

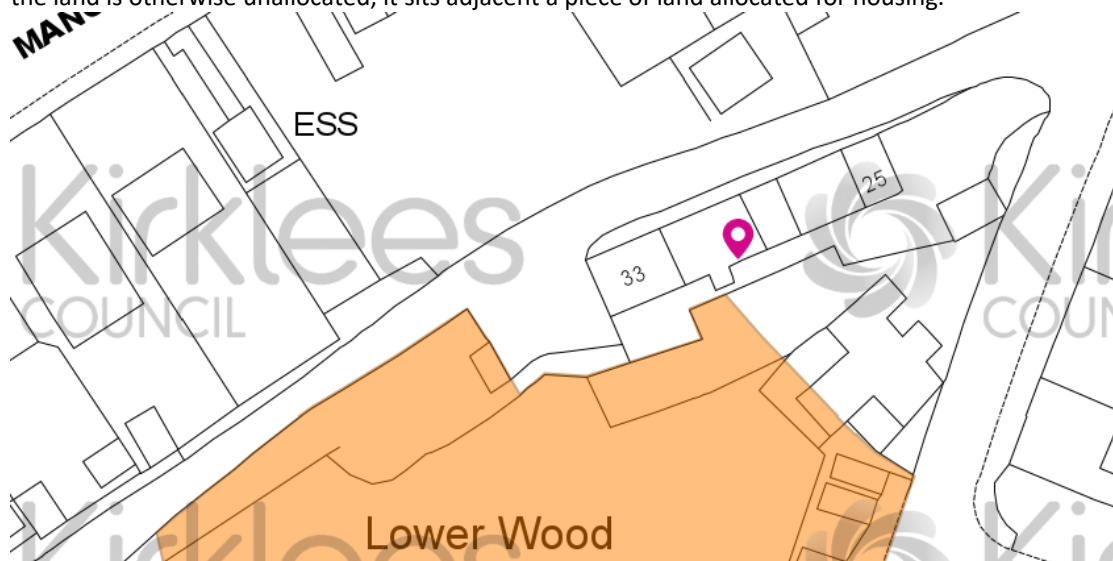
HERITAGE STATEMENT
PROPOSED BARN CONVERSION AND ALTERATIONS
TO LOWER WOOD FARM, 31 LINGARDS ROAD, SLAITHWAITE

LOCATION

The site is located off Lingards Road, Slaithwaite, situated off a private drive. The application site is set back from Lingards Road frontage, with its principal elevation facing south and towards the amenity space. The North facing elevation looks over the private drive which also serves the neighbouring property.



The Kirklees Local Plan denotes the site within the Strategic Green Infrastructure Network, and whilst the land is otherwise unallocated, it sits adjacent a piece of land allocated for housing.



DESCRIPTION

Lower Wood Farm is an Late 18th , early 19th Century Barn with natural walling stone, stone mullions, cills and jambs. Stone quoins and a stone slate roof.

The property has a Grade II listing and was first listed on 11th July 1985, the listing includes the whole building. The listing is copied below which includes elements not associated with the applicants dwelling.

SE 0713 LINGARDS ROAD (OFF) Slaithwaite 13/250 Nos 25 to 31 - Lower Wood Farm

- II

1767 (datestone). Farm terrace and barn. Coursed rubble. Quoins. Pitched stone slate roof. Barn has rooflights. Coped gable and moulded footstones. 2 storeys. South elevation: Ground floor; Two doors have large lintels. Raised datestone above door with inscription: G E E 1767 One 6-light stone mullioned window (recessed). One 3-light stone mullioned window (recessed). Two 4-light stone mullioned windows (recessed mullions, modern case- ments with stone surrounds). First floor; Two 3-light stone mullioned windows (recessed mullions). Two 2-light stone mullioned windows (recessed mullions). Three 3-light stone mullioned windows (recessed) (two have 1 mullion removed). One 2-light stone mullioned window (recessed). Loading door to barn. North elevation: Ground floor; One 5-light stone mullioned window. One 2-light stone mullioned window (recessed mullion). Two 2-light stone mullioned windows (recessed) (one has 1 light blocked). One later single light. Stone water spout. First floor; Two 2-light stone mullioned windows. Three later single lights. One 3- light stone mullioned window (recessed mullions).



Lower Wood Farm can be identified on the 1851 Ordnance Survey Map. The property is shown with an L shaped arrangement and further buildings to the north which have since changed.



There does not appear to be any planning history associated with the barn itself on the Kirklees portal although it is anticipated that there will be previous applications.

BASIS FOR ASSESMENT

In preparing our report, we have referred to the following National Policy and Guidance:

National Planning Policy Framework
Chapter 2 – Achieving sustainable development
Chapter 12 – Achieving well-designed places
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Local Policies:-

LP 1 – Achieving sustainable development
LP 24 – Design
LP 34 – Conserving and enhancing the water environment
LP 35 – Historic environment

ASSESSMENT OF SIGNIFICANCE

Lower Wood Farm is a Grade II Listed Building is one of a multitude of listed buildings situated along Lingards Road and the nearby locality. This selection of listed buildings reflects the agricultural heritage in the area, demonstrating an appeal of historic character and legacy.

The existing building is mostly used as 2 dwellings with a small barn area currently used as storage. The North elevation demonstrates a large expanse of stone walling with a mixture of openings at different heights and sizes, presumably added, enlarged and altered over time. The subject area of this building on the north elevation has a large sliding barn door with a partially walled up opening at ground floor and a smaller window at first floor, all these elements appear to be altered in some regard over a period of time.



The south elevation of the remaining unconverted barn has 2 openings, with the ground floor door opening having a large stone head.

A small porch adorns the south elevation, this appears to be a later addition with newer stone used to imitate the existing barn.

The property is not situated within a Conservation Area.

ASSESSMENT OF IMPACT ON SIGNIFICANCE / HERITAGE IMPACT ASSESSMENT

The barn is currently used as storage, the conversion of this area will allow it to be restored and repaired for use as part of the remaining dwelling. Extending the existing dwelling into the barn area will ensure that the heritage of the building is maintained for future generations and avoid future deterioration.

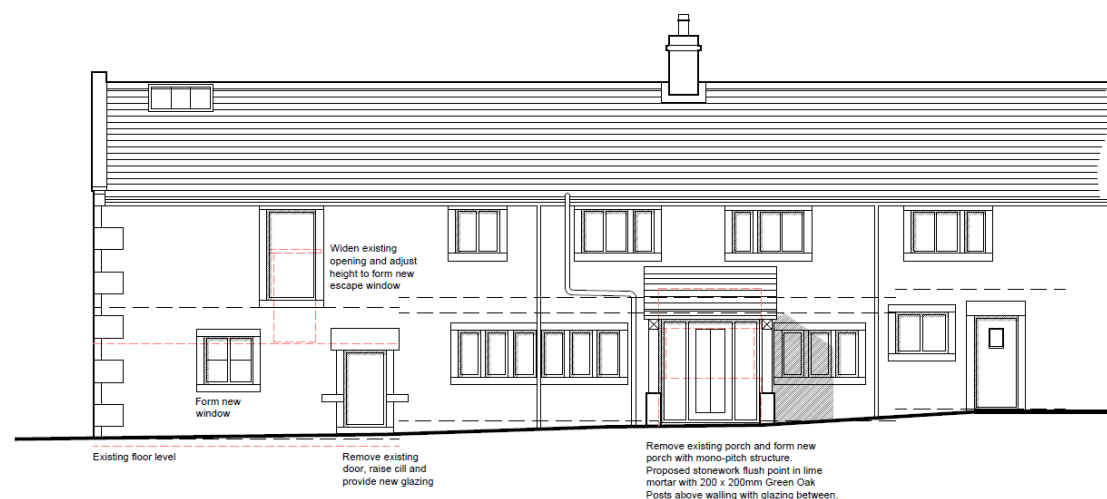
The elevational changes to the barn are done in a sensitive way that allow the proposed internal areas to be utilised as designed.

The North Elevation retains much of the large opening which will be glazed and following consultations with Kirklees Conservation and Design, the existing barn door is to be kept in position to one side of the glazed opening. A new window has been positioned at the first floor level, with its size and positioning designed to be in keeping with the characteristics of the existing property.

The South elevation retains the existing ground floor doorway which is to be used as fixed glazing, the cill has been kept at a position closely relating the existing opening but raised ever so slightly to ensure that there is no surface water ingress or damage to the proposed window frame.

A new window has been positioned at ground floor, this has been designed in relation to the less uniformed windows associated with the barn rather than the domestic style mullioned windows. The proposed window ensures sufficient light and ventilation will enter the lounge from the south elevation and also provides an escape window with an opening light that is compliant with Building Regulations. Alternatives were considered in the form of windows on the gable but it was considered that retaining a blank stone gable on the west facing elevation would be more appropriate and that the proposal to incorporate a window on the south facing elevation would be less harmful due to the nature of the openings around it.

At first floor, the existing loading door opening has been relocated, this is partly due the positioning of the new first floor. The relocated window takes on a similar height and width to the original so the harm caused to the existing barn is minimal. This window provides light into the bedroom in addition to the windows on the north elevation that are of a much smaller size.



South Facing Elevation

The new or amended openings will re-use any stone mullions, jambs, head and cills or reclaimed elements will be used to match the existing property. Windows are to be in timber and to match the style of the existing windows.

The existing porch is a later addition with mono pitch roof and dwarf stone wall, built in the 1980s, it's construction is of poor standard and is in need of replacement. Our original proposal intended to replace the porch with a prominent gable structure that was deemed inappropriate. We have revised the proposals to replicate the existing porch to an extent, with the new porch having a low stone wall, timber windows and a mono-pitch roof. The materials will be sympathetic to the existing host dwelling, using natural walling stone that will be more in keeping with the host dwelling and lime-mortar pointing, these improvements will reduce any harm caused.

The historic queen post truss and purlins are to be retained. The proposed mezzanine floor and ladder are to be independent of the existing truss.

PRINCIPLES OF JUSTIFICATION

The Listed Property appears to have undergone various incremental changes over the years, the barn has become surplus to the original purpose of the building and is in risk of deterioration without adapting to a new use.

The alterations to the building fabric are designed sensitively in regard to the overall building but also adding to the heritage and prolonging the use of this heritage asset by creating a usable living space.

Each external change has been considered in the context of the elevational arrangement. The existing loading door on the north elevation will be fitted with glazing to ensure that the opening is retained, the sliding door is also to be retained and fixed to the side of the opening.

The north elevation accommodates new windows that are required to ensure that the rooms are provided with sufficient light and also make some attempt to comply with the building regulations, particularly in terms of provide escape windows. The openings are designed to emulate existing features associated with the barn.

The proposed porch replaces a later addition to the property, we feel the design replicates the existing porch to some degree, reducing any significant harm on the listed building.

This adaption attempts to strike a balance between practical requirements of the new use and protection of the historic character of the existing building. We feel the changes cause the very minimum of harm to the listed building, retaining much of the historic fabric and utilising materials that are in keeping such as natural stone and timber windows.

The external adaptations, providing additional or relocated windows in the barn, ensure that the adapted rooms are fit for purpose, providing sufficient light and ensure that the rooms can be ventilated with openable windows where appropriate. The new openings also provide means of escape in compliance with the building regulations, the additions help address these concerns without fundamentally altering the historic context of the building.

We consider that the application is appropriate on the basis that the proposals do not cause significant harm to the listed building.

Naturally should the Local Authority Planning Department require any further information please make this known at the earliest opportunity. We respectfully ask for contact from the case officer prior to the formal determination of this application.