

Design and Access Statement

Proposed Part Conversion of Fletcher House Farm, Lumb Lane, Huddersfield

Listed Building Consent

March 2025

Introduction

This Design and Access Statement (DAS) is submitted to support a planning and listed building consent application for converting a Grade II listed part-derelict farmhouse into a two-bedroom, two-storey residential dwelling at Fletcher House Farm, Lumb Lane, Huddersfield. Studio KAZAAD developed the proposal for the applicant, Rob Airey, and it reflects a conservation-led approach compliant with the National Planning Policy Framework (NPPF 2024), the Kirklees Local Plan, and applicable Supplementary Planning Documents (SPDs).

The proposed works include sensitive internal alterations, reinstatement of lost architectural features, upgrades to ensure energy efficiency using breathable traditional materials, and the reuse of the building in line with its original function. This DAS outlines the development rationale, design approach, access arrangements, and a comprehensive impact assessment on the heritage asset.

Site Context and Background

Location and Setting

Fletcher House Farm is located along Lumb Lane on the southern outskirts of Huddersfield. It sits within the West Yorkshire Green Belt, surrounded by open countryside, enclosed fields, and associated agricultural structures. Though not located in a conservation area, the site possesses a strong rural character and contributes significantly to the historic landscape.

Description of Existing Building

The farmhouse is a traditional stone-built, two-storey building constructed in the late 18th century. It is Grade II listed and retains many vernacular features, including:

- Coursed gritstone walls with dressed stone quoins
- Stone slate roofs
- Mullioned window openings
- Internal timber joists, lime plaster finishes, and fragments of original joinery
- Outbuildings and modern structures surround the main farmhouse, though this application focuses solely on the listed building.

Condition

The internal area of the derelict farmhouse building is currently unoccupied and partially derelict. It shows signs of significant deterioration, including:

- Intermediate floor degradation and minor collapse in areas
- Loss of original floorboards and joinery
- Poor drainage and rising damp
- Water ingress, moss growth, and structural timber decay

Assessment of Significance (Heritage)

Listing Description Summary

Fletcher House Farm, a Grade II listed building, stands as a testament to the architectural prowess of the late 18th century. Its traditional plan form, use of local materials, and visible construction techniques embody the regional vernacular of West Yorkshire farmsteads, connecting us to our rich historical past.

Significance

- Architectural Value: Traditional form, symmetry, and craftsmanship
- Surviving materials: gritstone, lime mortar, slate, timber
- Historic Value: Historic association with agricultural development in the region
- Evidential Value: Intact structural elements demonstrate traditional building techniques
- Aesthetic Value: Distinctive and harmonious contribution to the rural landscape

Areas Affected by the Proposal

- Internal partitions and layout (to create a new staircase and living zones)
- Floor insulation, limecrete screed, breathable wall insulation
- Replacement of external doors and windows
- General masonry repairs and roof work
- All works are designed to preserve or enhance heritage significance and are fully reversible where possible.

Design Principles

Use

The proposal returns the building to its original use as a dwelling, which is the most appropriate and sustainable outcome for a residential heritage asset.

Amount

The farmhouse's existing volume will remain unchanged. Internal works include a ground-floor kitchen/living/dining area and a first floor with two bedrooms, storage, and a bathroom. No external extensions are proposed. The internal area of a proposed converted two-story farmhouse is 74.8 sqm. Bedroom 1 is 12.8 sqm, and Bedroom 2 is 9.1 sqm. The storage area is 2.3 sqm. The proposals not only preserve the farmhouse's heritage but also comply with National Housing Standards, providing assurance of their quality and suitability.

Layout

The new internal layout, designed with utmost respect for the building's existing proportions and spatial hierarchy, ensures that the farmhouse's unique character is preserved. A new staircase is sensitively located, and rooms are arranged around the retained chimney stacks and external openings.

Scale

No change in height, depth, or massing is proposed. Interventions are internal and restorative in nature.

Appearance

Traditional materials will be used throughout the proposed internal layout:

- Four-panel Georgian-style timber internal doors (ref: 09 - Internal Works)
- Timber framed, slim-profile, double-glazed heritage casement windows (ref: 11 - External Window Replacements)
- Solid oak or hardwood external doors with slim double-glazing (ref: 10 - External Door Replacement)
- Lime plaster finishes, wide-plank oak floorboards, and breathable insulation

Access

Vehicular and Pedestrian Access

Access remains via the existing driveway off Lumb Lane. No alterations to vehicular access are proposed. Parking will be on-site within the existing yard.

Inclusive Design

- While constrained by historic fabric, the proposal includes:
- Clear and unobstructed door openings (900mm internal)
- Compliant stair rise and going dimensions (200mm rise, 240mm going)

Sustainability and Materials

- Breathable internal insulation: Wood fibre (50mm)
- Limecrete floors and plaster
- Reclaimed oak or pine wide-plank floorboards
- Conservation-grade glazing
- Natural ventilation strategy

Conclusion

This proposal represents a model conservation-led conversion that secures the long-term future of a listed building in decline. The works are minimal, appropriate, and compliant with all relevant policies. They offer clear public benefit and no harm to heritage significance. Planning and listed building consent should be granted.