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GH

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Designers & Architects

PLANNING,
HERITAGE
STATEMENT

REUSE OF EXISTING BARN AND NEW EXTENSION TO
FORM DWELLING AT
BUTTERNAB FARM, DAFFY WOOD BARN,
BUTTERNAB ROAD, HUDDERSFIELD

Job Ref: 2907

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the re-use and extension of the barn to create a new dwelling at Butternab Farm, Daffy Wood Barn.
2. The building forms part of a traditional and historic farmstead. The proposed development falls within the curtilage of Butternab Farm, which is Grade II listed, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons) and checked by James Fearnley RIBA. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to a former barn, currently used as a storage outbuilding. The building is of natural stone construction with a timber trussed, corrugated sheet roof. The main entrance is through a traditional timber barn door with a smaller entry door embedded into it. The rear windows are timber framed with stone heads and cills - these windows are a later addition to the building. The front window opening is blocked with timber boards. A doorway which has been walled up retains its stone surrounds.



Front elevation of the barn



Rear elevation of the barn

5. A large storage container sits on the road facing elevation of the barn. To the rear, there is an animal pen and outdoor tool storage constructed of timber and corrugated metal roofing material (pictured overleaf).



Storage container to the roadside elevation



Outbuilding store and animal pens

6. The adjacent building known as Butternab Farmhouse and Cottage is listed. The listed building is recorded as Grade II and is described by Historic England as - *BUTTERKNOB LANE 1. (East Side) 5113 Netherton Butterknob Farmhouse and Cottage SE 1213 47/281 II 2. C18. Hammer-dressed stone. Pitched stone slate roof. East gable coped, with moulded kneelers. 2 storeys. One lean-to outshut with catslide roof on each side. Various C19 sashes except at west end, where there is one range of casements.* The location of the buildings is shown below with the proposal site highlighted in red and the listed entry marked in blue.



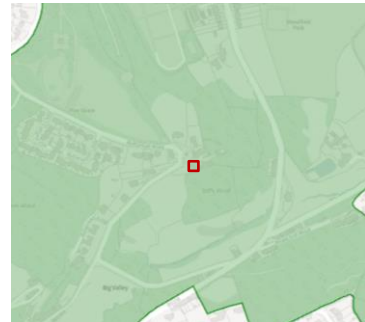
Listed building map

7. The Listed Building is to the north of the site with another former farmworkers' cottage adjoining to form a terrace. Opposite this are 6 buildings, the western most of which this application relates. These buildings comprise a series of former farm buildings in various states of disrepair, and to the east of these is a field which would have formed part of the original farm.
8. On entering the site, the listed farmhouse & cottage is immediately to the left, built in hammer-dressed stone with a stone slate roof. A catslide stone slate roof is visible projecting from the front elevation of the main farmhouse here.
9. The site is located in the suburb of Beaumont Park – sited directly south to the park - Huddersfield on Butternab Road. It sits within the Green Belt, and

it is not within a Conservation Area [image below from Google Maps and Kirklees Kompass].

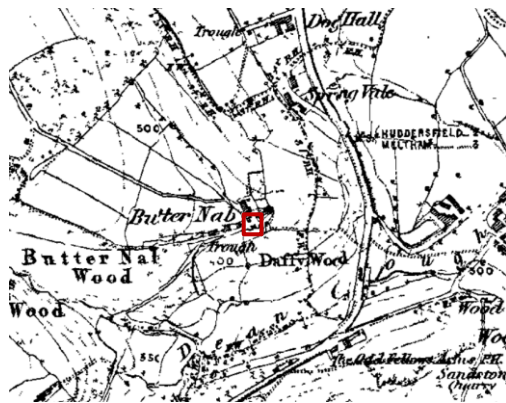


Location Map

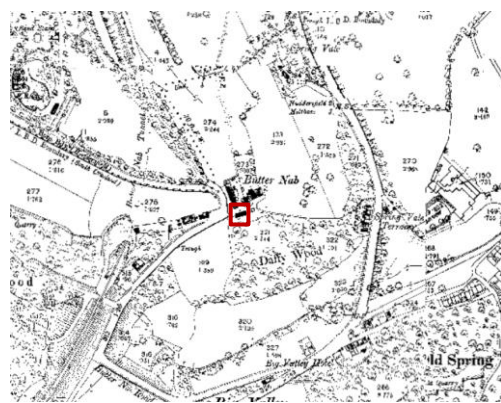


Green belt

10. The farmstead is the first noted occupation in the area, with evidence of the barn being seen from as early as 1854 (image below 1854 Country Series map [Kirklees Kompass]). The surrounding buildings on Butternab Road are a mix of varied traditional stone and slate roof dwellings constructed in the late 19th- 20th Century.



1854 Country Series



1893 Country Series

11. Traditional farmsteads comprise the farmhouse and some or all of the working farm buildings; they are an integral part of the rural landscape and reflect how it has developed over the centuries [Historic England: The Adaptive Reuse of Traditional Farm Buildings]. The Butternab Farm farmstead is a gradual enclosure which is defined by Historic England as being noteworthy as: *Boundaries may retain the curved form of the strips into which the medieval open fields around villages and other settlements were subdivided.* The overall site is typical of a redundant former working farm of this period.



Aerial view of farmstead

12. The existing site consists of traditional farm buildings with a central courtyard. The barn is labelled as building 1. The building to the north of the site is the listed farmhouse and cottage. Building 2 is undergoing modern refurbishment and received planning permission for the erection of extensions and alterations to convert former agricultural buildings to form one detached dwelling (Ref: 2022/62/93525/W) [image shown below of changes at time of site visit]. Buildings 3, 4, 5 are temporary timber constructed outbuildings which are also included in the application for building 2. Ongoing improvement works in the area have started to enhance and bring the redundant buildings of the farmstead into use.



(Left): Map showing buildings in farmstead

(Above): Current works on adjacent building 2

13. An existing pedestrian and vehicular access route are via a shared surface driveway provides access to the barn, Listed Building and all other buildings on the site (pictured below 12 [Google Maps]).

14. The buildings are partially screened by trees and landscaping on the roadside (picture below [Google Maps]).



15. The existing internal structure consists of a solid concrete floor slab with exposed and partially lime-washed stone walls. There is cross bracing between the timber joists to support the flooring above. There is a single hatch entry to this upper floor, however it is unsafe to walk upon. The roof is supported by two king post trusses.



Upper floor and roof structure

16. The barn has had previous planning approval for a two-storey rear and single-storey side extension with a balcony facing the road (Ref: 2007/90853). It also received listed building consent for the re-use of the barn to form a new dwelling (Ref: 2007/91488).

SECTION 3: PROPOSED DEVELOPMENT

17. This planning application seeks to create a new dwelling within the existing barn. Constructing a new two-storey rear south facing extension and a single-storey lean-to on the side of the existing building. The proposed development will see the removal of the single storey outbuildings and shipping container.
18. The single-storey lean-to will have a cat-slide roof propped by a timber post and natural stone walling to the front, covering a balcony with an opening broken out from the existing external wall at the existing ground floor level. Beneath the balcony floor, there is a low ceiling-height garden store accessible from the rear courtyard.

19. The open quality of the barn has been retained on the existing ground floor with an open plan kitchen/dining and snug area. The area has been minimally subdivided to retain the sense of space.
20. An opening is to be formed in the existing external wall and a beam is to be installed overhead where the new staircase will rise between the new two-storey extension and the existing building. The opening is as small as practicable to allow the maximum fabric retention.
21. The lower ground floor - which is accessible from the rear of the barn - will include an entry hall with an understairs cloakroom. The living room will have a bifold door to maximise light and ventilation which opens onto the garden area. A feature sliding barn door is shown externally to retain the agricultural character.
22. The higher split level into the rear extension features a double bedroom and study space. The bedroom has a Juliet balcony facing the south with double barn doors to slide close on the exterior to once again retain the agricultural character.
23. The first floor will have a new floor construction to support a master bedroom and ensuite, double bedroom and family bathroom. The master bedroom will utilise the existing wall opening which will be infilled with glazing. Each room will feature a rooflight to maximise light entry. The double bedroom will have an opening formed through the existing side elevation.
24. The roof will be removed and replaced with artificial stone slate tiles which sympathetically reflects the character of the surrounding buildings in the area. The existing tabling will be refurbished, with new tabling on the new roof extensions.
25. The rear extension will include a gabled roof over the bedroom space and an adjoining cat-slide roof over the study. The cat-slide roof is an existing feature of the listing of Butternab Farmhouse and Cottage, and so utilising the design feature in the barn conversion conserves the distinctive character of the farmstead.
26. The adaptation of this barn outbuilding to domestic accommodation will involve traditional joinery for the windows and doors with the addition of sliding barn doors. This will help to retain the characteristics of the existing barn and help minimise the impact of new windows and glazing on the

setting of the building. An example of the door is shown below [Historic England: The Adaptive Reuse of Traditional Farm Buildings]



27. Ashlar stone heads, cills and surrounds around new windows and doors are to match the existing. They contribute to the overall distinctive appearance of the building, and so it is important to respect these details on the proposal.
28. Existing openings have been utilised: with the existing upper floor window opening (previously covered with timber) being glazed for the master bedroom. A feature timber door has been proposed to retain the character of the barn. The existing barn doorway is to be replaced by a glazed screen and door within the retained masonry heads and jambs.
29. Proposed vehicle parking is designated down the west side of the property where a pre-existing farm-track entry with gate will be utilised. The remainder of the rear courtyard will be utilised as garden space.

SECTION 4: HERITAGE IMPACT

30. The proposed development relates to the barn building. There will be an impact on the character of the existing barn.
31. The external changes are predominantly to the rear of the building, which faces Daffy Wood. The rear extension will be screened by the existing barn building, it will not be highly visible when viewed from the street.
32. By repointing the existing masonry, replacing the roofing with artificial stone slate and refurbishing the front entry: the proposal will enhance to the setting of the listed building within the curtilage by improving the poor state of the current barn.
33. This proposal looks to retain characteristics of the traditional features and utilise them on the new scheme. Historic England (HE), in relation to adapting traditional farm buildings advise that a positive approach to informing

sympathetic change 'requires an understanding of the historic character and significance of traditional farmsteads and their buildings in their local rural setting'.

34. The principle of improving and re-using the existing buildings in the farmstead appears an appropriate solution in accordance with this, and in relation to the Listed Building opposite which would help improve the overall setting for future use. HE further states for development which 'considers their potential for and sensitivity to change, including opportunities for adaptation to new uses that will ensure their long-term survival'.

35. The proposal will have minor impact on the visual appearance of the listed building within the curtilage.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK
(NPPF)

36. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.

37. Paragraph 200 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

38. Paragraph 201 of the NPPF sets out that '*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*'.

39. The Kirklees Local Plan Policy LP35 describing Historic Environment states: "*Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.*"

40. Policy LP24 states *how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*

41. The Kirklees Local Plan section 11.4 illustrates how: '*The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.*'

42. The supporting text explains in 14.6 that *'Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.'*

SECTION 6: CONCLUSION

43. The proposal does impact on the historical fabric of the existing barn building. The scheme has been designed to minimise these impacts where possible.
44. The proposal has minimal impact upon the setting within the farmstead, or the wider character of it.
45. Through traditional design, the proposal for the barn offers a modest and sympathetic solution, appropriate to the setting of the listed building.
46. The proposal has minor impact on the street scene of the listed building. It offers opportunity to enhance the overall appearance of the heritage asset within the curtilage by improving the current state of repair.
47. The scheme brings the dilapidated barn into beneficial use, offering a sustainable home which will safeguard the farmstead and listed building for the future.
48. The proposal utilises the distinctive traditional features to respect and enhance the historic interest of the farmstead and adjacent listed building.



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