

Design, Heritage and Access Statement

December 2020

Address:

Highfield House, Clough Road, Flockton, Wakefield, WF4 4AQ

Proposal:

Proposed barn conversion and single storey extension to provide 1no dwelling

Description of building and location:

The barn is attached to an existing farmhouse within Flockton area and is situated within a yard setting of farmhouse, agricultural buildings and detached outhouses.

The barn is of stone construction with stone slates to pitched roof. It was originally constructed mid to late nineteenth century and included an integral cottage and the attached farmhouse was constructed at a later date possibly during the 1870's.

Planning History

The barn has been empty for a number of years and has been subject to previous planning applications (since lapsed) where consent was given to create single dwelling and included single storey extension to south elevation. The most recent planning reference is 2010/62/92094/E2

Description of proposed works:

The proposed work is to create residential conversion of existing barn to form one new dwelling including single storey extension to south elevation and a "lean to" attached store to existing gable end of barn.

Design Issues

Context

Use:

The barn includes an original cottage area that has historically has been adapted allowing for extended living areas from attached farmhouse. The intention is to reclaim these areas as part of original barn building and convert for singular residential use.

Extent and Layout:

The extent and layout are shown on dwg no 02. The intention is to fully retain the existing structure and fabric of original building and create living spaces including new upper floor construction within the current open plan foot print of existing barn.

The barn is extended on the south elevation with a single storey partially glazed extended space to create kitchen/dining room combined with entrance vestibule. There is also a small lean too attached storage area that is added to the gable walled east elevation.

Scale:

The existing host building retains its original scale and the proposed single storey extensions are deliberately subservient and should not detract from overall setting within south facing garden and adjacent yard area shared with a number of detached out buildings.

Appearance:

A structural survey was undertaken on barn in 2007 that summarised the overall building being in excellent condition considering its age. However there are signs of minor cracking to front and rear walls caused by movement of gable wall. These issues will be rectified by further detailed surveys and installing new timber beams to support intermediate upper floor.

Natural walling stone on any new work or repair work will match existing. Stone slates to proposed single storey extensions will match existing.

The proposed single storey extension to the south elevation is to create extended combined dining and kitchen space and also serve as an access to side of barn. It is proposed to be constructed partially of oak frame and will incorporate natural stone flank wall to harmonise with existing building.

Access

Access issues are not affected by these proposals.

Climatic Change Implications

It is considered that these proposals will have a positive impact on the energy performance of property. There is an opportunity to considerably improve the thermal performance of the building's fabric within the proposed refurbishment.

Heritage Statement Summary

The intention is to sympathetically refurbish the existing barn and retain its character whilst creating a residential dwelling. Existing stone features will be retained and re-utilised in new openings formed within external walls. The proposed single storey extended living space is intend to be proportionate within the south elevation and subservient to host building using sympathetic natural materials matching the existing building.

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