DESIGN & ACCESS/HERITAGE STATEMENT

Proposed change of use and alterations to a barn to form a dwelling

at:

Sands Farm,
Moor Lane,
Netherthong,
HD9 3UP

for:

Martin and Alison Clayton

job nr:

17004

date:

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ARCHITECTURE AND DESIGN

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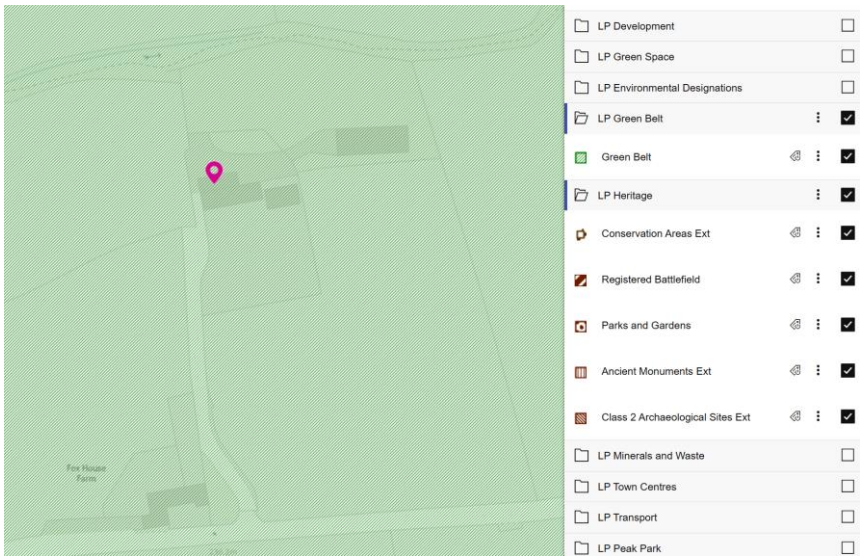
Introduction

This Design and Access / Heritage Statement has been prepared by ***ADP Architecture and Design Ltd*** on the instructions of Martin and Alison Clayton, and provides sufficient information to accompany a planning application for the proposed change of use and alterations to a barn to form a dwelling at Sands Farm, Moor Lane, Netherthong, HD9 3UP.



The application site

Sands Farm and the associated barn building are situated approximately 500m to the west of the village of Netherthong, just off the B6017, Moor Lane. The farmhouse and barn are located within the greenbelt as shown on the Kirklees Local Plan map below. The buildings are not located within the Netherthong Conservation Area.



Netherthong is a small village in the parish of Holme Valley and is a short distance from the town of Holmfirth which is situated to the south. Like many of the local villages and towns in the Holme Valley, Netherthong and Holmfirth grew around the cloth and textile industry. The production of stone and slates from the surrounding local quarries provided materials for building the mills and associated workers houses which form the local style.

Key characteristics of the Holme Valley area are its mill buildings with large chimneys, stone terraced cottages, narrow winding streets and steep stone-stepped passageways.

Due to the size of the village and its small population, there are only limited local amenities. These include a village school (Netherthong Primary) established in the 19th Century, and a Grade II listed church (All Saints Church) which dates back to 1829. There are also two public houses and a small local supermarket.

To the east of the village along Moor Lane the land is predominantly comprised of farmland with their associated barn buildings and farmhouses and a limited number of residential dwellings.

Existing Use

The existing barn is a typical agricultural barn and is currently used for storage. The structure is approximately 40 years old and is comprised of a steel portal frame with structural masonry walls and vertical timber cladding. The roof is finished with fibre cement profiled roof sheeting which is fixed over timber purlins.

The blockwork walls are 1.9m high to the sides and rear elevations and full height to the principal (west) elevation.

The barn is largely an open plan space, though there is a small storage room and workshop located at the far end formed with single skin blockwork walls.

A structural survey has been undertaken by Marsh Design Ltd. Structural Engineers. The report concludes that the barn is ‘free from major structural defect or distress’. A copy of the report reference 11799 dated 23rd July 2025 has been submitted as part of the application.

Proposed Use

The proposals seek to make alterations to the barn to create a 5-bedroom family home with accommodation over 2 floors. The ground floor will feature an open plan kitchen/dining area as well as a separate living room, bathrooms and bedrooms. The first floor will have 2 further bedrooms as well as a snug and office.

Relevant Planning History

2008/62/92858/W3 – Installation of 4No. solar panels on concrete base

Approved

2008/62/92648/W3 – Erection of a 6kW wind turbine

Refused

Site Photographs









Design, Appearance and Layout

Design:

The proposed alterations have been carefully considered to create a functional family home within the existing building footprint. This is to avoid any further development within the greenbelt. There are no extensions or increases in height proposed.

This statement aims to demonstrate that a high quality 2-storey dwelling can be provided within the existing barn structure and that this design will be appropriate for the building's location both within the green belt setting and within the curtilage of a listed building.

The alterations will result in a high performing structure which will meet current building standards and provide a sustainable building for the proposed dwelling.

Layout:

The proposed layout utilises the existing portal frame structure which is able to provide a clear open span at ground floor level. This allows for a modern open plan kitchen/dining/sitting area which can utilise a full height space to the underside of the roof creating a light and spacious family area.

The rest of the ground floor will be divided to provide 3No. well-proportioned double bedrooms as well as a bathroom, living room, utility, bathroom and additional WC.

Due to the existing height of the barn, the first floor can provide 2 further bedrooms, including the Master bedroom with a large en-suite. A snug, office and store are also situated at this level.

Detailed layouts showing the proposed plans have been submitted as part of the application.

Appearance:

The existing building is of a very low merit with regard to its appearance and was purely erected for functional purposes as an agricultural barn. The existing structure is a steel portal frame, and the low-level walls are comprised of exposed concrete blockwork to a height of approximately 1.9m. The upper clad sections are open-jointed vertical timber boards.

The proposals seek to remove the existing cladding and retain the existing steel frame. The low-level blockwork walls will be replaced with natural coursed stone, and the upper areas will be clad with vertical cedar boarding which will weather and silver over time.

The new windows and doors are to be in energy efficient aluminium finished in a dark grey colour. They are sized and proportioned to retain an agricultural character. The roof will use a box profiled metal cladding to retain the agricultural aesthetic.

The materials have been carefully selected and are appropriate for the greenbelt setting. Whilst being functional for the new use and meeting current regulations for efficiency, the selected materials provide an agricultural appearance suitable for the building's location.

Scale

The proposed scale utilises the existing size and shape of the original barn. No extensions or alterations in size are proposed. The domestic curtilage around the barn is fairly restricted but allows for sufficient parking and a garden area to all sides of the building.

Landscaping and trees

There are no trees on the application site. There are some bushes just within the application site to the southern boundary of the proposed drive and these are to remain. Due to the restricted domestic curtilage around the barn, the existing driveway area is being retained and used for parking. A minimum width path is proposed around the building for access and maintenance. The paved area will be wider to the north to form a patio and garden area.

Site Levels

The site levels fall from south to north and from west-east as indicated on the proposed plans submitted with the application. The levels to the south of the barn building provide a natural bank approximately 3.4m high which largely obscures any view of the barn from Moor Lane. No alterations to site levels are planned as part of this application.

Access

The current access to the site off Moor Lane is to remain unaltered. There is an existing gated entrance which leads to a tarmac driveway serving both the farmhouse and the barn. A small section of the driveway is to be widened by removing and replanting an existing hedge to provide the required 4.5m wide access for fire appliance access. An existing tarmac turning head within the site allows for a fire appliance to turn as demonstrated on the proposed plans.

There is a public footpath which run along the western boundary of the site which is to remain unaltered by the proposals.

There will be level access to the ground floor of the converted barn building with level thresholds at the doors. An accessible WC will be provided at ground floor level.

Social and Economic Assessment

Kirklees have failed to hit their 5-year supply of housing and are therefore required to consider applications in favour of sustainable development in line with the National Planning Policy Framework. This proposed barn conversion would provide high quality housing within the desirable area of Netherthong without any impact upon the existing green belt.

Heritage Impact Statement

Significance of the Heritage Asset

The existing barn which forms the subject of this application is located within the curtilage of Sands Farm. The farmhouse and adjoining barn are fine examples of 19th century stone farm buildings, and they subsequently have a grade II listing as detailed below. The Heritage Asset is taken to be the Grade II listed buildings.

Sands Farmhouse and Barn (Off Moor Lane)
Listing Reference: 1228259

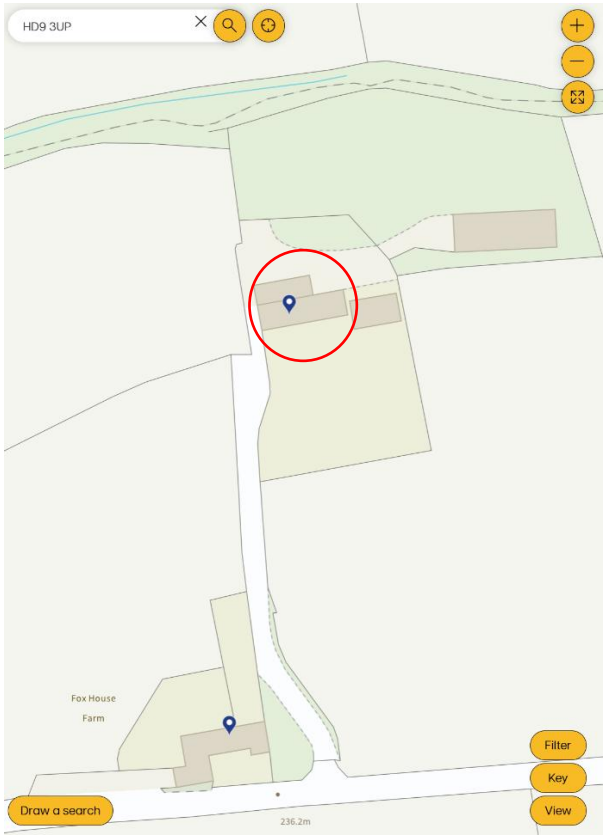
Grade: II

House and adjoining barn in one range. Early to mid C19. Barn 1826 (dated). Hammer dressed stone. Stone slate roof. Stone brackets. Three storeys. House: South elevation. Three bays. Symmetrical facade. Continuous sill bands to first and second floors. Central doorway (recent or altered). One 3-light stone mullioned window to each side. First and second floors each have two 4-light stone mullioned windows and central 2-light window. North elevation: two 2-light stone mullioned windows to first and second floors. Barn: south elevation: large central doorway with elliptical arch, raised keystone has date and initials: I E B 1826 Square light over. To right of doorway is large recent window. North elevation: large lean-to extension with catslide roof of later date.

At the end of Moor Lane, Fox House Farm also features a grade II listed building. The full listing and reference are as detailed below.

Fox House Farmhouse
Listing Reference: 1313587

Formerly 2 handed dwellings, with adjoining barn at 90° to west (now all one dwelling). Mid to late C18. Deeply coursed millstone grit. Quoins. Stone slate roof with gable copings on moulded kneelers. House: near symmetrical facade. Two central doorways, one part blocked, with deep lintels and quoins. To each side is one 4-light stone mullioned window slightly chamfered and with outer mullions removed. Over doorways is modern timber canopy. To first floor are two 4-light stone mullioned windows and central 2-light window. Barn: East elevation: large doorway (glass infill) with segmental arch and quoins to left side, the right side being flush with house. To left is recent 3-light window to each floor. West elevation: large doorway with deep lintel, opposite main doorway, blocked and part obscured by later building.



Listed buildings map showing Sands Farm and Adjoining Barn (Circled Red)

Impact of the proposed development upon significance of the Heritage Asset

Relevant Policies:

Local Plan Policy LP35 states that 'development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset'

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that 'for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which is possesses'.

The existing stone-built farmhouse and adjoining barn which have the grade II listing, currently form a single residential dwelling with a separate detached stone garage. No alterations or amendments are required to these buildings as part of the application.

The barn which forms the subject of this application is remote from the original farmhouse building, and is sited on its own plot demarked by an existing timber post and rail fence. The barn is situated to the east gable side of the farmhouse and therefore the principal north and south facing elevations of the farmhouse do not look towards the barn. There will consequently be no direct impact upon the existing heritage asset.

The footprint of the barn is to remain unchanged to prevent any further development within the greenbelt. No extensions or changes in form are proposed.

The alterations will predominantly be in the form of the improvements to the aesthetics of the building to provide a comfortable and sustainable family home. The low-quality functional materials which have been used to clad this agricultural structure will be removed. New cedar wood vertical cladding will be utilised to retain the agricultural barn aesthetic style but will significantly improve the quality of the appearance, whilst the existing single skin of blockwork at low level will be replaced with a locally sourced coursed natural stone.

Well-proportioned aluminium windows to the north elevation and a series of rooflights to the first-floor rooms will allow lots of natural light into the dwelling.

Natural stone walls and stone slate roofs are ubiquitous among the barn and farmhouse buildings located on and around Moor Lane, however, there have been more modern materials introduced to the area with including zinc roofs and aluminium glazing. There are also more modern barn structures with blockwork walls and metal roofing. The example below is an extension to the Grade II listed Fox House Farm building previously referenced which is situated at the junction of the road leading to Sands Farm.



201 Moor Lane (Fox House Farm) Extension include aluminium glazing, zinc roof and timber weatherboarding



Agricultural barn located 500m west of Moor Gate Farm, featuring metal profiled roof, metal cladding, timber weatherboarding and blockwork

Summary

ADP Architecture and Design Ltd believe that based on a careful and considered study of the area, a design has been proposed which successfully enhances the Hertitage Asset of Sands Farm and is appropriate for the green belt setting, whilst providing a functional and sustainable family home.

ADP Architecture and Design Ltd