Kirklees COUNCIL

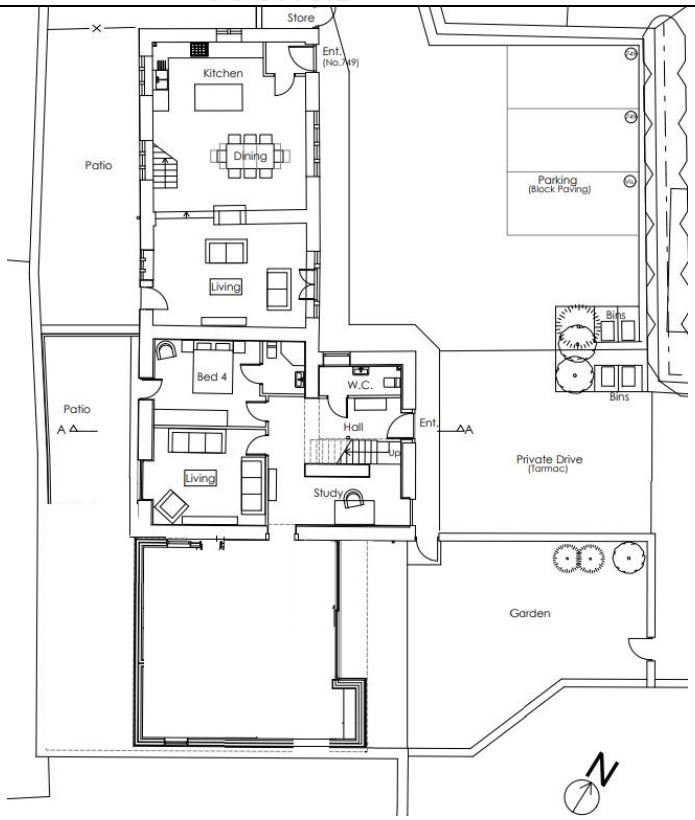
Consultation Response from KC, Conservation & Design
2023/91173 & 2023/91174 - 749, New Hey Road, Outlane, Huddersfield, HD3 3YL
Conversion and extension of existing Listed barn to form one dwelling, alterations to existing farmhouse with associated car parking and external works [Listed Building]. **Listed Building Consent for partial demolition, conversion and extension of existing Listed barn to form one dwelling, alterations to existing farmhouse with associated car parking and external works [Listed Building].**
Date Responded: 05.06.2023 **Responding Officer: Sebastian Pickles** **Responding Ref:**

The applications relate to No. 749 New Hey Road. The site was subject of applications in 2022, which following comments was withdrawn. Under the previous applications, Conservation raised a series of concerns with the proposals. Some of the previous concerns which related to the new extension to the southern have in part been addressed. However, we do still have some concerns relating to the works proposed to the Farmhouse.

As set out, the applications relate to the site of the Grade II, 747 House and attached barn. The building dates to the late 18th, early 19th century. The building is constructed in hammer dressed stone with the roofs finished in pitched stone slates. The house is formerly of a longhouse style, with the main farmhouse to the north and the barn being attached to the south. The barn has an elongated catslide roof and projects forward of the main farmhouse.

There have been a series of additions to the farmhouse, including a lean-to addition to the southern gable of the barn and a small flat roof extension to the western elevation. To the south of the barn is a detached outbuilding and additional corrugated lean to. This building is of the 20th century and is of no merit and has a negative impact on the setting of the Listed farmhouse.

To the southern elevation, the barn, it is proposed to remove the 20th century structures. We would raise no concerns to the removal of these structures, as they are of little merit and neither preserve nor enhance the Listed asset. There are clear changes from the previous proposals. The extension has ben reduced to a single storey, which we support. The extension does now appear to follow the footprint of the existing structure which is to be removed. While there was a structure present on the southern elevation from the mid-20th century, looking at the historic map regressions it is clear that the structure was set in line with the western elevation and the step-out was added in the late 20th century and does not have any significant historic precedent. While we consider that the principle of a single-storey extension is acceptable, we consider that the width of the extension needs to be reduced, pulling it in so that it is slightly inset of the elevation. The front wall of the extension could be slightly brought forward, so this would still give a reasonable floor space. Sketch plans below to illustrate the change.



With the proposed change, we consider that the extension would better enhance the character of the listed building, while allowing for a reasonable footprint for the extension.
While we accept the intention to make the structure contemporary to the historic Farmhouse, based off the detail of the plans, we are not convinced by the proposed use of zinc cladding. While the extension, with the stated amendments, would be subservient, the finish of the material would create a harsh contrast. Some additional glazing may help to break up the elevational treatment. While contemporary detail can be considered, they do need to give some consideration to the context and the setting of the listed building. We are not convinced that the finish of the extension has achieved that balance and requires further consideration.

The existing western, north-western elevation is rendered, and it is proposed to remove this render and reinstate, as set out on the plan, a white render. We would support the removal of the existing render, which is cementitious and is locking in moisture and likely causing deterioration to the historic fabric beneath. We would however set out that it should be conditioned for the render to the western elevation to be of lime render only. We require a specification of the proposed render to be used, to ensure that it is appropriate. We may be able to accept a toned-down shade of white, this would however need to be agreed upon and can be secured via condition if required. We would however not accept the use of any modern render product, or any cementitious render.

To the west, north-western elevation there are a number of proposed new openings to be created. We in part understand the reasoning behind this, however, this has not been made clear in the submitted details. While the elevation is less visible, it does form a part of the historic character and development of the building. The proposed insertions appear to be trying to create a design which is squeezing in too many window openings to the elevation. We consider that the door openings are acceptable, as these work off the existing openings from the extension which is to be removed. We however do not support the addition of more windows to the left-hand side of the central door. There is no precedent for this opening. We consider these windows need to be omitted from the plans. Plan below for reference.

SOUTH WEST ELEVATION

The design for the doors also requires further consideration as the proposed design is incongruous to the character of the building. We also consider the proposed new window openings on the first floor to be acceptable.

The proposals show all windows and doors being replaced. We consider that the principle of replacement is acceptable. The existing windows and external doors are of no merit and are in a poor state of repair. There is however limited detail in this regard to show that they are beyond viable economic repair. The only detail provided is they are to be of aluminium frames and the visual provided on the elevation plans. We do support this detail and consider that brief details provided show window and door details which would are not appropriate to the character of the building. Aluminium frames will be of a greater thickness meaning the frames will sit prouder within the window reveals and will have a detrimental impact on the character and appearance of the building and not accord with policy. We consider that timber frames and doors would be more appropriate as they would allow for the detail of the frames and doors and provide a more appropriate finish. The detail of the windows and doors also needs further consideration. Full details of all windows and doors are required, as there is insufficient detail in this regard. This could be secured via condition however it would be appropriate for this to be agreed through the application.

There is some additional detail for the proposed internal works. We have concerns about the proposals. The detail sets out that it is proposed to lay a ground floor concrete slab and ground floor insulation and screed. We consider this to be entirely unacceptable and would raise an objection to this element of the proposals. Given the nature of the building, the use of concrete will directly conflict with the building's pathology and will likely lead to future issues. We would however accept the use of a limecrete floor, which would still allow for the required movement of moisture and work in harmony with the building. Limecrete can be combined with permeable insulative materials helping to improve the thermal performance of the building however the current proposal would be in conflict with the building. We would also raise an objection in this regard as it would see the loss of the remaining extant stone flags within the building.

We also require more detail for the proposed floor finishes to both ground and first floor.

The detail also sets out that with new openings it is intended to use new concrete or steel lintels. While accepting that there is a structural element to this, further consideration is required, as this could potentially conflict with the historic construction of the building. We would not accept the use of concrete, but could, subject to further detail and specification accept the use of steel lintels, if required.

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The detail specifies that insulated plasterboard it affixed to the existing lean-to barn walls. We would object to the element of the proposals. Plasterboard is impermeable and will conflict with the building functioning as required. We could accept the use of permeable materials such as cork, hemp board or wood fibre board. We would also suggest the use of insulated lime plaster. We would however object to the use of modern impermeable materials.

The proposals also clearly stated that it is intended to erect stud walls with insulation behind it to the entire interior of the building. We do not support this approach for two reasons. The use of stud walls would cover over the fabric of the building, creating straight false walls. Secondly, the proposal would implement impermeable materials which would directly conflict with the building's ability to regulate and move moisture. The addition of stud walls and impermeable insulation would also create a serious concern in terms of cold bridging, which would lead to damp issues and interstitial condensation within the building. We consider that the most appropriate approach would be for the walls to be lime plastered, which would allow for the irregular nature of the walls to be retained and give an appropriate finish. Consideration can be given to the use of insulated lime plaster, and this can be agreed upon or secured via a condition. We would however again set out our objection to the current proposed use of insulated stud walls.

We would also raise concerns in regard to the proposed repair/ repointing. The details specify that repointing is to be undertaken to match the existing. We require further detail in regard, as repointing should be undertaken using quicklime only, with an appropriate aggregate mix and this will need to be given consideration if there is no evidence of any historic lime mortars.

There is also limited detail for the proposed re-roofing works. It is evident that there are timbers which are of high significance and historic merit. We wish to establish the proposed works and to ensure that the existing timbers are to be retained and unaltered.

In terms of the proposals for the wider site, we would raise no objections to the proposed addition of dry-stone walling to form separating and garden spaces. We would however raise an objection to the use of tarmac for the parking and road space. It will have a poor visual impact and alter the character of the site. It is also an impermeable material at times of high rain wall it will lead to greater water build-up. We consider that alternative options need to be consider, which would have a more appropriate visual impact and give better consideration to water management.

As set out we are broadly supportive of the proposed reuse of the listed Farmhouse, however as detailed there are specific elements which require amendments and further consideration and do not currently fully accord with LP35 or 16(2) of the Planning (Listed Building and Conservation Areas) Act. However, with amendments and further details, these concerns can be overcome. As set out certain details could be managed through condition. We would however ask that details are provided during the determination of the application.