

Consultation Response from KC, Conservation and Design
2020/93321 The Stables, Healey Houses, Huddersfield Road, Netherton, Huddersfield, HD4 7DG
Listed Building Consent for erection of extensions and alterations to a curtilage building to create dwelling forming annex accommodation associated with The Stables, Healey Houses, Huddersfield Road, Netherton, Huddersfield, HD4 7DG
Date Responded: 20.4.21
Responding Officer: Sue Oakley
Responding Ref:

Following receipt of amendments and clarifications, the following additional comments from the Conservation and Design Team are outlined below:

Two storey building:
Roof:

- Additional structural supports to the lantern roof are described in the Design and Access Statement. These are acceptable as they will be discreetly fitted within the roof space and will provide stability for the roof.
- Lantern – The revised proposal shows the lantern constructed in accoya with a slate roof and slim double-glazed units, with the re-use of the historic weathervane. This restoration of the historic lantern is welcomed.
- The like for like rebuild of the chimney using lime mortar and flush pointing is acceptable.
- The revised proposal includes two conservation roof lights, one either side of the chimney stack. As this is the least prominent elevation and the roof lights will provide additional natural light into the upper floor, allowing this space to be more viable, this is acceptable.

Exterior:

- Bat tubes are proposed at eaves level. The applicant has clarified that these will be set back behind the masonry, with the aperture formed through the outer leaf. This is a discreet detail which balances the significance of the building with ecology requirements.
- If the ground floor window is beyond repair it should be replaced like for like in timber, with dimensions, profiles, slim glazing bars (not stick on) and mechanisms, etc to match the existing, and without sash horns. A slightly deeper profile is acceptable to accommodate slim double-glazed units.
- Carriage entrance doors – A dark grey double-glazed aluminium frame and door is proposed, set behind the inner wall face of the arch. Frame details should be provided to show the profiles and dimensions, along with the fixing methods which should show that the masonry of the arch is not damaged. The timber barn doors are retained to ensure the historic opening retains its significance.

Internals:

- The lining of the internal walls as proposed is acceptable, with a softwood boarded ceiling which reflects the historic character of the space and the existing finish.
- A new staircase is proposed for access to the first floor. Although this requires the removal of the existing staircase and replacement with a new one located to the opposite side of the room,

the existing staircase has low significance, is very steep and difficult to negotiate and is in poor condition. The new staircase will allow the first floor to become useable with safe access.

- The re-opening of the fire alcove on the ground floor is welcomed as this will reinstate a historic feature.

Single storey bays:

Demolition and rebuilding:

- The demolition of the mono-pitch structure is proposed, following recording, with the construction of a new extension with a dual pitched roof in blue slate. The existing roof line is clearly a later intervention, with the line of a previous smaller mono-pitch roof evident on the wall of the carriage house. Historic maps dating back to 1854 show the outline of a building on the same footprint, and this evidence, along with evidence on site, indicates that the south west elevation (shown as the north west elevation on the proposal drawing) of this structure is likely to be a surviving part of the historic building and contemporary with the carriage house. However, little of the historic structure remains and the structure has been altered substantially so recording and demolition is acceptable to allow the sustainable re-use of the significant element of the listed building. The use of reclaimed stone from the existing structure is proposed for the rebuild, using the same coursing as the existing and pointed in lime mortar.
- External material samples should be submitted for approval, including a stone sample panel showing the finish, coursing, joint size, and lime pointing.

Roof:

- The existing structure has a mono-pitch stone slate roof with a very shallow pitch. As the carriage house is roofed in blue slates and the mono-pitched roof appears to have little historic significance I would accept blue slates to match the main roof, with a dual pitched roof to increase the pitch and allow the roof to shed water adequately. The proposal has been amended to ensure that the ridge and flashings are set below the chimney corbels on the main building.

North east elevation:

- Openings are proposed to reflect the configuration of the existing building, with stone piers and vertical boarding, with glazed panels and sliding doors opening onto the courtyard. This is a modern intervention which allows privacy while reflecting the character of the carriage shed.

Rear (south west) elevation

- New windows and a door opening are proposed in this elevation. The insertion of random windows and a vertical timber boarded doorway reflect the character of the existing wall and the type of building and are acceptable.

North west elevation

- An air source heat pump on the rear gable is proposed, with underfloor heating in the single storey building. As this is a hidden elevation this does not harm the significance of the listed building.

Conclusion:

In conclusion, the repair and conversion of this building is supported as it is currently in poor condition and vacant. The proposal restores the carriage house and provides a sustainable and viable use for

the building. The proposed rebuilt rear range is sympathetic to the listed building, constructed in reclaimed stone and with detailing that complements the function and character of the building.

Recommended conditions:

- The glazed carriage entrance door frame shall be fixed to the internal side of the wall, ensuring that no damage is caused to the stone archway.
- All pointing to be in lime mortar to match the existing historic mortar and flush pointed. No strap pointing will be permitted.
- 1:20 elevations and 1:5 sections of the proposed windows and doors shall be submitted by condition to show the detailing, material, slim double-glazing, colour, opening type and profiles.
- External material samples should be submitted for approval, including a stone sample panel showing the finish, coursing, joint size and lime pointing.