

Consultation Response from KC, Conservation and Design		
2020/90371 3, Two Gates, Holme Lane, Slaithwaite, Huddersfield, HD7 5UG		
Listed Building Consent for partial demolition of existing dwelling and erection of replacement dwelling		
Date Responded:	Responding Officer: Craig McHugh	Responding Ref: CV 5/169

Summary

No 3. Two Gates forms part of a grade II listed building. It is a former farm house with attached barn dating from the late 18th century, it is a good example of vernacular architecture and illustrates origins of Two Gates as a settlement separate from the centre of Slaithwaite. The proposed internal alterations would cause harm to the listed building. The extension would have a neutral impact. Conservation and Design have concerns about the proposed development on heritage grounds, specifically with regards to Policy LP35 of the Local Plan and paragraphs 194 and 196 of the NPPF. The proposals would cause harm to the listed building, which would be less than substantial harm. That harm should be reduced in accordance with paragraph 190 of the NPPF.

Significance of the heritage assets affected

Nos.3 and 4 Two Gates form one grade II listed building. No.3 is a former farm house and dates from the late 18th century and has an attached barn and mistal to the rear. They are constructed from local stone with a stone slate roof, they have traditional details such as quoins stones and mullioned windows. The mullions to the ground floor are recessed, a detail common to the Colne Valley.

The house has a simple plan with two rooms on the ground floor separated by a load bearing masonry wall (recently removed without consent) and a fireplace to each end of the building. The original entrance was in the eastern gable end beside the fireplace. The western fireplace is likely of a later date as the chimney breast on the first floor blocks a window in the gable end. The western chimney stack was removed prior to 2000(?) without consent. A staircase of unknown date has recently been removed from the rear wall of the listed building without consent. There is a lean-to on the western gable. This has a vaulted ceiling internally and may be of some age. Externally it has rendered walls and a thick concrete roof.

The barn and mistal were converted to form additional accommodation to the house after 1995. The drawings submitted for listed building consent show that the barn and mistal comprised a full height open area to the south end with a sliding door. The northern end was divided into three stalls with the floor level sloping down towards what is thought to be a mucking out passage and doorway at the rear. This suggests it was used for keeping livestock. Above was a loft accessed via a stair with a square window in the gable end, this indicates that it was used as a hayloft. The roof had a single king post truss with struts, the same as the two still existing in the house. The approved alterations retained the same basic layout (omitting the stalls). The truss was replaced with a new one made to the same design.

Nos. 3 and 4 Two Gates is a good example of vernacular domestic and agricultural architecture. Together with nos. 1, 2 and 5 Two Gates they illustrate the origins of Two Gates as a settlement separate from the centre of Slaithwaite. As a former farm house, the relationship between No. 3 Two Gates and the surrounding farmland is an important feature of its setting. The modern garage and concrete hardstanding to the front (recently demolished and removed) detract from the setting of the listed building.

Impact of the proposals on significance

Alterations to the former farm house

A Design, Access and Heritage Statement has been provided which, as previously requested, provides some further information on the staircase removed from the property and previous alterations made to the property. It is apparent that the staircase was of no particularly great age or architectural quality, floor boards were narrow softwood (and therefore relatively modern) and most internal walls

have been previously re-plastered in gypsum plaster.

Providing the basic layout of the property is retained, along with features such as the chimney breasts, ceiling beams and roof trusses and the interior refitted with simple traditional internal joinery such as that found at the time the property was purchased in 2019 then the harm of the internal works undertaken without consent can be largely mitigated. The ceiling beams should be re-used in the Living/ Dining Room and be left exposed. New joists will be needed, these could be covered by ceilings. The internal joinery should be of simple traditional design such as four panelled internal doors with torus surrounds and torus skirting. The reinstatement of the chimney to the south west gable would rectify previous unauthorised works.

Alterations to the barn

With regards to the barn, the alteration of the window on the north east elevation into a full height opening would be an enhancement and better reveal the original function of that part of the building. The levelling of the ground floor, the insertion of a floor across most of the remaining barn space, the loss of the hayloft and stairs and the replacement of king post truss with a queen post truss would be harmful. The original floor levels were retained and the king post truss, hay loft and staircase were purposefully replaced like for like in the same locations as part of last conversion c.1995 to preserve the original design of the barn.

Demolition of the lean-to extension and new two storey extension

The existing lean-to is of some interest with its vaulted ceiling, but it has been heavily altered and is in a poor condition. The design of new extension is acceptable, the gable window should however be omitted from the extension. Subject to this minor amendment these works will have a neutral impact. The outer skin of the gable elevation should be reconstructed in masonry to match its current appearance, including the blind window near its apex. It is accepted that this feature will be mostly hidden from view but this would make the extension reversible in the future and better preserve the features of the building.

Relevant Policies/Guidance

Policy LP24 of the Local Plan requires that extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. The proposed design for the extension is in accordance with policy.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that 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. Policy LP35 requires that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

Paragraph 190 of the NPPF requires that we avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Harm to the listed building should be minimised through amendments to the proposed alterations.

The proposed internal alterations would cause harm to the significance of the listed building by altering its layout and design. Proposals are required to retain the ceiling beams to the farm house. There may be some scope for additional accommodation at first floor in the barn, however the differing ground floor levels, king post truss and the existing layout replicating the hayloft and its staircase should be retained.

Paragraph 194 requires that any harm to heritage assets requires clear and convincing justification. The structural works including the rebuilding of the front and gable elevation are clearly necessary and supported by appropriate justification and a suitable method statement for rebuilding. Alterations to the barn are to gain additional space, which is private benefit.

Paragraph 196 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed development would result in some public heritage benefits, the demolition of the existing garage, the reinstatement of a barn style opening to the north east elevation and re-pointing of the building in traditional lime mortar. This would not however be sufficient to outweigh the harm from the proposed development as it is currently presented.

Conclusion

Conservation and Design have concerns about the proposed development on heritage grounds, specifically with regards to Policy LP35 of the Local Plan and paragraphs 194 and 196 of the NPPF. The proposals would cause harm to the listed building, which would be less than substantial harm. That harm should be reduced in accordance with paragraph 190 of the NPPF.

Recommendations

Proposals for the alteration of the barn need revisiting to retain the original floor levels, king post truss, hay loft and staircase.

Details of the proposed new first floor structure/ ground floor ceiling to the farm house are required showing how the original ceiling beams will be retained. A section drawing should also be provided of the new wall between the kitchen and Dining/ Living Room. At least part of the load bearing wall should be reinstated to support the ceiling beams and to illustrate the original layout of the listed building.

No details have been provided for any replacement windows, which will likely be required once the front elevation has been rebuilt.

The following should be conditioned:

- Samples of reclaimed natural stone for rebuilding the front and gable walls and the extension
- Samples of natural stone roofing slates for the extension
- Mortar sample
- Details of internal joinery, they should be of a simple traditional design
- All rainwater goods should be cast iron or cast aluminium

Craig McHugh, IHBC
Senior Conservation and Design Officer