JOHN BROOKE & SONS HOLDINGS LTD

Coach House

T0

Healey House

Netherton
Huddersfield

June 2026

Project 4206

DESIGN ACCESS &

JUSTIFICATION STATEMENT

PLANNING & LISTED BUILDING APPLICATION

Architecture
Project Management
Surveying
Planning
Conservation

HEPPENSTALLS

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1. INTRODUCTION

1.1 This application is for the renewal of a lapsed listed building approval 2020/65/93321/W and planning approval 2020/65/93321/W to carry out various alterations to the Coach House a Grade II listed building which is to the north side of Healey House itself a Grade II* listed building.



1.3 The building currently is in need of repairs to the roofs and the rear lean to is in poor condition and incapable of beneficial use being used for storage and an open shed.

1.4 The owners having restored the main house in the last two years now propose to restore the existing two storey Carriage house and replacing the lean-to rear wall and reconfigure the mono-pitch into a symmetrical span pitched roof to enable a more beneficial long term use more in keeping with the main house and stable residence to complete the whole setting.

2. HISTORY/ HERITAGE STATEMENT AND DESCRIPTION

2.1 The Grade 11List Entry Summary is as follows:

COACH HOUSE TO HEALEY HOUSE

Overview
Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1134661

Date first listed:
06-Apr-1967

Date of most recent amendment:
24-Apr-1967

Statutory Address:
COACH HOUSE TO HEALEY HOUSE, HUDDERSFIELD ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1134661 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 20-Jun-2019 at 16:13:27.

Location

Statutory Address:
COACH HOUSE TO HEALEY HOUSE, HUDDERSFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

District:
Kirklees (Metropolitan Authority)

Parish:
Meltham

National Grid Reference:
SE1150411983

Details

SE 11 SW 2/24 6th April 1967 HUDDERSFIELD ROAD (south side) (Meltham)

Coach house to Healey House. (formerly listed as: Two garages at Healey House)

II G.V. Carriage house to Healey House. Circa 1850. Hammer dressed stone with clasping buttresses. Hipped slate roof with glazed lantern with weather cock. Central carriage entrance with low elliptical arch, rebated to take 2-leaf door. Blank tablet over.

Listing NGR: SE 11504 11983

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
340860

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

A detailed description of the carriage house is included in the Heritage Statement.

3. EXISTING LAYOUT

3.1 The main building is a two storey structure having a 450mm thick masonry external walls faced with natural stone and lined with clay brickwork.

3.2 The roof is pitched on all four sides having hips and covered in slate with lead covered hips. The gutters are of moulded cast iron drained into circular downpipes.

3.3 The first floor is of timber suspended construction with boards and joists supported on main beams and having a match boarded ceiling. The floor is served by a steep narrow occasional stair.

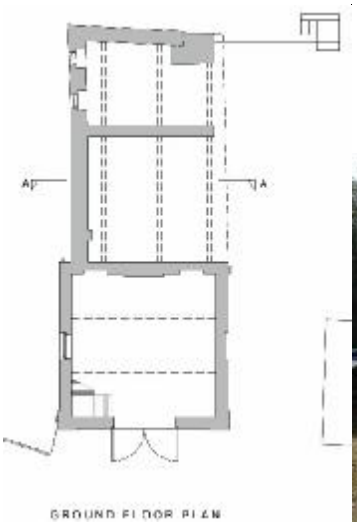
3.4 There is a brick division wall at first floor constructed across the centre of the ridge lantern.

3.5 There is a sealed up fireplace and flue to a chimney stack at eaves level on the north side.

3.6 The rear lean-to is open to the courtyard on the South East side with the former stables and currently has a very shallow roof pitch of about 14 degrees currently covered in stone slates.

3.7 The lean-to has a division wall roughly on the line of the original building which has been extended to the East and northern sides.

3.8 The floors are rough concrete and part hard-core.





4. STRUCTURAL CONDITION

4.1. Storey Building

4.1.1. The roof structure of the main two storey coach house shows signs of significant long term deflection. There appears to have been an attempt to provide additional support to the lantern at the head of the roof given the presence of a single brick partition wall constructed from a timber beam placed on the original floor to allow the wall to support to the lantern. The original floor is deflecting as a result together with the lantern.



4.1.2. The main roof is of hip construction and on inspection the dragon ties (diagonal ties to the wall plate at corners) at the foot of the hips have not been included which has contributed to the settlement of the roof and lantern together with movement at the corners of the

building due to lack of horizontal tie. Additionally the joints at the head of the hips to the lantern light trimmers are not sufficiently rigid to resist differential loading of the lantern.

4.1.3. There are signs of structural movement to the North West corner probably due to leaking surface water drainage at the corner which has caused settlement and diagonal cracking due to the reduced bearing capacity of the ground. The cracks need to be re-bonded and a surface water drain provided to discharge the water away from the foundations. Any strapping required due to re-bonding will be rebated with the mortar joints.



4.2. Lean-to

4.2.1. The lean to roof slope of 14 degrees is not suitable for the stone slate covering and the slope is most probably the result of the original footprint of the lean-to being widened whilst retaining the ridge and eaves height. Whilst currently the main purlins appear to be structurally sound clearly the roof slating leaks judging by the decomposed and torn under felt and decaying slate battens.





4.2.2. The original northern extent has been increased from the original footprint and the South West external wall is poorly constructed with incomplete outer wall sections resulting in poor long term stability constructed from a non-existent foundation which in parts is above floor level.



5. PROPOSALS

5.1. The use

5.1.1. The owner's family have occupied Healey House since the early nineteenth century and wish to utilise the building as residential accommodation used in conjunction with the stables accommodation and the main house.

5.2. Accommodation

5.2.1. The original two storey building will used as an open plan living area with kitchen and will generally be repaired and insulated internally to enable this uses. The existing single storey lean is proposed to be rebuilt to accommodate two modest sized bedrooms that will share a bathroom.

5.3. Stairs

5.3.1. The existing steep ladder stairway is to retained with a hatch to the ceiling level.

5.4. Lantern/Structural repairs

5.4.1. The existing lantern is in neglected condition due to the difficulties of maintenance access. It is proposed to remove the existing slates and set aside for re use and repair the existing roof structure replacing structural members as required together with new hip members suitably supported at the eaves. The timber wall plate will be bolted to a mild steel channel or angle bedded on to the wall and the base of each hip member will be supported on a dragon beam 45 degrees across each corner.

5.4.2. A new trimming frame will be constructed to support the lantern with fabricated mild steel shoes at each corner to form a ridged joint between the hip and the roof light frame. The existing chimney stack which will be taken down and rebuilt using current materials, the masonry bedded in lime mortar.

5.4.3. The existing lantern is to be replaced to the same original design in accoya timber and painted 3 coats. The roof covering to the lantern will be slate as existing appropriately sized with lead hip coverings. The weathervane will be refurbished and refixed.

5.5. Roof Covering

5.5.1. The hipped roof is to be re-slated in the existing slates incorporating breathable felt and breathable wool insulation (Thermafleece or similar) with the hips being clad in lead rolls as existing. The lean to roof is to be re slated in natural blue slates and similarly incorporating breathable felt and breathable wool insulation (Thermafleece or similar)

5.6. Floors

5.6.1. The existing masonry wall and above floor timber beam supporting brickwork across the first floor is to be removed with the existing floor structure being retained and repaired locally as required

5.6.2. The existing ground floor will be examined and repaired and overlaid with an insulated dpc under an engineered wood floor with suitable ventilation to perimeter.

5.7. External walls

5.7.1. The perimeter external walls are to be insulated with an independent stud lining, and plaster boarded, to improve the thermal insulation to the building fabric.

5.8. Coach Opening

5.8.1. The front coach opening is to be fully glazed in a dark grey powder coated aluminium frame with double glazing which is to be set back behind the ashlar jambs and voussoirs of the opening as indicated on the drawing. The sections will be 45mm wide on face projecting 12mm in front of the glazing face with a 100mm rear internal x45mm box section to accommodate wind forces and door hinges.(seniors aluminium systems or similar). The existing ashlar work to the coach opening appears to have been repaired in concrete.

5.8.2. The existing coach opening external timber doors will be repaired, repainted and retained in the open position

5.9. Lean-to

5.9.1. The existing lean-to building is to be architecturally recorded and photographed and the information submitted for approval to conservation and design before any removal takes place.

5.9.2. The existing South West wall is in parts in poor structural order with sections of the outer skin of masonry missing and generally in poor structural condition patch bonded where previously extended. The wall is founded on earth at the same level as the internal floor level of the shed.

5.9.3. It is proposed that the lean-to South West wall be taken down and rebuilt in the reclaimed stone in its current position on a good foundation incorporating the new random window positions and a door opening to allow natural light into the workshop.

5.9.4. The existing roof is to be removed and replaced with a symmetrical roof having the same ridge height and width of the existing but allowing for steeper roof slopes to accommodate a blue slate covering. The existing timber purlins may be re used.

5.9.5. With regard to the North East open side to the courtyard this is to be replaced with a series of natural stone piers with stone corbels to support the gutter and having inset vertical boarded larch panels having narrow full height obscured glazed windows to each side of two of the openings to allow natural light to the internal circulation and to give privacy from the adjacent stable accommodation.

5.9.6. The eaves detail on the North East side is to have a matching cast iron gutter to the existing upper roof supported on rafter back straps with an open eaves and rafter ends as indicated on the drawing..

5.9.7. The South West side is to have a similar gutter supported on stone corbels.

6. SUMMARY

6.1. This listed building application is for consent to carry out alterations to the coach house a Grade II listed building associated to the main Grade II *Healey House.

6.2. Its main contribution is for the presence of a coach house associated with the stables which contribute to the history and setting of the main building.

6.3. The proposals do not alter the contribution which the setting makes as a whole and generally the main two storey carriage house section will be refurbished to enable a more sustainable use in the long term as residential accommodation.

6.4. With regard to the rear lean to whilst this forms the edge to the courtyard of the stables building the roof slope cannot be retained as a slated roof due to its pitch. The change in configuration will not affect the contribution that the lean-to makes to the courtyard the ridge being of the same height as the original roof.

6.5. The glazed lantern is to be replaced in as near original condition as possible.

6.6. The chimney is to rebuilt using the same materials and the fire alcove is to be opened up

6.7. The proposal will restore a beneficial use and preserve and enhance generally the history and setting of the grade two star building.