

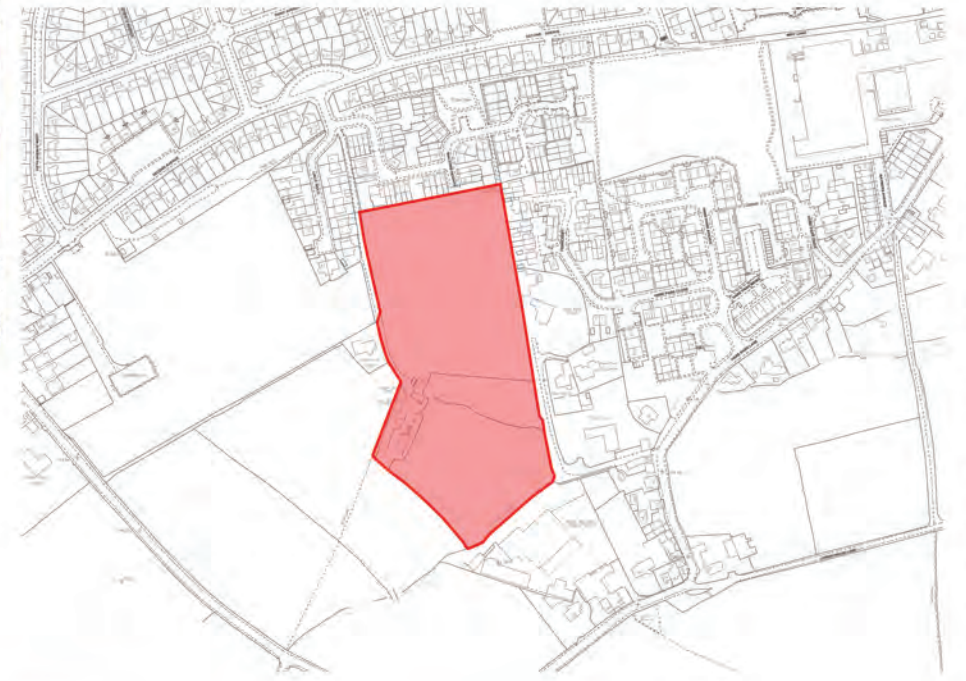
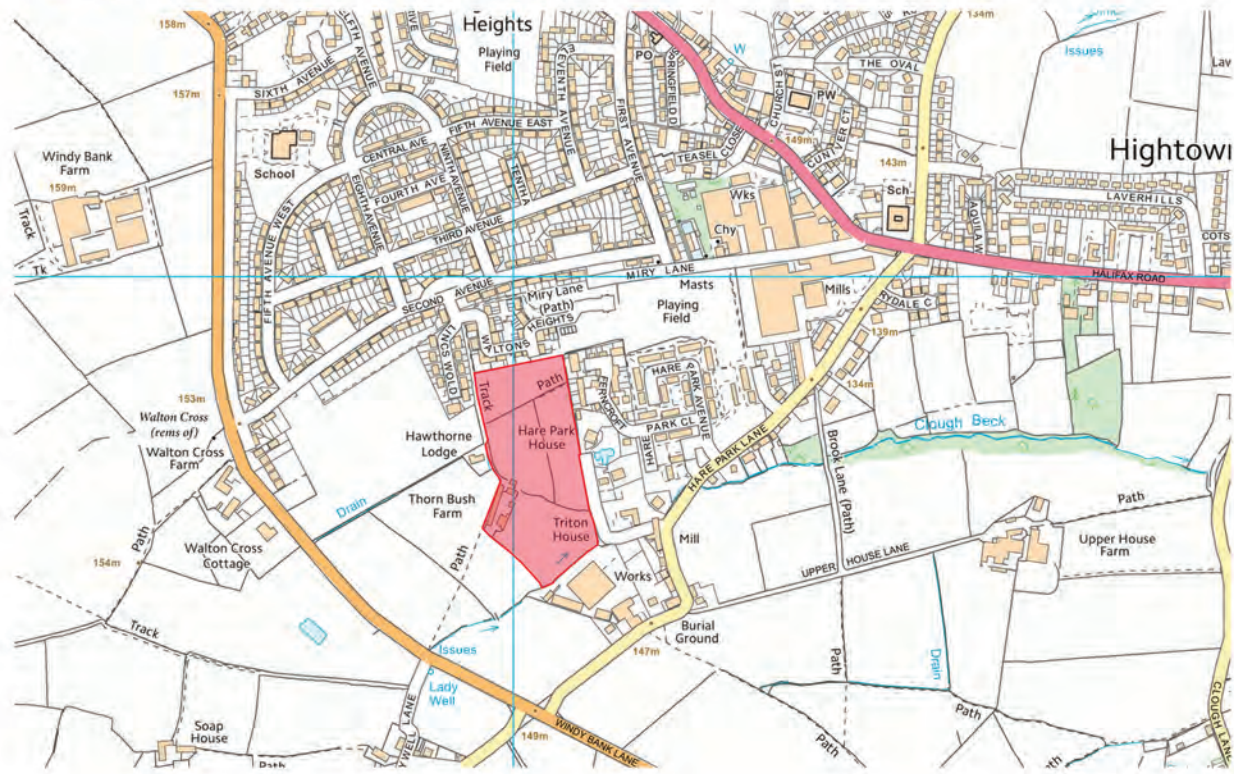
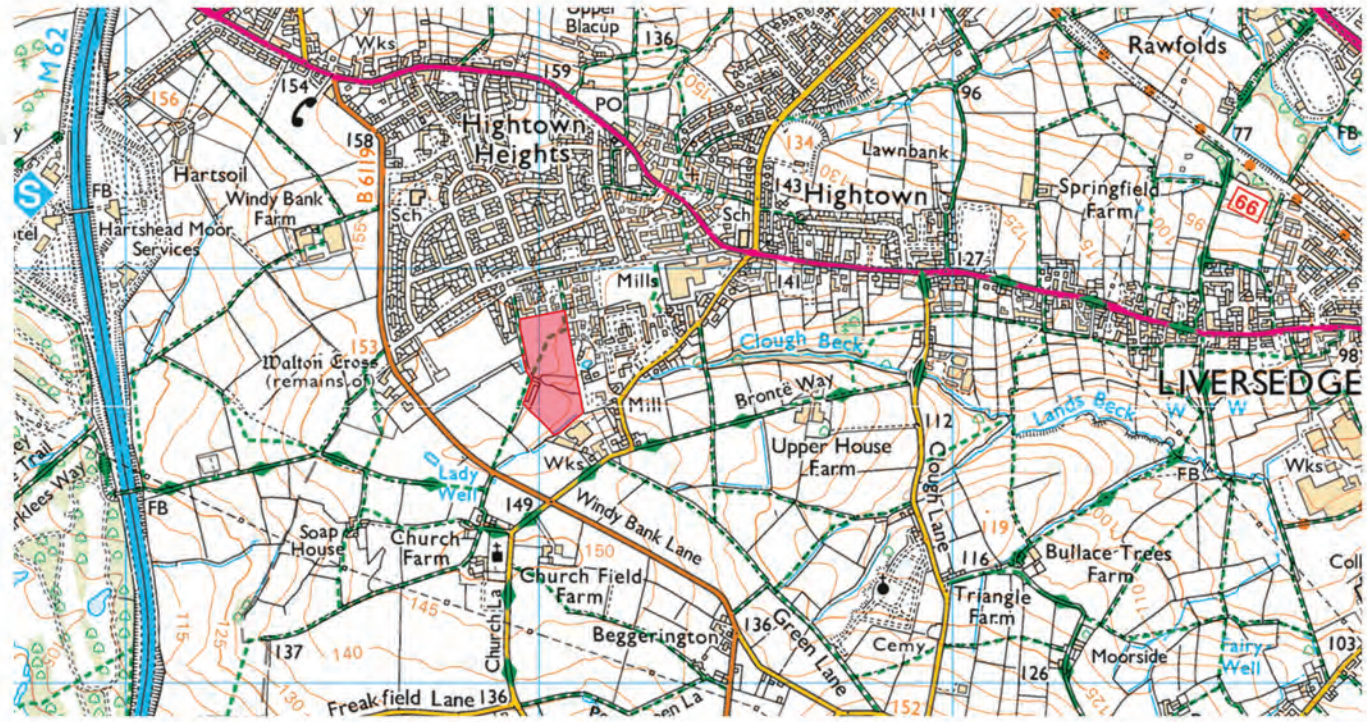


HAD Ltd

THORNBUSH FARM
OFF WINDY BANK LANE
LIVERSEGE
KIRKLEES
WF15 8JJ

RESIDENTIAL DEVELOPMENT

SITE LOCATION

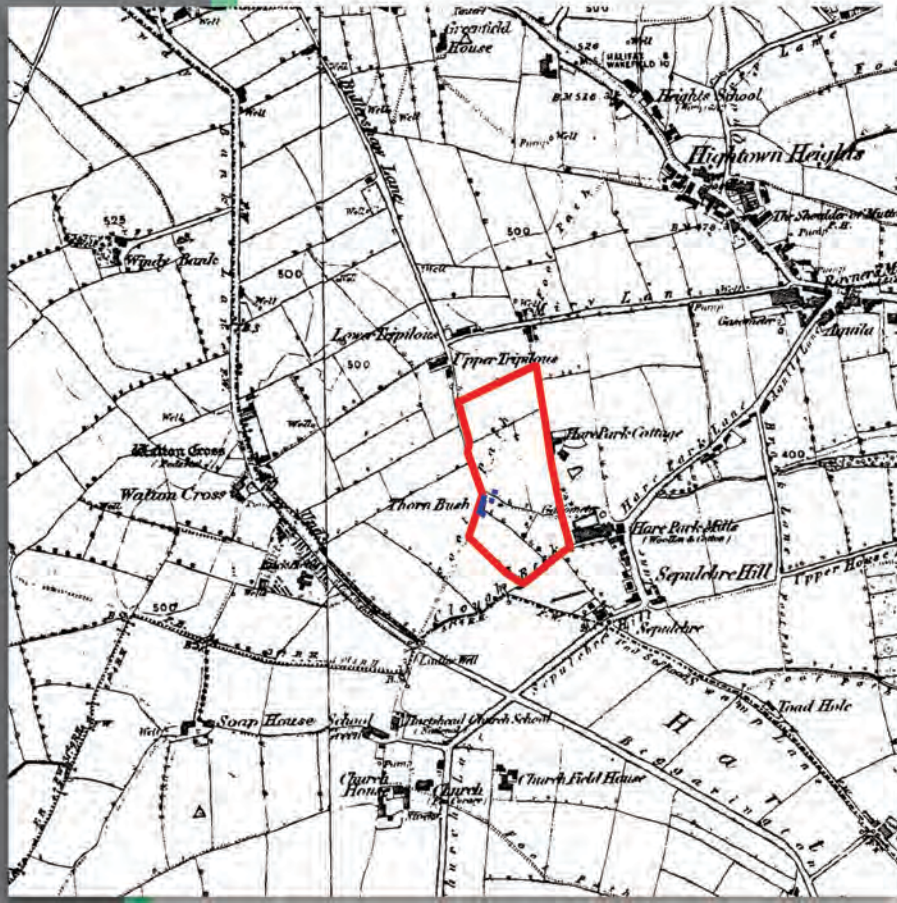


THORNBUSH FARM

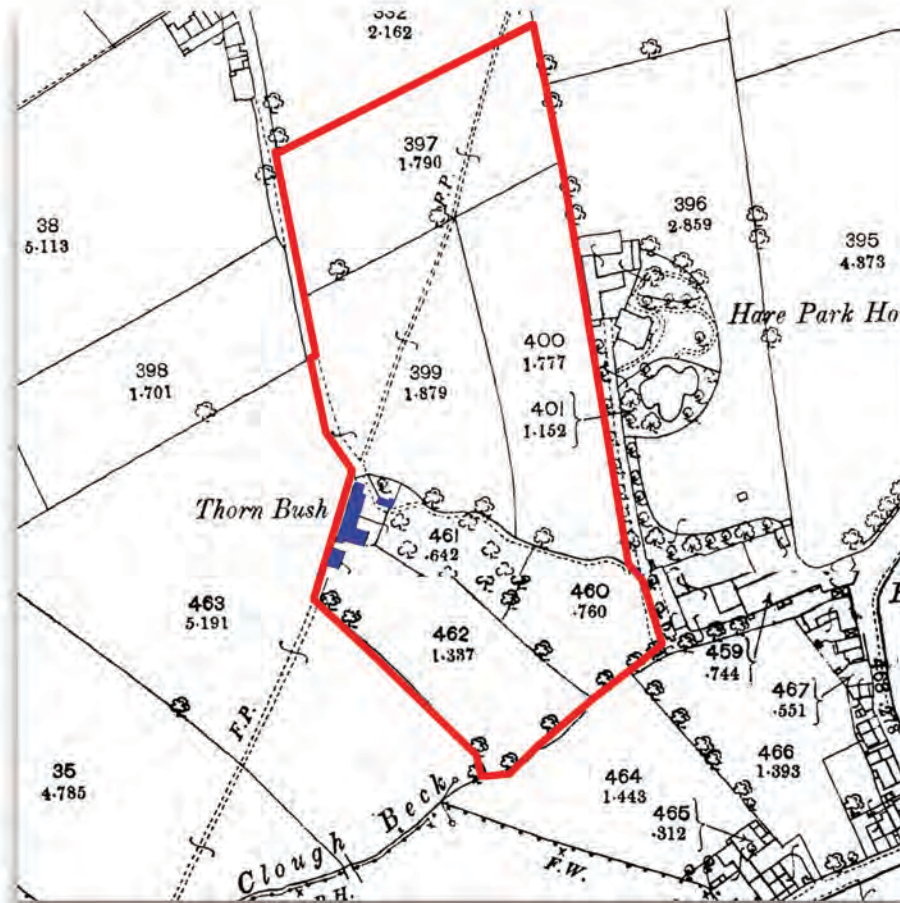
RESIDENTIAL DEVELOPMENT



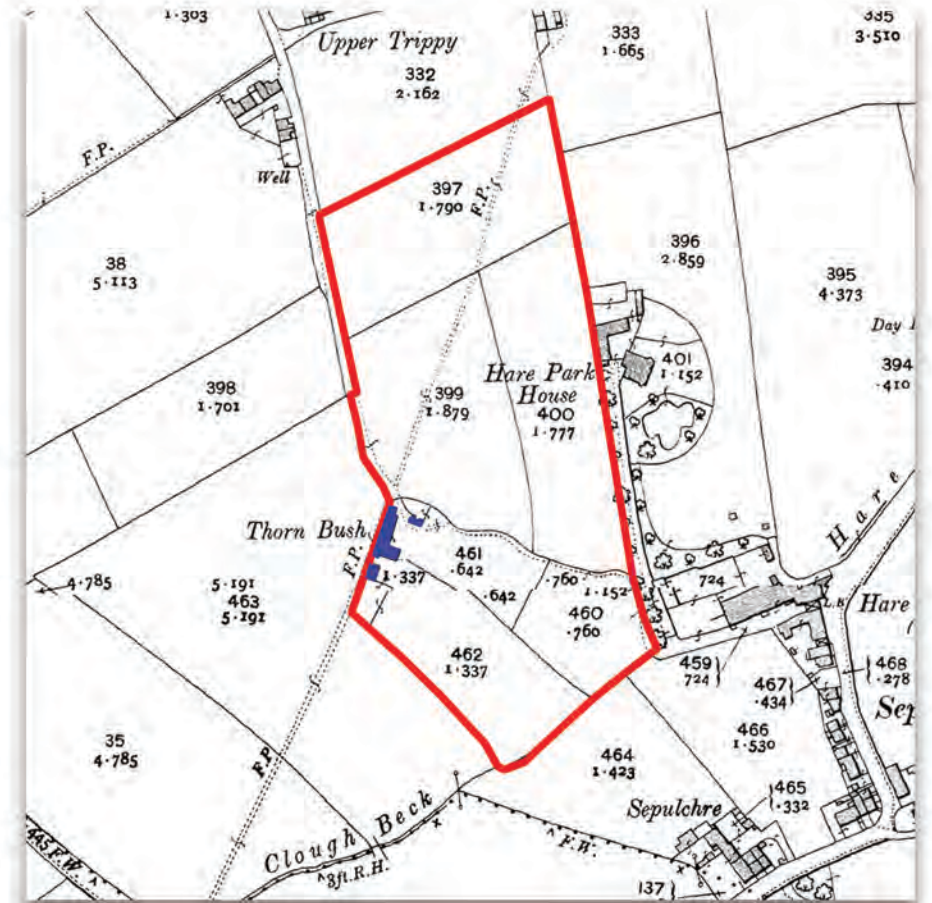
HAD LTD



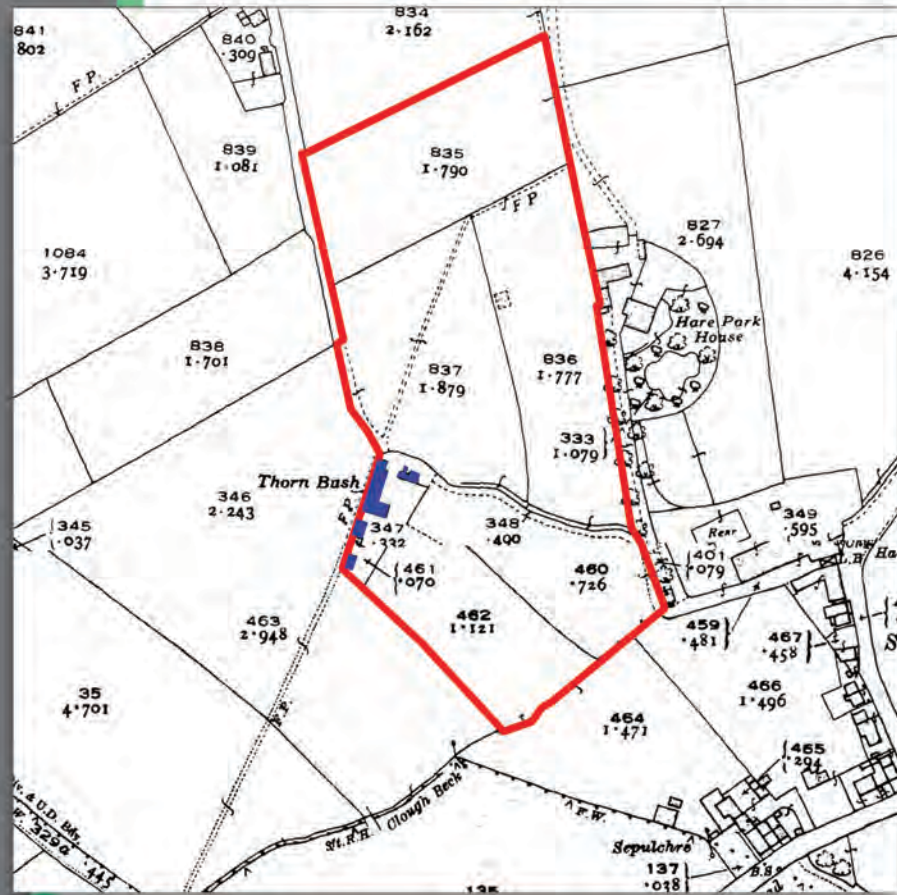
1850s



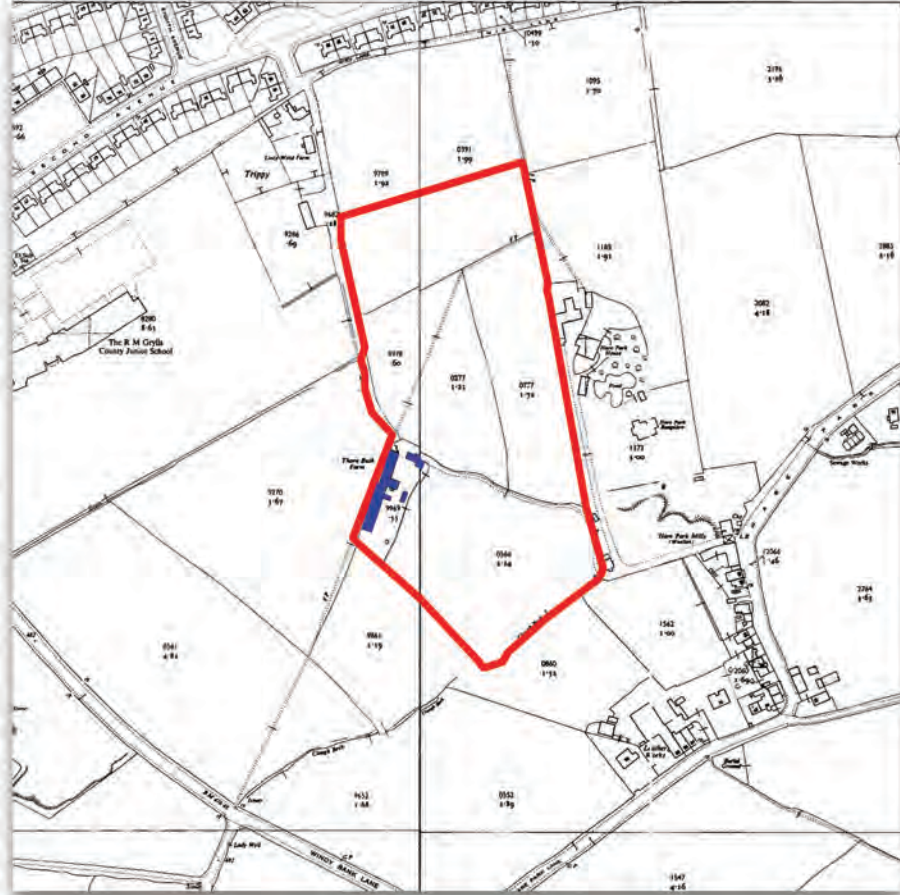
1890s



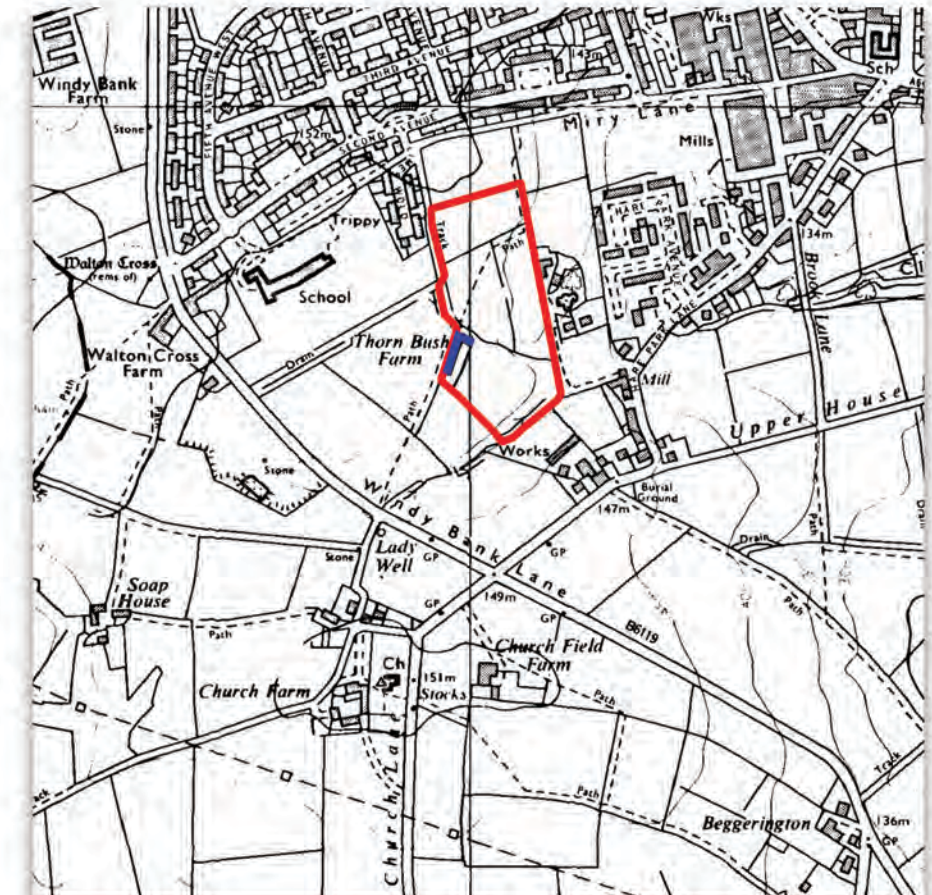
1900s



1930s



1950s



1970s

SITE HISTORY

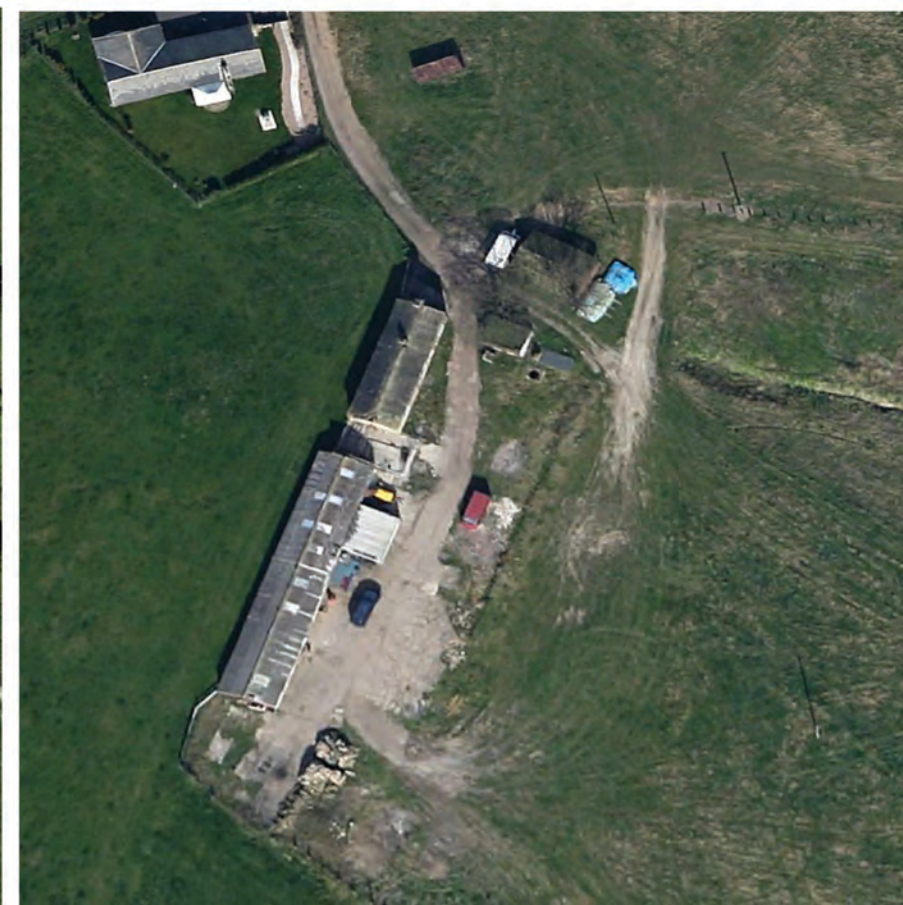
/ SITE BOUNDARY
 ■ BUILDINGS ON SITE



2002



2009



2011



2016



2016



2018

SITE HISTORY



**EXTRACT FROM
HISTORIC ENGLAND**

99/0/10074

OFF WINDY BANK LANE
& SECOND AVENUE

24-JUL-06

HIGHTOWN

THORNBUSH FARM

GRADE II

ALSO KNOWN AS: LOUSY FARM, OFF WINDY BANK LANE & SECOND AVENUE, HIGHTOWN FARMSTEAD, LATE C18 WITH LATER ADDITIONS AND ALTERATIONS, COURSED RUBBLE, SOME BRICK, STONE SLATE ROOF AND BRICK RIDGE CHIMNEY STACKS. TWO STOREYS, MAIN RANGE OF SINGLE ROOM DEPTH, AND RUINOUS WING TO LEFT.

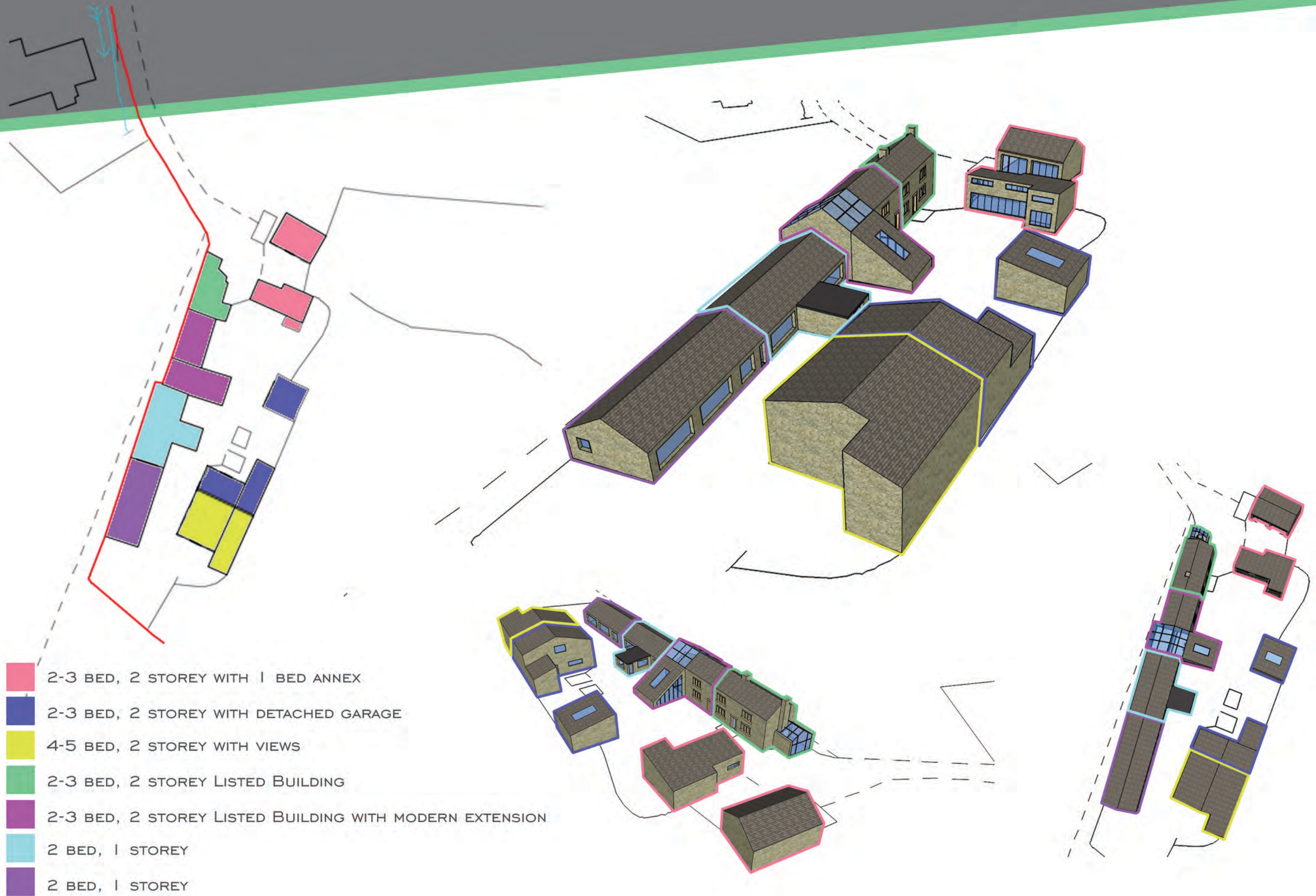
EXTERIOR: ORIGINAL PAIR OF COTTAGES WITH END RIDGE STACKS, CENTRAL ADJOINING DOORS, EACH WITH TWO-LIGHT STONE MULLIONED GROUND FLOOR WINDOW, ONE WITH SURVIVING SHUTTER BUT BOTH WITHOUT GLAZING, PLUS ONE TWO-LIGHT AND ONE THREE-LIGHT STONE MULLIONED WINDOWS ON FIRST FLOOR, WITH LATER SASH FRAMES, GLAZING GONE. TWO LIGHT FIRST FLOOR WINDOW HAS BEEN ALTERED. LEFT HAND DOOR BLOCKED WITH STONE, RIGHT HAND DOORWAY HAS SIX-PANELLED WOODEN DOOR. FURTHER COTTAGE ADDED TO RIGHT, WITH END RIDGE STACK, HAVING A DOOR TO THE LEFT, AND A THREE-LIGHT STONE MULLIONED WINDOW TO GROUND AND FIRST FLOOR. WING TO THE LEFT, LARGELY RUINOUS, REMAINING GABLE TO FRONT IN C20 BRICK WITH LARGE STONE QUOINS AND WINDOW OPENING ON GROUND AND FIRST FLOOR, RIGHT RETURN TO MAIN RANGE OF COURSED RUBBLE WITH DOORWAY TO LEFT AND GROUND FLOOR WINDOW OPENING, REST DEMOLISHED. REAR ELEVATION HAS ONE SINGLE LIGHT TO FIRST FLOOR IN EARLIEST PART, ONE GROUND FLOOR WINDOW TO LATER COTTAGE. TO THE RIGHT ARE THE REMAINS OF A LEAN-TO BUILDING IN BRICK.

INTERIOR: NOT INSPECTED: INFORMATION FROM PHOTOGRAPHS SUPPLIED WITH APPLICATION. STONE FLAG FLOORS, ORIGINAL CORNICES AND SKIRTING BOARDS. C19 RANGE IN COTTAGE TO RIGHT, OTHER FIREPLACES, DOORS ETC SAID TO SURVIVE ELSEWHERE.

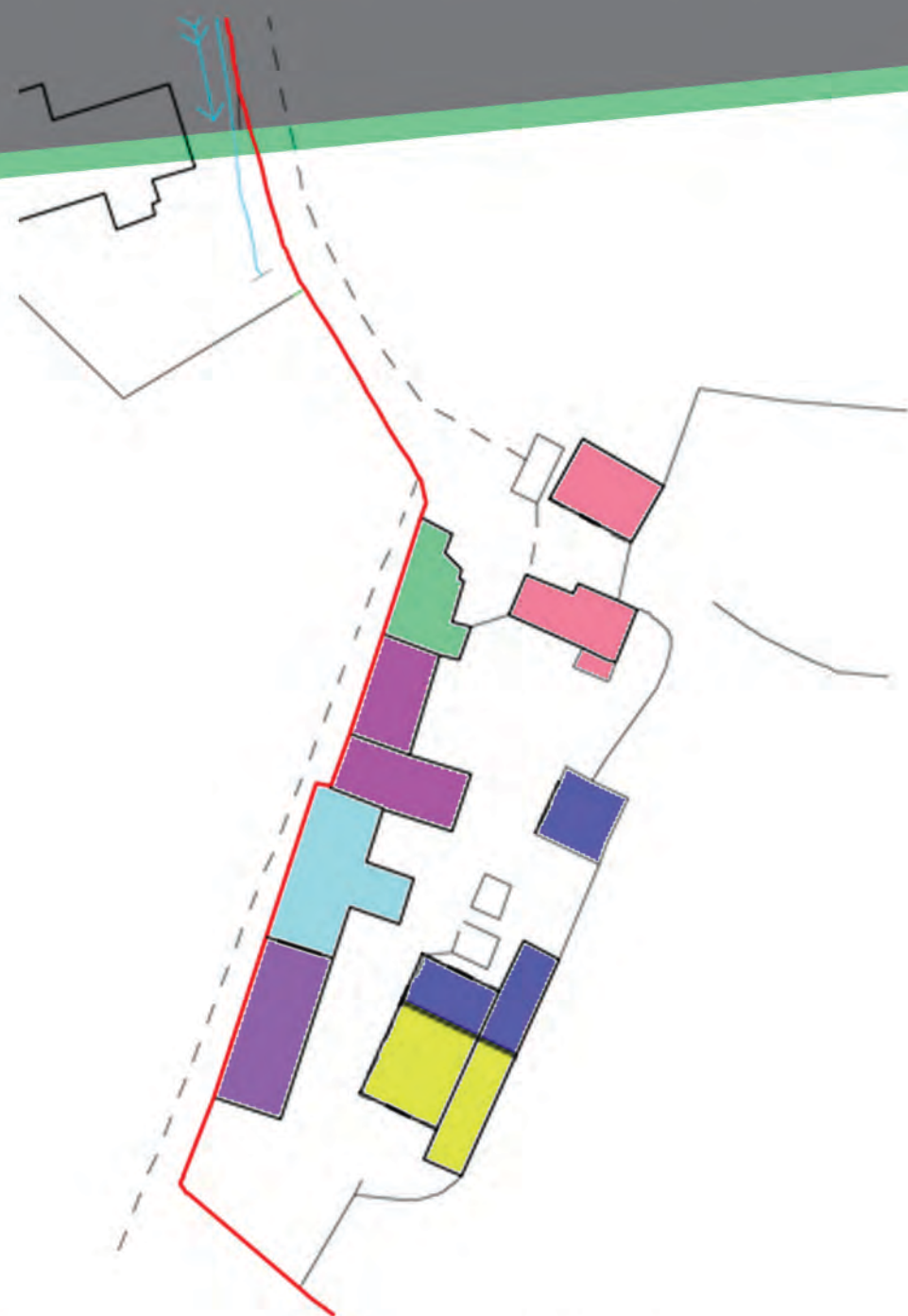
HISTORY: THE FARM, THEN KNOWN AS LOUSY FARM, WAS OCCUPIED BY REVEREND PATRICK BRONTE, FATHER OF THE BRONTE SISTERS, AT THE BEGINNING OF THE NINETEENTH CENTURY. HE LODGED THERE WITH HIS LANDLORDS, MR AND MRS BEDFORD, AT THE START OF HIS MINISTRY AT HARTSHEAD, FROM 1811 TO AROUND 1815. HE MET HIS WIFE MARIA BRANWELL WHILE LIVING HERE, AND PUBLISHED "COTTAGE POEMS", HIS FIRST MAJOR WORK. IT IS POSSIBLE THAT MARIA AND ELIZABETH WERE ALSO BORN HERE. THERE IS ALSO A CONNECTION TO THE LUDDITE RIOTS, WITH A MARCH TO RAWFOLDS MILL PASSING THE DOOR; AN EVENT THAT CHARLOTTE BRONTE USED IN HER NOVEL "SHIRLEY". IT IS NOT CLEAR WHEN PATRICK LEFT THE FARM, BUT IT MAY NOT HAVE BEEN UNTIL HIS MOVE TO THORNTON IN 1815.

SOURCES BARKER, J. "THE BRONTES" 1994 OXFORD DICTIONARY OF NATIONAL BIOGRAPHY, T J WINNIFRITH, "PATRICK BRONTE"

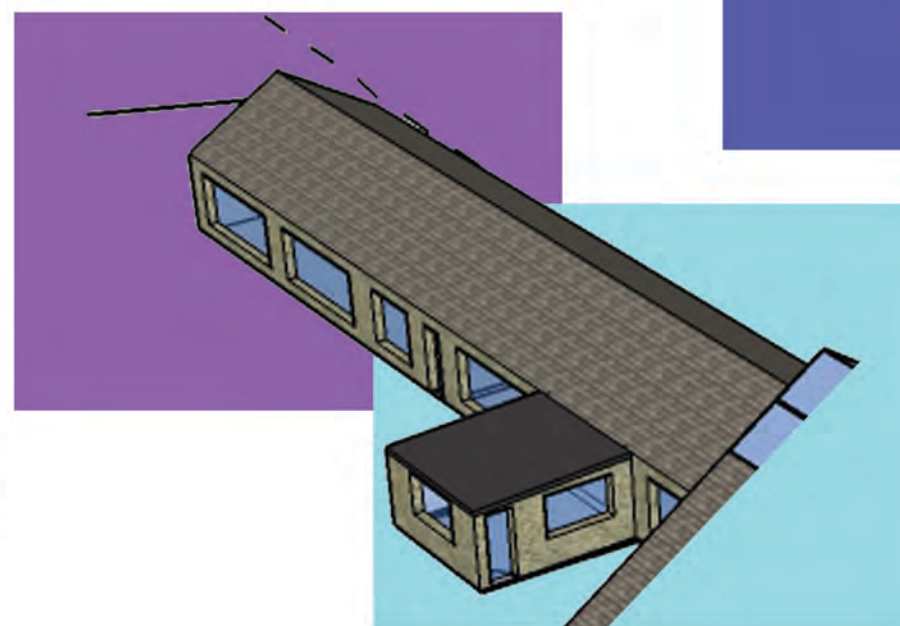
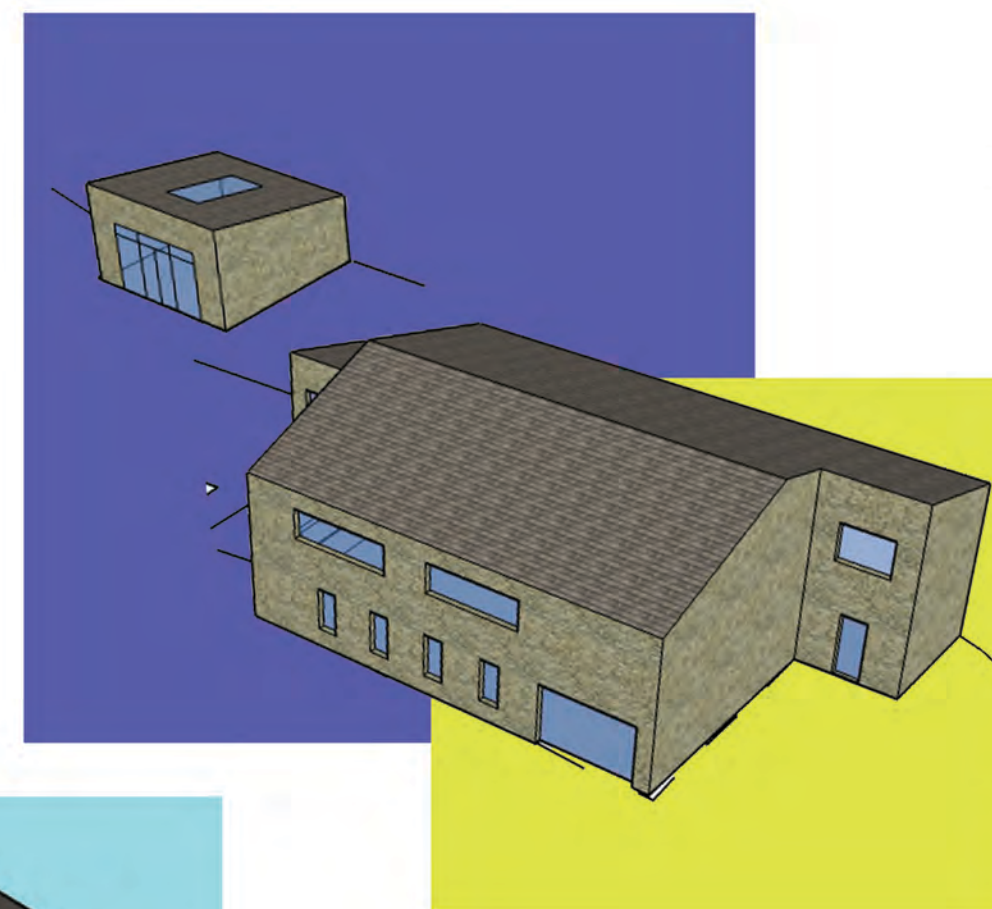
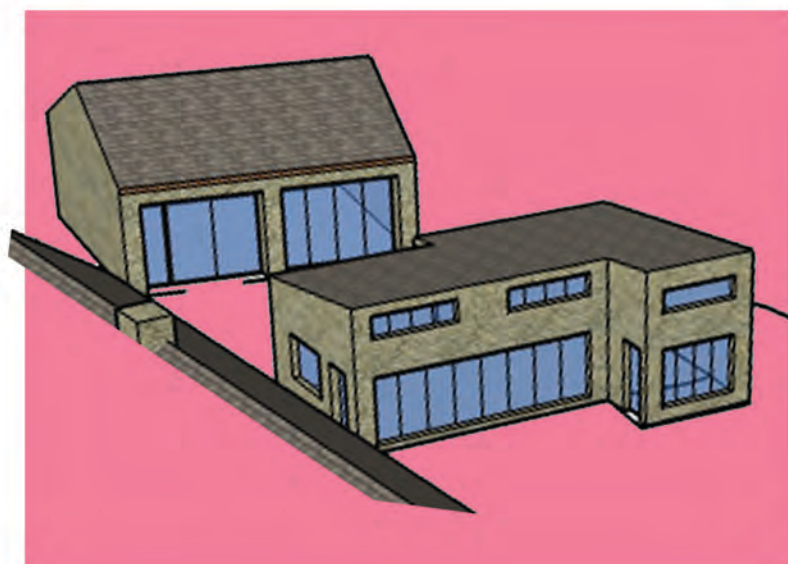
SUMMARY OF IMPORTANCE THIS IS A SET OF COTTAGES DATING TO THE LATE EIGHTEENTH CENTURY, CONVERTED INTO A SINGLE DWELLING PROBABLY IN THE NINETEENTH CENTURY AND LITTLE ALTERED SINCE. THE BUILDING IS PARTLY DERELICT, WITH ONE WING MOSTLY DEMOLISHED, BUT IT HAS SIGNIFICANT HISTORIC INTEREST AS THE HOME OF PATRICK BRONTE WHEN HE TOOK UP HIS FIRST FULL MINISTRY, MET AND MARRIED HIS WIFE, PUBLISHED HIS FIRST MAJOR WORK AND WHERE ONE OR PERHAPS TWO OF HIS CHILDREN WERE BORN. IT IS IN THE MAIN FOR THIS HISTORIC INTEREST THAT THE BUILDING SHOULD BE LISTED.



CONVERSIONS FOR HERITAGE SITE






- 2-3 BED, 2 STOREY WITH 1 BED ANNEX
- 2-3 BED, 2 STOREY WITH DETACHED GARAGE
- 4-5 BED, 2 STOREY WITH VIEWS
- 2-3 BED, 2 STOREY LISTED BUILDING
- 2-3 BED, 2 STOREY LISTED BUILDING WITH MODERN EXTENSION
- 2 BED, 1 STOREY
- 2 BED, 1 STOREY

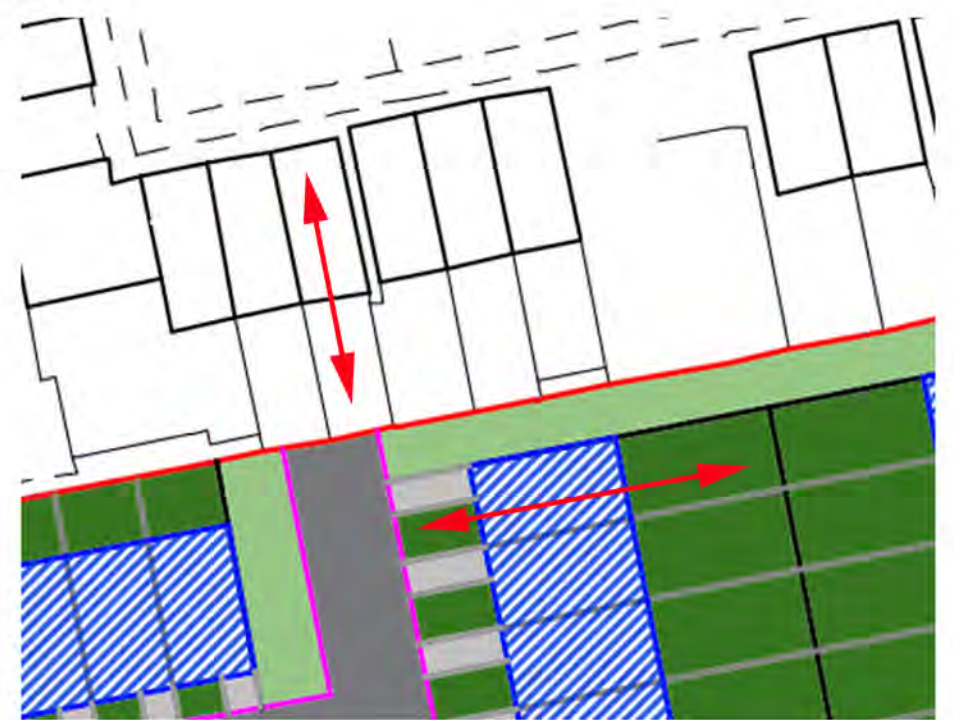


SITE LAYOUT PLAN



-  ENTRANCE TO SITE
-  GARDEN SPACE
-  COMMUNAL SPACE
-  FLATS
-  HOUSES
-  DRIVEWAYS
-  NEW ROAD
-  HERITAGE BUILDINGS

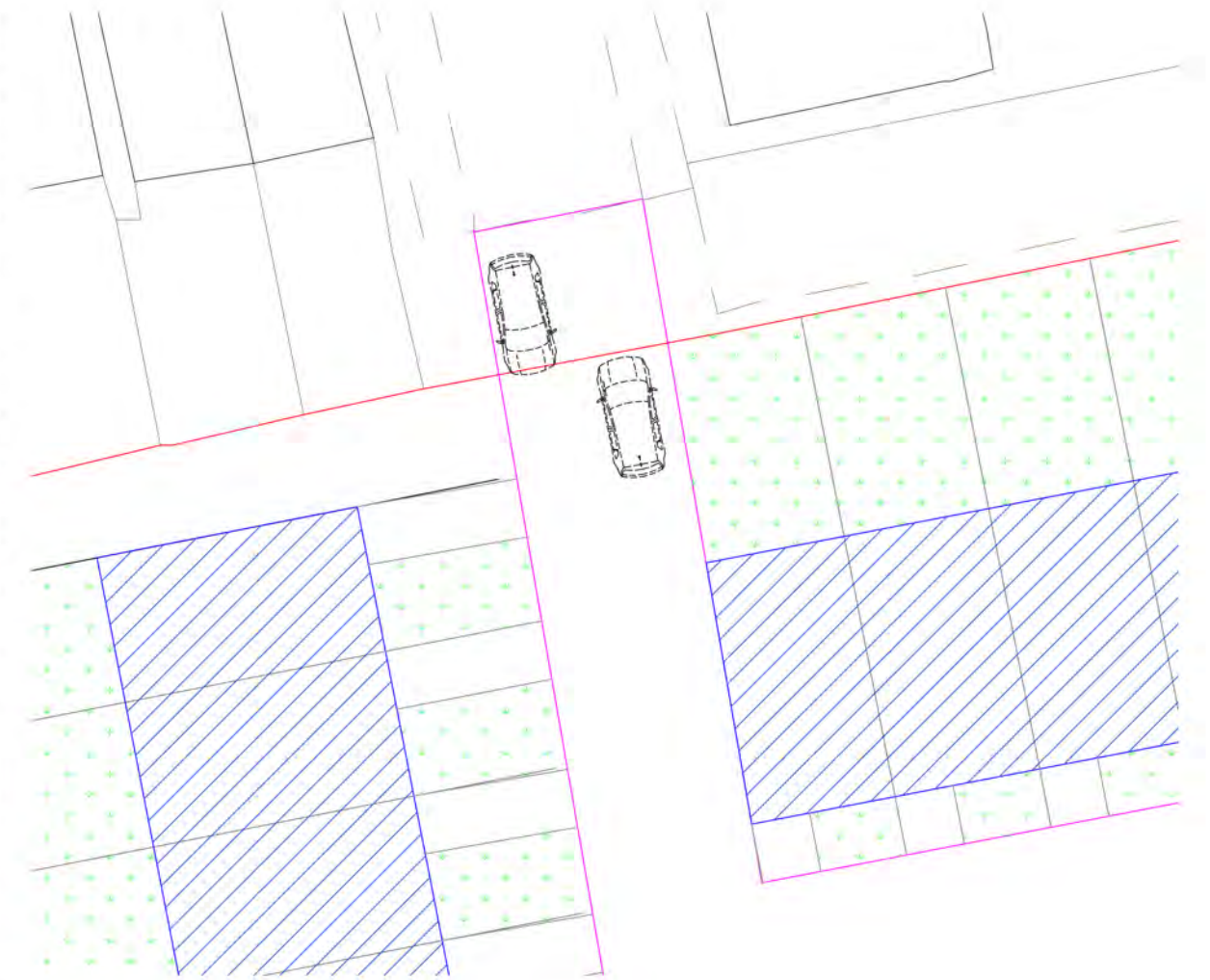
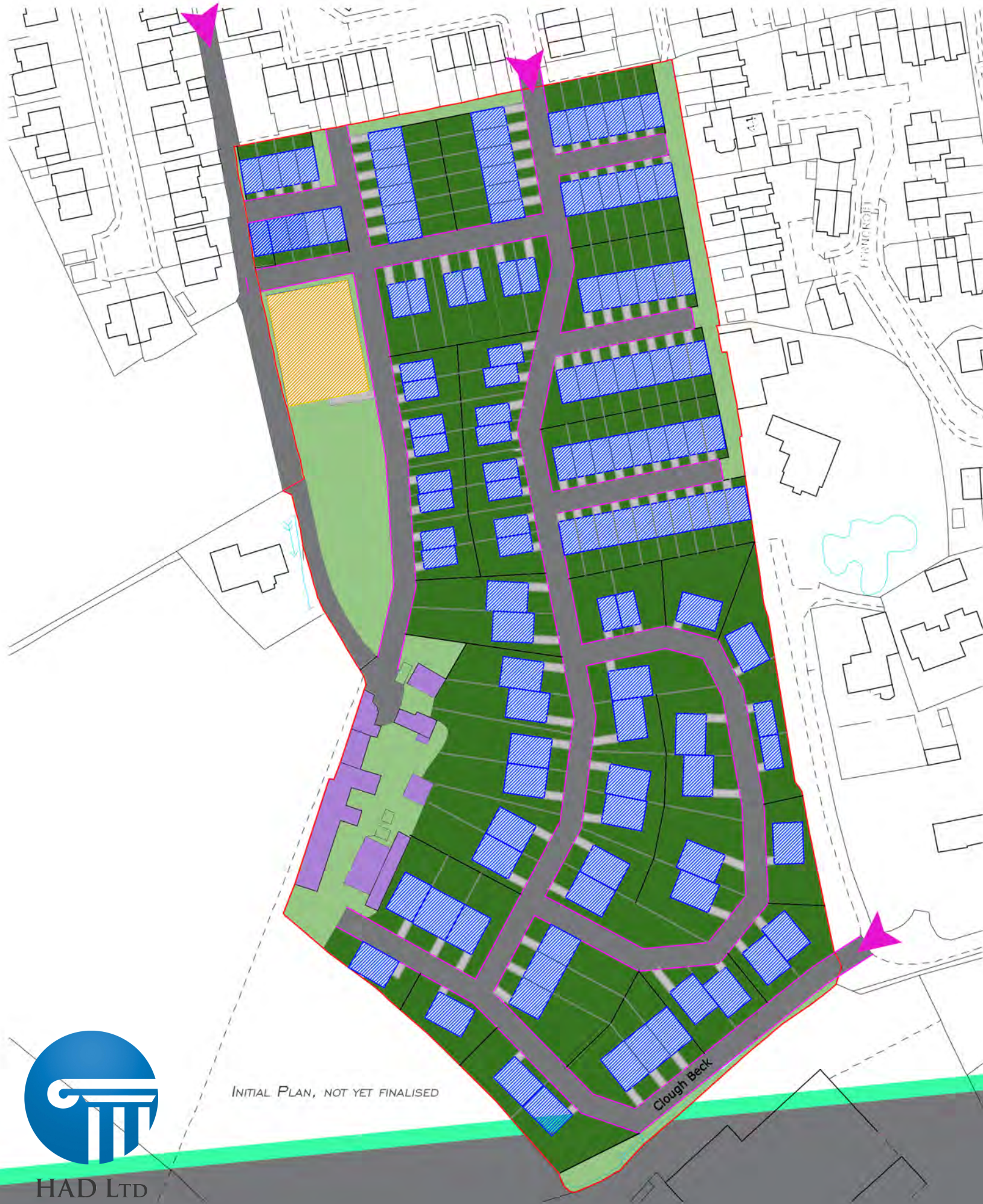
USING THE ORIENTATION OF THE SURROUNDING HOUSES DETERMINES THE NEW HOUSES ORIENTATION- FACING WINDOWS ON DIFFERENT AXIS



INITIAL PLAN, NOT YET FINALISED



ENTRANCE AND ROAD DETAILS



- TWO CARS CAN PASS ON ALL NEW ROADS
- NEW RIGHTS OF WAY TO BE CREATED AT PROPOSED SITE ENTRANCES
- EXISTING TRACK TO STAY FOR HAWTHORNE LODGE ACCESS
- TURNING SPACE AT ALL DEAD-END ROADS



HAD LTD

INITIAL PLAN, NOT YET FINALISED

Clough Beck

TYPICAL HOUSE DESIGNS

EXAMPLES ONLY: ALTERNATIVE DESIGNS TO FORM FINAL PROPOSAL

SMALL 2-3 BEDROOM HOUSE

AVERAGE 45M² FOOTPRINT | 2-STOREY | TERRACED | GARAGE & GARDEN SPACE INCLUSIVE



LARGE 4-5 BEDROOM HOUSE

AVERAGE 88M² FOOTPRINT | 2-STOREY | DETACHED | PARKING & GARDEN SPACE INCLUSIVE

