB
Application Type: Historic
Decision Letter Date: 29/08/1986
Decision Status: UNKNOWN
Decision Type: Historic
Development Description: Alterations to windows of dwelling (Listed Building consent)
Development Address: 36 HUDDERSFIELD ROAD, INGBIRCHWORTH
Officer: Historic
Received Date: 16/01/1991
Registered Date: 21/08/1986
- Application Number: B/01/0508/PR/LB
Application Type: Auto-generated : 15
Decision Letter Date: 15/06/2001
Decision Status: UNKNOWN
Decision Type: Historic
Development Description: Installation of new windows to Listed Building.
Development Address: The Grange, 36 Huddersfield Road, Ingbirchworth, Sheffield.
Officer: Historic
Received Date: 17/02/2003
Registered Date: 25/04/2001
- Application Number: 2010/1433
Application Type: Listed Building Consent
Decision Letter Date: 14/01/2011
Decision Status: Final Decision
Decision Type: Approve
Development Description: Removal of front dry stone wall and installation of replacement windows on eastern elevation (Retrospective) (Listed Building)
Development Address: The Grange, 36 Huddersfield Road, Ingbirchworth, Sheffield, S36 7YF
Officer: Laura Bennett
Received Date: 22/11/2010
Registered Date: 24/11/2010

The property is currently a single dwelling house for the Knowles family who own and operate the adjoining farm.

The west wing of the property has been used as accommodation (office and storage) for the dwelling since prior to the applicant's ownership in 2010.

National and local planning policies apply.

1.4. The History

Dating to 1624 The Grange is one of the oldest buildings in Ingbirchworth. originally a Coaching Inn with the left wing used as a stable and accommodation, there is a well to the rear. The right wing was added in the 18th century; after the closure of the Inn (dates unclear but possibly late 19th century) the property became a dwelling, was used for a time as self-catering accommodation and is currently the home to the Knowles family who own and run the adjoining farm. The left wing of the property has been used in recent history as a barn for lambing etc (up until 20 years ago) and more recently (20 years to present day) as an office and storage area for the dwelling.



Historical photo, Penistone Archive, (Photo is handed)

1.5.The Architecture

The house is constructed in stone, rendered apart from the left wing, with quoins and stone slate roof with chamfered gable copings on moulded kneelers. There are two storeys and an attic, a central range with two bays, and gabled flanking wings, and a rear wing. The doorway has a moulded surround and an arched lintel. Above it is a plaque with an inscription and date, and over this is a sundial on a corbel. The windows are mullioned, some with hood moulds. The West wing is split into two large rooms to the ground floor separated by a solid rendered block wall with an oak post to the doorway, the upper floor is one large space to the south with the north end split into three small rooms with modern stud and plasterboard walls, upper floor access is currently by ladder through a first-floor opening.

The below photographs highlight the details of the property focussing on the west wing where the alterations are proposed.





The rear of the property



The west wing front (south) elevation, the roof has been raised at some point in its history by approximately 500mm as can be seen from the Kneelers and slight change in stone to the gable



Stone kneeler and raised roof



South elevations, ground floor stone mullioned windows with hooded mouldings



Upper floor stone mullioned window



Side (west) elevation



Rear (north elevations)



Stone mullioned upper floor door with window above



Stone mullions and headers remain of two stoned in windows



Ground floor room south side, there is a sand cement render to all walls and plasterboard to the ceiling and sand cement screed to the floors



Side to the property



The stone detailing remains internally



Upper floor king post trusses, this truss to the south has historically been replaced, possibly when the roof was raised, the others it is assumed are original. The walls are whitewashed stone, the floor is a more recent suspended timber with floorboards



The purlins it is assumed are original to the property



The original stone wall plate is visible in parts where the roof was raised.



The roof has been renewed at some point with new felt and some insulation and plasterboard finish



Stone surround to side window



Modern plasterboard partitioning



Truss to wall connection



Steel plate to truss



Original king post detail

2.2. The Proposed Alterations

The document and photos earlier in this document highlight details important to the listing both internally and externally. The proposed alterations will be dealt with sympathetically so as to minimise any impact on the existing building with particular regard to those elements mentioned in the Historic England listing.

External Alterations:

Relocation/ Reinstatement of stoned in windows to the rear elevation (including minor relocation of one window) – It is proposed to reinstate the two windows to the rear ground floor of the property to improve natural light, ventilation and views to the rear room, due to the position of one of the former openings being below the door cill above causing potential structural issues it is proposed to relocate this window to the left, this will be done by carefully matching in and reusing only the existing stone. A galvanised steel angle lintel should be installed behind the stone headers to provide support and a series of reinforced concrete lintel to support the inner walls and fill to both windows.

Replacement of single glazed timber framed windows – In order to achieve a minimum level of internal comfort it is proposed to replace all the existing windows with double glazed argon filled timber framed windows; to maintain as closely as possible the current appearance slender frames will be selected, the narrow stone mullioned windows to the front elevation will be fixed windows only to retain the slender profile.

The existing timber side door will become a window with timber t&g panel below

The existing front door will be replaced with a timber t&g stable type door.

The upper floor external door will be fully glazed with a fixed lower panel and openable upper (means of escape), the overhead light will be fixed.

The upper floor front elevation window will be replaced with fixed to the narrower panels and an openable means of escape window to the wider.

The windows/ doors will be factory painted in french grey as the existing windows.

Window details have been conditioned (3) and the manufacturer is required to provide details and elevations for discharging of the condition prior to manufacture.

The planning condition requires slender profiles and a reduction in part L requirements may be required to achieve this, possibly a 16mm double glazed unit, this will require further discussions with the window manufacturer.

A window to each of the rooms (excluding bathrooms and WC) should be an openable escape window or door, minimum clear open size of 450x750mm.

Silicone sealing of the windows should be minimised and subject to discussion with the Architect on site.

A new internal soil vent pipe is proposed, to be as unobtrusive as possible this will be internal, penetrating the roof set back from the front elevation in black.

Two extract ventilators are required to the upper floor bathrooms these will be via an inline tile vent to be as inconspicuous as possible, Greys produce a vent for their Artstone slates which will work well with the natural stone.

A flue for the boiler will be positioned on the side wall, this will be in black.

An extractor grille for the hob will be positioned on the east elevation in black.

Planning condition 5 requires that the exterior stone work (all except the front elevation which is a dry construction) should be repointed with a hot lime mix, please refer to the planning approval for detailed instructions.

The front elevation has a number of cracks due to historical movement, some of these cracks offer an easy passage for moisture and so local repair including removing of stones and replacement with reclaimed and carefully matched stone or rebedding of stones to equalise gaps will be required to reduce the width of perpends, some deeply recessed pointing using lime mortar may be acceptable to reduce the passage of moisture through the wall.



Front elevation cracks to be closed

Internal Alterations:

Government guidance through building regulations and planning policy is focused on the reduction in carbon demand for all properties in the first instance by reducing demand by insulating old properties. It is assumed given the building is listed that a reduction from meeting current typical U values will be given as the thicknesses required would result in the loss of key features of the building; it is however necessary to go some way to providing a comfortable internal environment and reducing carbon emissions through insulating the property where possible.

Historic England advice is that old solid wall buildings should remain breathable, the preferred solution to this is the use of lime mortars, plasters and renders

Given the above it is proposed to remove the existing modern sand cement render that is applied to the ground floor walls, to make good the existing walls (lime pointing where required for stability) and then install a Limelite renovating plaster to a height of 1.5m to reduce the passage of moisture and salts through the wall (acting as a DPC). Install using a breathable adhesive such as Wamshell board adhesive (four plastic anchors per board can be used for additional support), STEICO internal (Square edge) woodfibre boards, a natural breathable material onto which can be applied a Lime base render finish such as Limelite Renovating plaster with additional mesh by specialist. The plaster will be stopped at the stone window surrounds so retaining these key details with a raked detail to the edge of the stonework. The existing walls vary in plumbness the boards can be fitted to follow the wall and are not required to be true and plumb. These works should be carried out by a suitably experienced contractor.

The same solution will be provided to the first floor external walls, sand cement render not present but the white paint to the walls will need carefully removing (as this acts as a barrier to water vapour, unless details can be found for the type of paint used then removal can be assessed) and

projecting stones to be cut flush and the insulation boards bonded directly to the stone (4 plastic anchors per board). The render should be stopped at the stone window surrounds with a raked detail, the wall insulation should be carefully joined with the roof insulation.

Renovation type: Single layer internal insulation



The sand cement screeds that have been installed to the ground floors will be carefully broken out and the levels reduced to allow for the installation of damp proof membrane, 75mm PIR insulation boards and a new sand cement screed with underfloor heating, the rear room will be formed at the level of the front room. A trench will be excavated for a new 110mm PVC drain into the existing foul system as shown on the drawings. The contractor should be aware of the potential for archeology in historical buildings, any signs and work should cease and the architect consulted.

The existing plasterboard ceiling to the ground floor will remain along with the floor boards above, although a larger opening (trimmers doubled) will be cut in to accommodate a new bespoke oak staircase with open balustrade (design TBA). A WC will be positioned below the stair with an oak panelled wall.

The plasterboard ceiling to the vaulted roof will be removed between the purlins, it is understood that the roof was re-roofed a number of years ago with a new roof felt and is in good order so this can remain, remove plasterboard and any between rafter insulation and install 50mm STEICOflex 036 between rafters, Allows for 50mm ventilation zone within the rafter depth.
50mm STEICOflex 036 below rafters screwed to the rafters.
Limelite Renovating plaster with mesh by specialist

Existing first floor stud walls will be removed and floors made good, new stud walls will be introduced as shown, these are positioned to avoid the kingpost trusses allowing a gap between stud wall and truss so the trusses are not damaged and are fully expressed, ensure it is possible to skim the walls. New stud walls should be 75mm studs at 400mm ctrs with 75mm acoustic insulation and 12.5mm plasterboard.

A tiled floor finish in keeping with the building type will be provided to the ground floor, carpets to the upper floors with bathroom and ensuite tiled.

150mm Ogee skirting boards and 70mm architraves, softwood and painted throughout, internal doors will be farmhouse type oak

Heating to the property will be by a new oil boiler with a new tank located to the south west corner of the drive, more modern methods of heating such as Air Source have been considered but would not be effective given the age and thickness of the solid walls along with the restricted thickness of insulation that can be installed.

A farmhouse type kitchen will be provided along with modern bathroom suites to be selected by the client.

Radiators will be provided to the first floor bedrooms and bathrooms sized by the heating engineer.

Bathroom suites will be selected by the owner along with wall and floor tiling.

All pipework and cables should be routed through the floors and within the wall insulation layer to avoid boxing in.

Internal details to be retained



Kitchen window, render to be finished with a raked detail to the edge of the stone surround.



Oak door mullion



stone surround to first floor window



but all should remain prominent.

Oak trusses and purlins will lose approx 50mm of their depth with the thicker insulation



Timber to timber details will lose some depth

4.1. Contact

Architect:

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.