

May 2023

Planning/ Heritage/ Design & Access 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 ANDO 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 housebody. 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 building 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

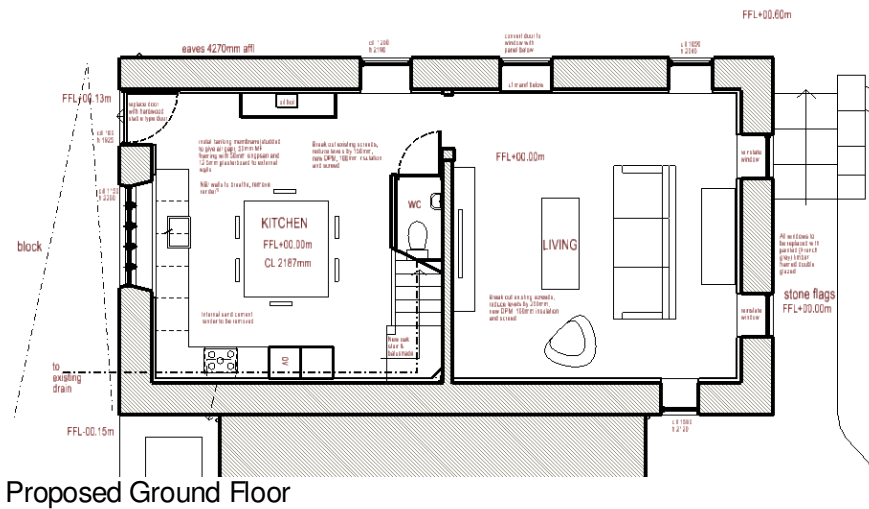


Original king post detail

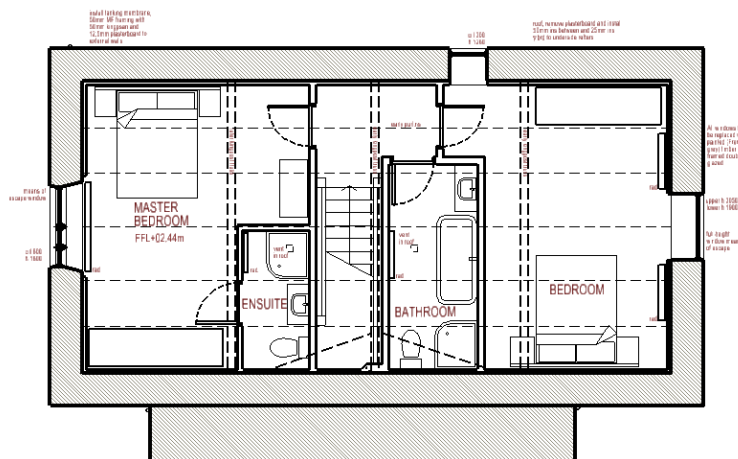
2.1. The Proposed Use

It is proposed to refurbish the left wing of the property to provide self-contained accommodation for the youngest member of the Knowles family John and partner. This will comprise a kitchen/ diner, living room and two double bedrooms with bathroom and en-suite.

This application is for listed building consent to make internal and minor external alterations to the building.



Proposed Ground Floor



Proposed First Floor

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:

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.

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, the overhead light will be fixed.

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

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.

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 dispensation 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.

Given the above it is proposed to install a plaster lining internally with 50mm of insulation to all external walls, the plaster will be stopped at the stone window surrounds so retaining these key details.

The sand cement screeds that have been installed to the floors will be carefully broken out and the levels reduced to allow for the installation of damp proof membrane insulation and a new screed with underfloor heating, the rear room will be formed at the level of the front room.

The existing plasterboard ceiling to the ground floor will remain along with the floor boards above, although a larger opening will be cut in to accommodate a new oak staircase with open balustrade. 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, 50mm insulation will be installed between the existing rafters along with a vapour barrier and 25+12.5mm insulated plasterboard to the underside this will allow all purlins and jointing details to remain exposed.

New stud walls will be introduced to the first floor 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.

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.

Internal doors will be farmhouse type oak

A farmhouse type kitchen will be provided along with modern bathroom suites.

Heating to the property will be by a new oil boiler and 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.

Radiators will be provided to the first floor bedrooms and bathrooms.

2.3. Access & Sustainability

The Presence of bats has been considered and a bat survey should not be required because the space is currently part of the dwelling with plasterboard ceilings and plastered walls, fully felted roof, glass to all windows and sealed doors giving no access to the internal building for bats, there is no evidence of bats within the building (roosts or bat droppings). There is no evidence of bats or large enough crevices to accommodate bats to the external fabric and there are only very minor alterations required to the external fabric.

There is no requirement for flora and fauna surveys as the surrounding is hard landscaped and there are no external alterations.

The site is not within an area at risk of flooding according to the Environment Agency flood map.

The highways access will not be altered

Emergency services can gain access to the property.

Refuse & recycling area will remain as part of the existing dwelling with road side collection.

The existing mains foul drainage system will be utilised.

Surface water will not be altered

No trees or hedges will be affected by the development, a tree survey is not required.

The building will have a sensible approach to insulation given the restrictions of the listing, age of the building but it will look to reduce energy demand wherever possible.

3.0. Conclusion

The proposal to modernise the accommodation to the west wing is designed to work sympathetically with the grade II listed building, the external alterations are minimal, predominantly replacement windows.

The internal alterations are designed to work around the existing features, new stud walls are positioned to avoid the king post trusses, fabric improvements are designed to avoid excessive build up that would otherwise conceal key features.

The alterations and improvements are required in order to maintain this historic building to a high standard into the future.

4.1. Contact

Architect:

Andrew Brown
designSpace
Stonehill
Rockside Road
Thurlstone
Sheffield
S36 9RB
Tel: 01226 762697

*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.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.