

HERITAGE IMPACT ASSESSMENT/ DESIGN AND ACCESS STATEMENT

location	Modd Laithe Farm, New Fold, Holmfirth, HD9 2DQ
application	Conversion of Barn/Store to Extend Living Accommodation and Alterations to Dwelling.
client/applicant	Mr & Mrs P Carr
job number	23/960
date	February 2024

ARCHITECTURE | PLANNING | DESIGN

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The application seeks to provide assessment for the conversion of Barn/Store to extend the existing living accommodation and associated alterations to, Modd Laithe Farm, New Fold, Holmfirth, HD9 2DQ.

The property is not a listed building, and the proposals aim to rejuvenate a dilapidated barn into a pleasant, liveable dwelling.

The property (dwelling) still has permitted development rights.

Local constraints on this property

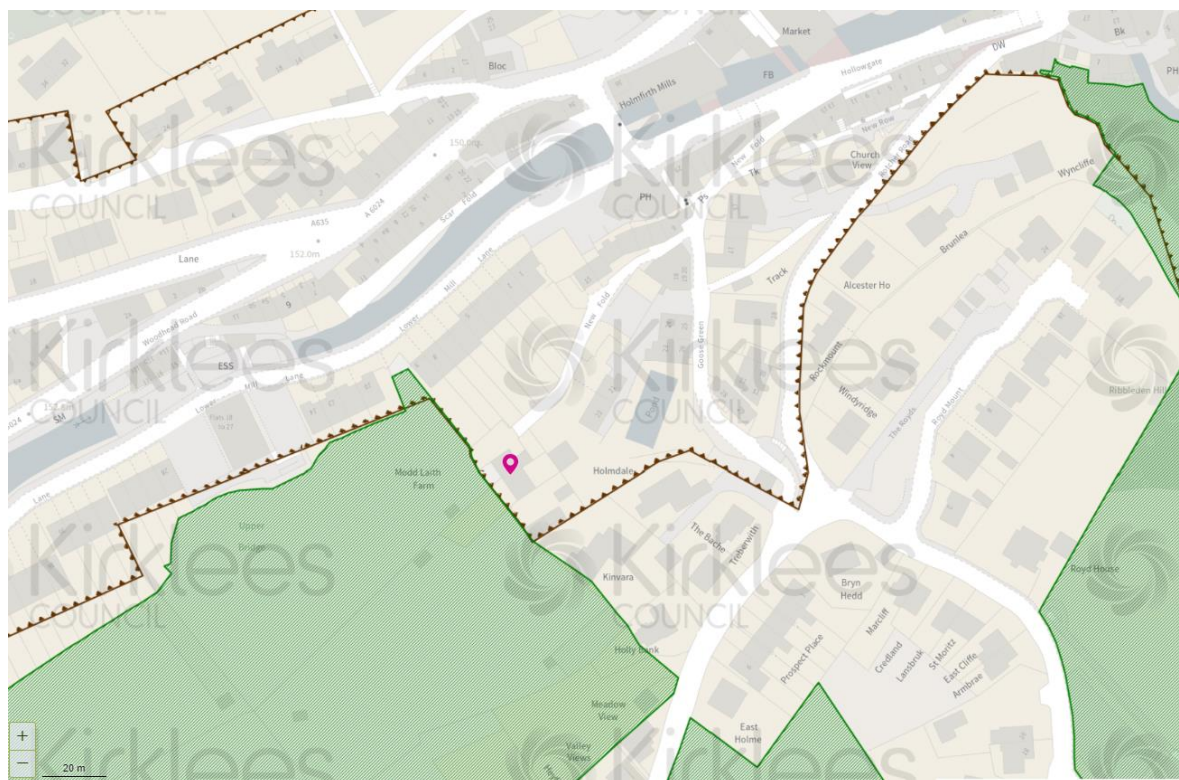
Address

Modd Laithe Farm,
New Fold,
Holmfirth,
HD9 2DQ

Constraints

- This property is in a conservation area (HOLMFIRTH)
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

The property is not within the greenbelt but falls just within the Holmfirth Conservation Area;



PROPOSALS

There is no previous planning history for the property on the public planning database.

The proposals minimally impact on the original structure given the only significant change is the existing store space being removed and a slightly larger space is proposed to provide extra internal space for the dwelling.

The changes aesthetically are minimal, but create a high level of benefit in replacing failing/missing windows and returning the South West facing original cart opening to its original state of visual focus.

It's important to note, due to the orientation/sun path, topography, other nearby buildings and the position of the legal boundary, the Cart opening to the North East is to remain predominantly covered. This particular gets little sun light and would be a drain on heating the property. It's also close to the boundary which potentially creates privacy issues and fire spread (Unprotected areas – Building Regulations Part B). The swept arch to this former opening is retained just above the new gabled roof to provide a throw back to the buildings former use.

Indeed the proposals have been partly shaped considering the sun path and privacy. New openings/roofs have been kept to a minimum with the proposed accommodation principally being designed around the existing openings.

The property, specifically the barn, is in dire need of restoration which these proposals aim to sympathetically provide.

Prior to our involvement on the project the roof leaks resulted in the building being covered to prevent further damage. Subsequent roofing works have been carried out along with minor maintenance works to the gable peak and eaves where necessary to stabilise and make safe the structure.

The proposals involve the integration of the barn into the dwelling to form additional habitable space, it is important to note the number of dwellings does not change as a result of this application. Indeed neither do the number of bedrooms, so highways should not be a consideration.

The former barn had already been extinguished for agricultural use by the previous elderly and former owners, indeed the barn had a first floor that provided storage space for domestic ancillary items. The agricultural use of the buildings and adjoining 10 acres of grazing land had long since ended. The land was rented out to others with this agreement being ended prior to the disposal of the property in September 2023.

In addition to the conversion of the former barn, the proposals include the full and thorough renovation and restoration to the dwelling, to bring it up to modern day standards and to enhance the property from a thermal efficiency perspective. These proposals, we contend are exempt from planning control.

The proposals also include the removal of the front projecting stores and to rebuild these on a slightly larger footprint (45.8m^2 as opposed to the existing 39.2m^2). The volume of the existing store is 116m^3 , the proposed replacement building amounting to 185m^3 . This, considered as a whole of the existing two storey dwelling, is a small and modest increase. Furthermore, we contend that this aspect is a visual enhancement that affords privacy and creates a visually striking appearance and formal entrance to the property. In such exposed locations porches and vestibules are a common theme to combat the wind and general weather. This can sometimes be difficult to achieve on a

barn/rustic agricultural type property but we contend this proposal, using naturally and locally sourced materials, retains the overall rugged agricultural appearance and provides a well insulated addition to the property.

This replacement element provides the applicants with much needed added internal space, associated with such a farm holding of 10 acres.

The existing state of the barn is dilapidated, at best, with uninsulated walls, currently no roof covering, missing windows from openings and poor/unkept external spaces.

Currently, there are no internal space separations on either the ground or first floor levels with boarded-up openings and missing windows in some of the other openings. The proposals include the adequate insulation of all existing external walls to ensure the dwelling can perform thermally at modern standards.

The new proposed full-height glazing to the altered openings within the Lounge space will create drastically greater internal comfort, providing views across the valley and allowing for levels of solar thermal gain and natural light both attributing to lower requirements of mechanical heating and artificial lighting, thus lowering the overall energy consumption of the dwelling. This area struggles to allow ample levels of natural light currently as there are insufficient openings for the space.

Given the layout and internal design of the property the existing openings do not create any overlooking issues with neighbouring properties.

The proposed altered opening to the existing walled-up cart opening to the South West Elevation will provide a good level of required natural light and also return the segmented opening as a feature. This cart opening will be clad in code 5 lead at high level to mask the floor plenum beyond.

The addition of new conservation rooflights will also provide needed natural light, yet privacy, given the height of them, and also the required natural ventilation to the first floor en-suites and landing area.

The new proposed principal entrance area follows the same built typology as the existing store structure and creates a far more aesthetically coherent and pleasing approach to the dwelling. The Oak frame is in keeping with the local vernacular and provides the property with a greater means of entering as opposed to the current principal entrance.

The previously awkward levels/difference in levels have been addressed. Whilst the main entrance has a stepped approach, the existing natural Yorkshire stone flagged path to the North-East of the rebuilt entrance area will be extended leading to the other entrance door. This avoids steps and creates a level access suited to the older generation and semi-ambulant people. The aim here is to create a lifetime home for the applicants.

The levels have been effectively addressed with the integration of a small planter to the North West Elevation which in turn will assist in breaking up the massing with planted form. The oak framed covered entrance area serves well to provide an interesting feature but also a sheltered entrance area.

USE

The proposed use of the dwelling is not subject to any change of use, the barn and store, despite being historically used for agricultural purposes have in more recent years been ancillary domestic structures. This use has not been formalised through the planning system so this application proposes to address this.

PROPOSED APPEARANCE

We contend the proposed works enhance the overall setting, safety, access and the existing landscape/conservation area.

The property has been neglected for a long number of years falling into the state of disrepair and needs fresh impetus, vision and care to reinstate it back to a respected property that enhances the locality.

MEANS OF ACCESS

The existing principal entrance is retained, albeit covered by the proposed rebuilt front extension, with a more easily accessed entrance closer to the main approach. This, we contend, is an enhancement.

LANDSCAPING

Changes made to the external landscaping are considered to make the outdoor space more useable, all retained within the existing long established domestic curtilage. These changes revert the undulating and unkept domestic curtilage to the rear of the property, the South West and creates a better private amenity space.

ECOLOGY

There is no impact on ecology as a result of this application. It is important to note the roof was covered prior to urgent works being carried out. The roof covering, natural Yorkshire stone slate will be reinstated.

If the Kirklees ecologist wishes for any enhancement measures to be incorporated in the proposals, we ask for direct contact to discuss.

HIGHWAYS

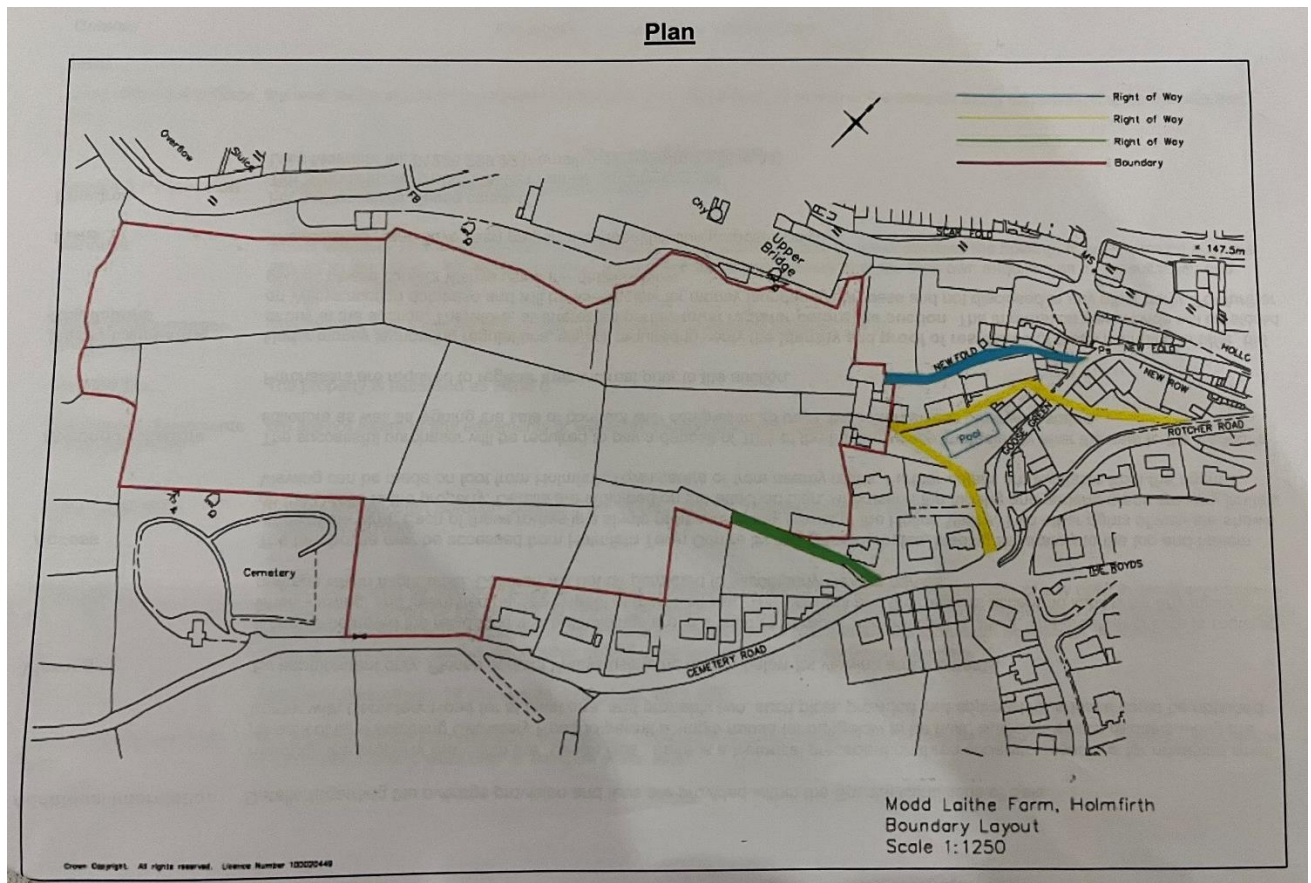
The property is sited close to the centre of Holmfirth town centre where all daily amenities can easily be accessed. The location is clearly sustainable.

The proposals do not increase the property size significantly nor increase the number of bedrooms serving the property as such, in line with the Kirklees highways supplementary planning document the access/parking and highways is unaffected.

Despite being tucked away, the property has 4 separate/independent access options, all as noted on the document below. We understand the late Benny Hollingworth (previous owner/occupant) used to use these access points on a regular basis.

Furthermore we are led to believe the vehicular access to and from the property was along New Fold through past the barn, looping around the South Westerly formal walled garden area and back out past the former Holmfirth Lido (shaded yellow on the plan below).

We propose the parking and turning will all be within the existing and long-established domestic curtilage as shown on the submitted OS maps.



LAYOUT

The layout changes are to create a more coherent use of space particularly at first floor level and provide more usable spaces for the applicants within the dwelling.

The submitted plans indicate the proposed changes.

SCALE

The changes in scale are minimal based on the small increase in size of the replacement front projecting extension.

Considering this application on its own merits, we contend that despite this slightly large replacement front outshot being on the principal/front elevation, we feel this is better suited than a rear extension as that would, as the layout dictates, project outwards towards the green belt and away from the rounded off settlement.

We also consider it important to note the property still retains PD rights which could result in more incongruous additions, extensions and alterations.

The proposed rebuilt outshot replaces an existing structure and provides a more aesthetically pleasing appearance.

The majority of the proposed works are to the existing dwelling/barn and are to enhance and modernise the existing property that is in poor condition and ensure the longevity of the structure for future generations.

CONCLUSION

We contend these proposals bring a positive contribution to the Holmfirth conservation area and the locality as a whole.

We consider the design, materials and proposals have no detrimental impact on ecology, highway safety or fail to comply with local and national planning policy.

Considering the safety, energy/thermal benefits, usability, and light provision enhancement we contend the proposals provide a benefit to the current user, future property users and setting as a whole and therefore should be approved without delay.

I would be grateful if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A

SITE/PROPERTY PHOTOS







