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PROPOSED INTERNAL ALTERATIONS AND CONVERSION

OF BARN ADJOINING HOUSE

INTO

LIVING ACCOMMODATION

AT

**CLAY HALL
58 LUMB LANE
ALMONDBURY
HUDDERSFIELD
HD4 6SZ**

HERITAGE STATEMENT

1.00 ASSESSMENT OF SIGNIFICANCE

- 1.01 The house and barn are Grade 2 listed and were listed 29th September 1978. The description states: C19 longhouse type farm house. Hammer dressed stone. Pitched stone slate roof. 2 ranges of 3-light stone mullioned windows. Barn with segment-headed arch and planked doors.
- 1.02 It is not known exactly when the house was built, but it is first shown as Clay Hall on the O. S. map of 1854-55.
- 1.03 Inherited local knowledge says that the house was built as a farm labourers dwelling. The barn was added within the living memory of the late local farmer as a stable and machinery store. Evidently, he was the last farmer in the area to use horse drawn equipment.
- 1.04 The house and barn were sold to sitting tenants in the late 1970's, at around the same time that the building was listed.
- 1.05 The house was sold again in 1981 with planning approval to extend the living accommodation on the south west side together with the front and rear porches. This work was completed in the early 1980's.
- 1.06 Further planning approval was granted approximately 8 years ago to extend the bathroom by building over the rear porch. This work has also been completed.
- 1.07 A timber conservatory sat on a dwarf stone wall appears to have been added at some point as a lean-to continuation of the rear section of catslide roof over the projecting area of the barn.
- 1.08 Originally at the time of listing, the building would have been deemed a significant example of an agricultural dwelling and barn, having a local distinctiveness, due to its stand alone setting in the fields which were farmed from the house, using the implements stored in the barn.
- 1.09 However, the additional extensions described above which have been added since the listing, have diminished the original significance of the building by compromising the simplicity of the original plan form and elevational treatment into a house formed to accommodate today's living standards.
- 1.10 It is not the intention of this application to further diminish the significance of this heritage asset, but to carry out the conversion work with an empathy that befits the original character and distinctiveness of the house and barn.

2.00 PROPOSALS AND JUSTIFICATION

- 2.01 The existing ground floor walls are all loadbearing and are to be retained. It is only the use of the rooms which are to be changed. The existing study contained in the side extension will now become the kitchen, rather than the existing narrow galley kitchen, which will now become the study. The increase in size in the kitchen area will now become more akin to the

traditional farmhouse kitchen, while the study will be of a size which benefits its function.

- 2.02 The existing entrance porch will now lead into the dining hall rather than the lounge. It will now form part of the circulation area in addition to its dining function. The original staircase was removed long ago and replaced by an incongruous stairway which will also now be removed from this area. The removal of the stairway and its repositioning will have a twofold benefit. It will assist in the first floor circulation to the bedrooms and will present an opportunity for its replacement to be more in keeping with the original historical context.
- 2.03 The traditional use of the barn has long since ceased and it had been left in its original state and only used as storage. However, with the original lounge being replaced by the dining hall, the opportunity now exists for the barn to be converted into a spectacular 2 storey lounge with the rear catslide area being converted into the garden room.
- 2.04 There is an existing first floor area in the barn to the left hand side of the front arch. This will be retained as bedroom 4 and the landing to the new stairs, while at ground floor level this area will be enclosed by a glazed screen and timber stud wall to form the rear hall and cloakroom. The partition style wall could be removed at a later date if required, to restore the original space.
- 2.05 The reason for locating the lounge in the barn ensures that the volume of the barn will not be subdivided by further walls or a first floor which would cut across the barn door opening. It will also present an opportunity to create a dramatic living space by retaining on show all the structural elements of the roof construction.
- 2.06 At first floor level, the circulation has been improved by the re-arrangement of the ground floor, particularly by re-siting the stairs. By utilising the existing first floor section in the barn, a further bedroom has been created with a view down to the lounge and top lighting by the insertion of rooflights.
- 2.07 Similarly, the landing at the top of the stairs has been enhanced by a floor to ceiling glazed screen looking down into the lounge. The circulation along the rear has been improved by the removal of the existing stairs thereby reducing the corridor width to the benefit of the bedrooms.
- 2.08 Externally, the original significance of the buildings appearance at its listing has been diminished by the extensions to the original footprint. Whilst unable to remove any of the extensions to restore the building back to its original state, any elevational alterations have been designed to empathise with the original agricultural character of the house and barn.
- 2.09 The conversion of the barn obviously necessitates glazing the large door opening which is proposed using minimal subdivision. The existing barn doors are in good condition so these will be retained and can be closed in front of the glazing.

- 2.10 A similar arrangement is proposed where either existing door openings or new openings designed as door openings will be glazed and shutters fitted to emulate battened doors to close into the opening recess.
- 2.11 At the rear of the barn forming a continuation of the catslide roof is a small conservatory which is a recent add-on and in need of removal. In its place will be a new glazed structure more in keeping with that part of the building and which will shed light into the garden room when part of the rear wall is removed.
- 2.12 The only other intervention into the fabric of the barn will be the introduction of conservation style rooflights, strategically placed to eliminate any further introduction of windows.
- 2.13 The conversion of the barn and internal alterations has previously been approved three times. This application is a further renewal with no amendments to what has previously been approved.