

HERITAGE STATEMENT

for

**Proposed Reversion to 2no Dwellings
together with conversion of Barn to provide additional accommodation and
replacement of single storey extension**

at

**Scotland Farm
Lingards Road
Slaithwaite
Huddersfield**



THE PROPOSAL

This application seeks approval for a modified proposal to previously approved 2022/93203, and is principally for the removal of an internal wall to 'The House'. All other works remain the same.

The wall is non-load bearing of single skin coursed stone construction, it is not believed to form part of the original structure as the first floor over is supported on timber beams either side of the chimney breast.

The removal of the wall will open up the dining room to existing windows both front and back and will remove a corridor which currently provides access to the former barn and which under the new proposals is unnecessary.

An existing door opening to the corridor will be walled up as part of the work.

It is considered that no significant harm to the property will be caused by these works.

THE PROPERTY

Scotland Farm comprises a group of buildings which have developed over decades.

The current building would appear to have been constructed in three sections at differing times, with the central section “The House” being the earliest.

Although at one period comprising two dwellings with attached barn, the property has for some time been regarded as one single dwelling, for council tax purposes, whilst also sharing utility services and heating system.

This application seeks permission to revert to two dwellings, to form “the Cottage” and “The House”, whilst also converting the barn as additional accommodation for the house and replacement of existing lean-to shed with single storey extension to provide further accommodation.

Scotland Farm is a Grade II listed building, having gained listing in 1985 for its special architectural or historic interest and being described as

Late C18 / early C19. 2 Houses. Hammer dressed stone. Quoins. Pitched stone slate roof with coped gables. 2 storeys. South elevation has: Ground floor; two entrances with stone surrounds and tie stones. Two 3 light stone mullioned window (mullions removed); two single lights. First floor; four 3 light stone mullioned windows. North elevation has: Ground floor; four single light (possibly former 2 lights), First floor; four 3 light stone mullioned windows



SOUTH ELEVATION



NORTH ELEVATION

The property is typical of other agricultural holdings in the area, and which themselves have seen a variety of development

Whilst it cannot be predicted what the future may hold, initially “the Cottage” will remain occupied by the applicant, with “The House” to be occupied by other family members.

THE PROPOSALS

Under the proposals the “Cottage” (with the exception of re-opening a window to the East elevation), and “House” will remain unaltered externally, with some internal layout alterations being proposed.

The property is no longer a working farm, and whilst some animals are kept as a hobby, the attached barn is no longer required for their shelter or storage of feed, for this a modern steel framed building is available for use on adjacent land held under a tenancy with Dartmouth Estates.

The Barn is to be converted to provide additional accommodation to the house

New window openings will be formed to the barn at first floor level in differing proportions to those of the house to reflect the agricultural heritage, these will have sawn stone heads, sills, and jambs

Converting the barn will provide a long term future for this section of the building, whilst having insignificant impact on the character of the listed building.

Existing structure to be refurbished,
with walls increased in height to
create a lean-to roof with pitch to suit
stone slates mirroring the lean-to on
the South Elevation

New openings formed at first floor

Existing door head to be raised
to suit new floor level



WEST ELEVATION

New windows to be formed above
existing lean-to roof



SOUTH ELEVATION
House and lean-to

The single storey lean-to attached to the south side of the barn will be repurposed as an entrance with utility and WC to serve the house.

New windows at first floor to the barn will be sympathetically designed in differing proportions to those of the house to reflect the agricultural heritage and will be constructed in hardwood and painted

Existing structure to be refurbished, with walls increased in height to create a lean-to roof with pitch to suit stone slates to mirroring the lean-to on the South Elevation
New openings formed at first floor



Previously walled up door opening displaying approximate ground floor level of house, from which refurbished lean-to will be set down 2 steps, equal to approx. 450mm

NORTH ELEVATION House and lean-to

The single storey, somewhat dilapidated, lean-to attached to the north side of the barn (currently used as a car-port), will be refurbished with walls increased in height to create a lean-to roof with pitch to suit stone slates mirroring the lean-to on the South Elevation. The extension will be set down with internal steps from the main house level utilising the lower external ground level, which will reduce the overall height and impact.

New windows at first floor to the barn will be sympathetically designed in differing proportions to those of the house to reflect the agricultural heritage and will be constructed in hardwood and painted.

Re-open previously walled up window at first floor within limits of existing stone surround, with hardwood painted frame



EAST ELEVATION

THE HOUSE



View in the roof space of the house showing rough hewn timbers consistent with the building's heritage, which are not found in the barn



View showing first floor partitions, finished with plasterboard and skim, and extending into roof space of the house

Work within The House is largely limited to the first floor, where alterations to existing partitions and construction of new partitions will be undertaken.

The existing partitions are mainly finished in plasterboard and skim and are thus considered to have no intrinsic historical significance. However a scheme is proposed which will retain some of these partitions and their perceived historic layout.

All new partitions will be softwood framed with plasterboard and skim finish

THE BARN

The Barn is constructed in coursed stone with no internal finishes.

The ground floor comprises a mixture of finishes (concrete, stone flags, and stone blocks of various sizes), is uneven and at different levels

The first floor comprises plywood decking on regularised 75mm x 75mm softwood joists with regularised 240mm x 100mm softwood intermediate beams, uncharacteristic of a building of this age

The roof comprises stone slate with sarking felt laid over regularised softwood rafters on regularised softwood purlins, again uncharacteristic of a building of this age (see previous reference to the rough hewn timbers present in the house roof)

It can be reasoned that the barn has already been devalued as a heritage asset by the installation of new first floor and roof structures



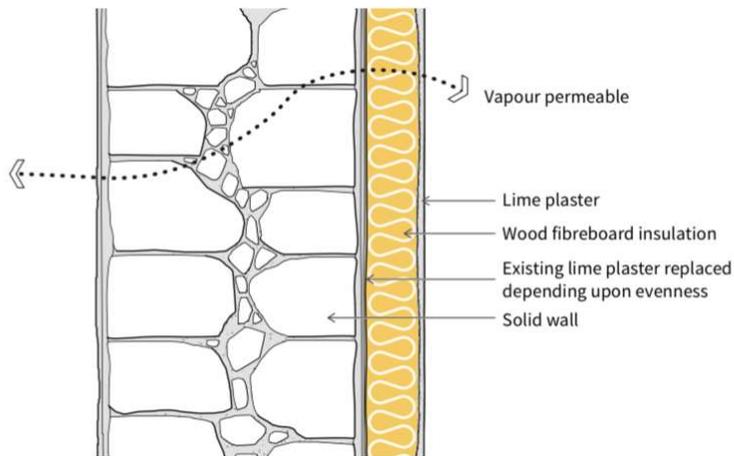
INTERNAL VIEW OF GROUND FLOOR



INTERNAL VIEW OF FIRST FLOOR AND ROOF

PROPOSALS FOR RENOVATION OF THE BARN

EXTERNAL WALLS



Extract from Historic England – Energy Efficiency and Historic Buildings – Insulating Solid Walls

The existing walls will be externally repointed within the joint in lime mortar

The internal wall forming party wall to the house will be retained as exposed stonework and repointed within the joint in lime mortar

The external walls, after repointing, will be internally lined with Wood Fibre Board Insulation with a finish of lime plaster in accordance with guidance to be found in Historic England document 'Energy Efficiency and Historic Buildings' (see extract above)

New window openings will be formed at first floor level to the north and south elevations, these will have sawn stone heads, sills and jambs and hardwood painted frames. sympathetically designed in differing proportions to those of the house to reflect the agricultural heritage and to meet the minimum requirements of The Building Regulations of 1/10th floor area for natural light

PROPOSALS FOR RENOVATION OF THE BARN

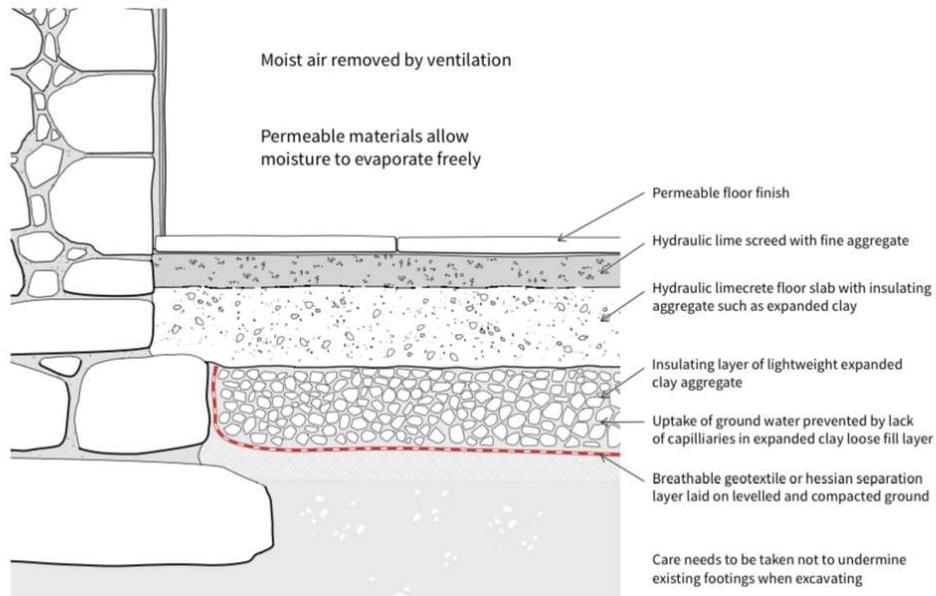
GROUND FLOOR



Varying sized stone setts



Stone flags



Extract from Historic England – Energy Efficiency and Historic Buildings – Insulating Solid Ground Floors

It is proposed to raise the level of the ground floor, approximately 250mm to match the level of the house, this will minimise the need for excavation and potential harm / undermining of the external walls.

The existing stone flags and setts will be carefully lifted and recorded for re-laying, then an insulated limecrete slab will be laid in accordance with guidance to be found in Historic England document 'Energy Efficiency and Historic Buildings' (see extract above)

Parts of the screed layer will be omitted and replaced, wherever possible, with flags and setts, re-laid in their original position

PROPOSALS FOR RENOVATION OF THE BARN

FIRST FLOOR



View of first floor structure showing regularised timber sections

View of first floor beams on steel supports



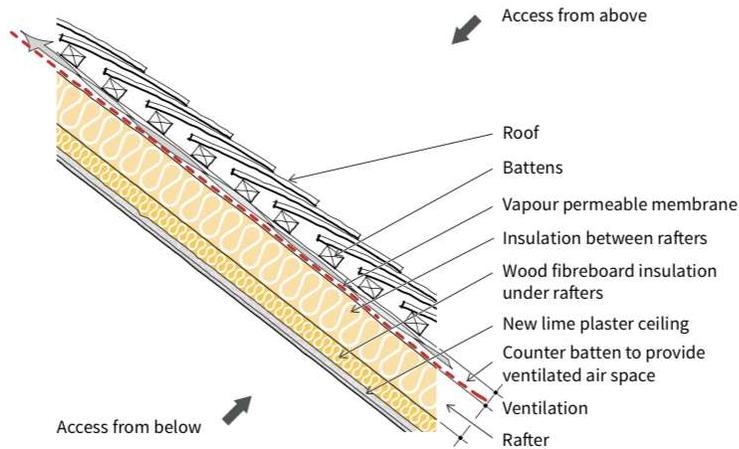
The first floor, a later replacement, is considered to have no intrinsic historical significance

All the timbers are modern regularised sections with a plywood decking, which is in poor condition, additionally the beams fall short of the external gable wall and instead are supported on a section of steel channel

The structure is unsuitable for domestic floor loadings and it is proposed to remove this and replace with new decking and joists. To minimise work which would be intrusive to the fabric of the building, the joists will be supported on hangers fixed to timber bearers bolted into the walls, thus avoiding the need for forming joists pockets

PROPOSALS FOR RENOVATION OF THE BARN

THE ROOF



Extract from Historic England – Energy Efficiency and Historic Buildings – Insulating Pitched Roofs at Rafter Level

It is necessary to replace the existing deteriorating sarking felt, consequently the stone slates will be removed and set aside for re-use. There are currently no finishes to the underside of the rafters

In accordance with guidance to be found in Historic England document 'Energy Efficiency and Historic Buildings' (see extract above), a vapour control layer will be laid over the rafters prior to relaying the slates, insulation placed between the rafters with additional layer of Wood Fibre Insulation Board to the underside and finish of lime plaster

PROPOSALS FOR REFURBISHMENT OF THE ATTACHED CAR SHELTER

The building has a rough concrete floor and is constructed in coursed stone, with no internal finishes. and a low pitch roof with corrugated steel sheet cladding.

The existing walls will be repaired and raised in height using second hand coursed stone to match, all will be repointed within the joint in lime mortar.

A suspended timber floor will be provided stepping down approximately 450mm from the proposed barn floor level, allowing for cross ventilation of the underfloor void and avoiding the need for excavation and disturbance of the existing walls.

A new lean-to pitched roof structure will be provided to be finished with second hand stone slates to match those elsewhere. Conservation style roof-lights will be incorporated into the roof.

The existing north facing window openings will be raised at sill and head level to accord with the raising of the floor level. The existing large east facing door opening will be partially walled up to form a window opening in similar proportions

All windows will be of hardwood construction and painted. Gutters will be softwood with cast iron rainwater pipe.

POLICY

It is considered that the proposals will fulfil the requirements NPPF Paragraphs 190 and 197, in sustaining and enhancing the significance of the heritage asset and putting them to viable uses consistent with their conservation.

Through the applicant's committed investment, it is considered that the development will lead to less than substantial harm to the heritage asset, securing its optimum viable and long term use, NPPF paragraph 202

By following guidance prescribed by Historic England in their document 'Energy Efficiency in Historic Buildings', in undertaking works to the Barn, it is considered that proposals do not compromise the retained historical significance of the buildings and will secure their long term future.