

Consultation Response from KC, Conservation and Design
2021/94366 Red House Museum, 281, Oxford Road, Gomersal, BD19 4JP
Change of use of existing museum and existing cart shed to commercial short term residential accommodation for holiday letting (Listed Building within a Conservation Area)
Date Responded: 1.3.2023 Responding Officer: Sue Brooks Responding Ref: BHS 2/149

The former Red House Museum is a Grade II* listed house which has connections to the Bronte family and is understood to predominantly date to around the mid-18th century with elements dating to 1660. This two-storey house is constructed primarily from red brick with coursed stone to the rear, and a double pile stone slate roof. It has undergone quite significant alterations over the years, including a 1920's extension and the rebuilding of the rear elevation in the late 20th century.

A detached single-storey stone-built cart shed is situated to the west of the house and is within the extensive grounds and is curtilage listed; alterations to this are included within this application. Also within the curtilage of the listed building is a large stone barn which is also curtilage listed. The entire site is located within the Gomersal Conservation Area.

The buildings on site have been vacant for several years and the proposal is for the change of use from its former use as a museum to short term holiday accommodation.

The Conservation and Design Team supports a proposal which will provide a viable sustainable use for this important heritage asset with the minimal interventions to the historic fabric and significance.

The Heritage Impact Assessment submitted with this application assesses the significance of the listed buildings and the impact of any proposed interventions on this significance. The Design and Access Statement and drawings provide an overview of the proposal.

The Red House

The significance of this building is high in terms of its historical connections, surviving historic fabric, architectural character and communal values. However, many alterations have been carried out in the past, with external extensions and rebuilding, and internal alterations. Elements of the historic plan form are understood to be fairly intact, although in most areas the surviving historic detailing is minimal.

To facilitate the conversion, relatively minor alterations are required to the historic fabric and are assessed below:

Windows

A schedule has been submitted proposing window repairs and replacement. We would welcome the replacement of modern window types with sashes which are more in keeping with the age and character of the building, however we require more information in order to assess which existing windows are historic along with details of proposed repair methods and replacements. We recommend that a condition is applied requiring full details of repairs and replacements to be submitted for approval.

External doors

Repair or renewal is proposed, using more traditional door furniture. Again, we recommend that a condition is applied requiring full details of repairs and replacements to be submitted for approval, to ensure that any renewals match the original patterns, with evidence provided.

Proposed rainwater pipe and soil pipe on the west elevation

As this elevation can be seen in context with the façade when viewed from the west, this leads to slight harm to the significance of the building. However, the elevation has been heavily altered in the

past reducing its significance, and the location of the soil vent pipe has been weighed up against the alternatives of internally routed pipes which are not viable. This has been found to be the least harmful option and is therefore acceptable.

Basement

The basement to the rear of the building appears to be of some historic significance and the protection of this space is welcomed. A sump and ventilation stack will reduce flooding and damp problems within the space.

Internal doors

Repair or renewal is proposed, with all doors and frames replaced with half hour fire doors. The Design and Access Statement states that all existing doors are modern and therefore this is acceptable in principle. We recommend that a condition is applied requiring full details of repairs and replacement of doors and architraves to be submitted for approval.

Proposed en-suite

The proposed en-suite is located on the first floor at the west end of the building (room 103 and 104), and this requires the insertion of a new doorway from room 102 and infilling of the doorway from room 104 to the corridor. The proposed door is 4 panelled (see internal doors section above), and the architraves will match the existing. No historic fabric will be affected by the new opening. The infilling of the doorway to room 104 should be recessed to allow the opening to be understood.

This intervention will lead to slight harm to the significance of the building, however, due to the position of the hallway on this level this is the only feasible way of providing an en-suite for this room. The public benefit of providing useable space for the new use outweighs the slight harm and the previous layout can be reinstated in the future.

Infilling the doorway of room 115

This is clearly a later intervention and is therefore not of concern.

Latex screed and polysafe floors to bathrooms

The Design and Access Statement states that some historic floorboards survive. No screed shall be applied to these historic surfaces, and we recommend that a condition is applied requiring details of the proposed treatment of these surfaces to be submitted for approval.

Electricals

Full rewiring is proposed, with electrical fittings with wireless solutions proposed where possible to minimise the impact on historic fabric. This includes external CCTV on the house and cart shed, with discreet external architectural lighting. We recommend that a condition is applied requiring full details of mechanical and electrical interventions to be submitted for approval.

The Coach House

This building has undergone significant changes in the past, with a stone extension added to the east end and internal partitions constructed. However, it retains interest as an ancillary building to the main house. The proposal is to remodel this building to create four small studio flats.

The proposal is to replace the existing timber bi-fold cart doors with glazed screens set into dark frames to minimise their visual impact. The existing doors are recent replacements although characteristic of historic cart doors in terms of design and materials. The introduction of some glazing is accepted to provide natural light within the space with minimal interventions to the historic fabric. However, we would suggest that the screens are re-designed to incorporate timber to allow interpretation of the historic character and function of the cart shed. We recommend that a condition is

applied requiring full details to be submitted for approval and would suggest that the new doorways are set back into the openings, ideally behind the external structure, to minimise fixings into the historic masonry and reduce the prominence of any glazing.

New windows and doors are proposed to the Coach House, and this is acceptable as the existing are not original. A new window opening is proposed to the rear of flat 2 in the position of an infilled opening, and flat 1 which is part of a modern extension.

The subdivision and fit out of the coach house are proposed to create living accommodation. The proposed lightweight partitions replace existing modern partitions which were installed as part of the museum fit out and sit directly onto the stone flags. Elements of historic interest will be retained undisturbed, such as trusses and masonry walls.

Landscaping

Sensitive landscaping is proposed, with the gravel driveway resurfaced, stone setted area restored and a car park formed between the coach house and garden wall where it is set away from the house and enclosed garden.

Conclusion

The Conservation and Design Team supports minor alterations to the Red House and coach house to provide a sustainable and viable use for these buildings, which are currently vacant. The proposed interventions are mainly to areas which have been altered in the past or are later additions. Where details of the proposed works are insufficient, we have recommended conditions to ensure the significance is maintained.

The proposal to convert the house back into living accommodation is a suitable use for the building, while providing an income to maintain and sustain the building and site. As it will be available for hire and events there is an opportunity to allow public access to the building.

In conclusion we have no objections to this proposal, subject to the conditions below.

Recommended Conditions for 2021/94366 and the associated LBC 2021/94324

If this proposal is supported, we recommend that the following conditions are applied:

Recommended conditions

- No windows shall be repaired until full details of the method and extent of repair is submitted for approval. No works to replace windows shall take place until joinery details at 1:5 and window elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved details and shall be retained thereafter.
- No works to install new external doors shall take place until joinery details at 1:5 and door elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority to ensure that any renewals match the original patterns. The works shall be carried out in accordance with the approved drawings and retained thereafter.
- No works to install new cart entrance doors or screens in the coach house shall take place until sections at 1:5 and elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved drawings and retained thereafter.

- External fixings included but not limited to, new rainwater goods and soil stacks and mechanical and electrical fittings, shall be fixed into mortar joints and not directly into the masonry. Any redundant fittings shall be carefully removed, with fixing holes infilled with lime mortar to match the existing colour and finish of the background.
- No works to install new internal doors in The Red House shall take place until joinery details at 1:5 and door elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority to ensure that any renewals match the original patterns. The works shall be carried out in accordance with the approved drawings and retained thereafter.
- The infilling of the doorway to room 104 in The Red House shall be recessed to allow the historic opening to remain legible. Historic architraves and door surrounds shall remain in place.
- No screed shall be applied to areas within The Red House where historic floorboards survive. Full details of the proposed treatment of these surfaces shall be submitted for approval prior to flooring works commencing.
- We recommend that a condition is applied requiring full details of mechanical and electrical interventions to be submitted for approval. This includes, but is not limited to, external lighting, CCTV, extractor vents and flues.
- Hard landscaping scheme shall be submitted for approval, including surface types, areas of restored setts, details of proposed entrance gates and boundary treatments, and any alterations to existing boundary walls.