

**Consultation Response from KC,
Conservation & Design**

2023/90719 land rear of, 8, Longwood Road, Paddock, Huddersfield, HD3 4EU

Listed Building Consent for conversion of storage barn to create two apartments

Date Responded: 28.11.2023

Responding Officer: S Pickles

Responding Ref:

Conservation and Design have now assessed the submitted details including the recently submitted structural report.

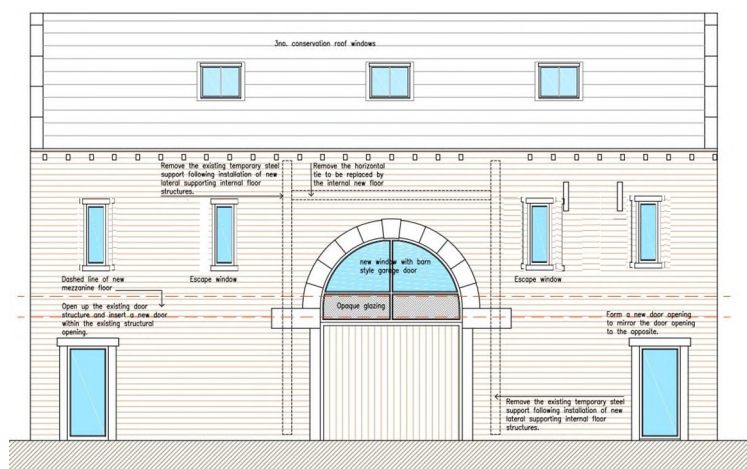
The structural report has provided the necessary detail to determine that the building which has longstanding structural issues can be safely converted to the proposed residential use.

Conservation and Design generally support the proposals, however, there are certain elements which we consider need to be amended in order to make the proposals acceptable in relation to local and national policy.

We are not convinced by the proposed door to the main barn doorways on the northern and southern elevations. The details on the plans state them as being Auto garage doors. We require further detail in this regard to satisfy our concerns. We consider that a pair of central opening doors timber doors would be the most appropriate option and would be entirely in character with the building. This would however be subject to detail. Details for the doors should be submitted at a scale of 1:10 – 1:20.

We do have some concerns in relation to the proposed insertion of the roof lights as these will create intrusive features to the roof line which will be visible from several site lines. We do however accept there needs to be some allowance for natural light. We would however query if the size of the roof lights could be reduced slightly as some form of mitigation.

We have greater concerns with the proposed new window openings to the northern elevation. To the ground floor, we are satisfied with the proposed re-opening of the existing doorway and matching door to the right-hand side of the elevation. We are however not convinced by the proposed new window openings to the first floor. We consider the new openings while accepting the rationale behind them, do not fit with the character of the building. We consider that they need to be of uniform size and be reduced in width to create more of an arrow slit-style window opening. The sketch below shows the proposed amendment to the first-floor windows. This would allow for the natural light, but reduce the impact on the building.



We are lacking joinery details for the windows and doors to the existing and new openings, and these should be provided at a scale of 1:10 – 1:20.

The internal works are going to have an impact on the character and significance of the building with the subdivision of the space. This will intersect with the historic joists which are to be retained.

While these will have an impact on the internal space, given the positive intention is to bring the building back into use, we consider that on balance the retention and reuse of the building do outweigh the impact.

We are pleased to see that the central opening is being retained and created into a central accessway.

A detail which is unclear from the presented plans is how the ground floor and first ensuites/ bathrooms will be vented. This detail needs to be provided so as to consider the impact this could have.

The roof is noted as being in a poor state of repair and in need of repair/ replacement. While this is the case the timbers do form a part of the significance of the building and the historic timbers, purlins, rafters and trusses should be retained. We would not accept the loss of these details and the approach should be retention, with supporting timbers inserted where required.

There does not appear to be any detail of how the extant historic internal facing walls are to be treated. While accepting that there will be the addition of dividing and partition walls, the historic internal facing walls should be treated using lime plaster only. An insulative lime plaster can be considered, but we require confirmation of this detail.

We would equally set out that any new formations to be created for the internal structure should be formed of limecrete only. We would not accept the insertion or use of concrete or cement, as this would impact the way in which the traditional structure performs and functions.

We also require details of all mortars to be used for repairs and reconstruction. All mortars should be lime mortar, however, we need the specification of the mortars to be used.

As set out, we are broadly supportive of the proposed conversion, however, there are some amendments and additional details which need to be provided and submitted during the determination period to satisfy both local and national policies. There will be some further conditions required, these will however form compliance conditions, rather than any requirement for additional details.