

**Consultation Response from KC, Conservation & Design****2024/90758 and 2024/90759 - White Syke Farm, Marsden Lane, Marsden, Huddersfield, HD7 6AF****Renovation of outbuilding and erection of glazed lean-to on the south east elevation of the outbuilding to form domestic workshop for uses incidental to the enjoyment of the dwellinghouse (Listed Building)****Listed Building Consent for renovation of outbuilding and erection of glazed lean-to on the south east elevation of the outbuilding to form domestic workshop for uses incidental to the enjoyment of the dwellinghouse****Date Responded: 30.04.2024****Responding Officer: S Pickles****Responding Ref:**

The application relates to the site of the Grade II White Syke Farmhouse. White Syke is a lovely example of an early 19th-century Farmhouse and attached barn. The House and Barn form a long linear plan form, which is seen in other local examples with attached farmhouses and barns.

This application is focused on the curtilage listed outbuilding which is located to the south of the main farmhouse. The building in question first appears on the OS maps at the end of the 19<sup>th</sup> century. The outbuilding is modest in form and its use is unclear, however, it must have served to have a practical use for the farm.

The proposals for the outbuilding form two main elements, alterations to the main house and the consideration of an extension to the southern elevation.

The alterations to the building are set out in the supporting statement. Conservation is supportive of the retention and reuse of the building, however, we do have some concerns regarding some of the proposed materials and methods proposed.

The statement sets out that the floor is to be removed, a DPM fitted and PIV insulation applied and a new screed. We would not support this approach as it would be applying materials which are impermeable and would conflict with the construction of the building. We consider that it would be required for the materials for the floor to be conditioned to be limecrete and make no use of a DPM.

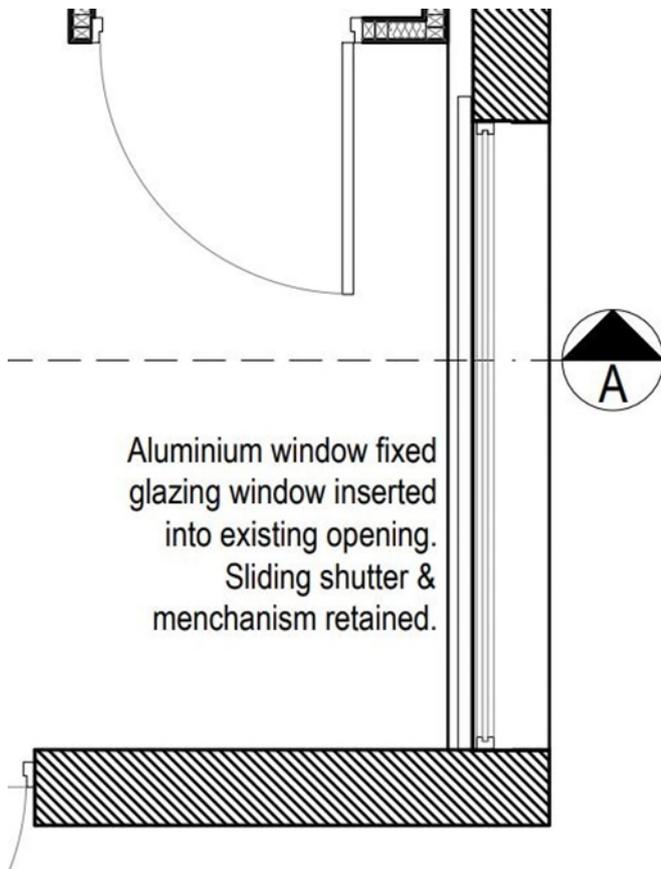
The existing windows are noted as being removed and replaced with aluminium frames. While we could support the replacement of the existing windows, we would not support the use of aluminium frames as these would conflict with the character of the building, appearing overly thick and chunky and not able to replicate the detail of timber. We consider that replacement windows should be constructed of timber and further joinery details should be provided for each window type.

The roof is to be lifted, a new breather membrane fitted, insulations to be affixed between the joists and tongue and groove effect MDF applied. We generally consider that lime torching would be the most appropriate finish and there does appear some evidence of this remaining. This would create a weather-tight roof. However, we could support the current approach, with a condition attached for all insulation to be fully permeable (e.g. Hemspan, Wood fibre board, wool or similar). We have some concerns regarding the proposed use of MPF, as this will have a poor finish internally and will also prevent the movement of moisture.

The existing sliding door to the northern elevation is shown as being retained, which we are supportive of as this will retain the character of the building, however, the plans show a glazed screen fitted to the outside of the door, which is indicated as being aluminium framed. We appreciate the reason behind

doing this, however as stated we do not support the use of aluminium frames, as this would appear overly thick and create a negative detail and this is illustrated by the elevation plans.

We consider a glazed screen could be acceptable, however, we would need the frame to be reduced, so that it appears as if this is frameless, and the screen needs to be set further back into the reveal so that the depth is retained as much as possible. Sketch plan below for reference.



We would set out that there should be no form of blasting or cleaning of the interior or exterior of the building, even the proposed option of soda blasting and this should be conditioned. Cleaning or blasting (even with gentle low-impact blasting) will harm the internal fabric and will strip a layer off of the fabric, thus leading to potential advanced deterioration.

The existing finish internally appears to be limewash. It would be appropriate for new limewash to be applied (as many coats as considered necessary) or consideration could be given to lime plastering the interior of the building. We would reiterate that it should be conditioned for no use means of cleaning or blasting.

We would raise no concerns regarding the proposed new stud partitions. While new additions they will not harm the building and can be removed if required with minimal impact.

To the southern roof plane, it is proposed to a row of 6 PV panels. Further detail is required for the proposed method of fitting for the panels. The position of the panels will mean they are less visible, but will be visible when with the site, however, we need to be satisfied that with the method of fitting, they will sit as close to the roof plane as possible. Additionally, detail needs to be provided on whether the PV panels will feed directly into the mains of the building/ house or if they will have battery storage.

The final element is the proposed extension to the southern elevation, which is detailed as being a modern interpretation of a greenhouse. Conservation is not fully convinced by the element of the proposals and the main concerns are not only the impact, but the materials and design. As shown on the plan, it does not take up the full length of the elevation, but it has been inset. However, the plans show a very thick squared frame. We consider that a more traditional style building needs to be considered. If the extension is to be purely a greenhouse, as stated in the plans and the supporting statement, then a traditional-style greenhouse should be considered. This would have a small stone, possibly a brick base/ plinth and upper timber lean-to, which would include opening windows with the roof for ventilation. This would be of a more appropriate construction and finish than what is currently proposed in the plans.

As set out, Conservation is generally supportive of the overall principle of the proposal, however as stated, there are details which we considered require amending in terms of materials and methods proposed. We would re-emphasise the current concerns around the proposed lean-to greenhouse extension and this does require further consideration and justification. We do not consider the proposed current design to be acceptable, however as set out there may be amendments to make it acceptable.