



Ms Phia Charlotte Hawkins,
The Barn,
Goodham Farm,
High Lane,
Hall Bower,
Huddersfield
HD4 6RJ

26512

Statement in support of proposed remodeling at The Barn, Goodham Farm



Jim Granger Architecture and Design Limited has been requested by Ms Phia Hawkins to apply for Listed Building Consent for proposed improvement works at The Barn, High Lane, Hall Bower.

The host property is part of Goodham Farm, a late 18th, early 19th Century Long House Farmhouse which is Grade II listed (List Entry 1213522).

Permission was originally granted in March 2007 for the re-use and adaption of the Barn to form one dwelling in conjunction with works to the Farmhouse (App no. 2007/90075) with a resubmission made in 2010 (App no. 2010/90213).

Conditions were discharged in 2013 (App no. 2013/90856) including details of the single glazed timber windows and a further permission granted in November the same year for the addition of two rooflights (App no. 2013/93058) within the kitchen/ dining areas.



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk

The dwelling has been in residential use since the conversion and was recently purchased by the applicant.

Survey work undertaken during the sale revealed some areas requiring attention which in conjunction with some minor enhancement works and early engagement with the LPA has prompted this application.

The form of the barn creates impressive internal spaces with effectively double height volumes to the two leanto elements and a full height central staircore with feature stair. Although the property benefits from underfloor heating fed by an ASHP the system is stretched by the volume of the dwelling and the performance of the existing fabric and preliminary advice has suggested thermal upgrades would be beneficial.

The 'original' windows were inserted during the conversion works and are single glazed flush casement timber windows with opening toplights. Sizes vary across the barn elevations in contrast to the uniform sizes of the stone mullioned farmhouse windows, but their design is not considered to contribute to the significance of the building.

The internal arrangement of the Barn also suggests the first floor windows should offer an alternative means of escape which has prompted replacement heritage style casement windows with slim-line double glazed units.



The glazed screen to the rear – South-Western – Elevation will also be replaced with a similar frame incorporating slim-line double glazed units.

The existing rooflights are conservation style but leaking. The applicant works for Velux who have recently introduced a Heritage Conservation Rooflight with vacuum glazing. It is proposed to replace the existing rooflights with the new product using the same openings in conjunction with the appropriate flashing kit. Additional rooflights are proposed to the two first floor bathrooms to provide natural light and the whole package will form the basis of a Case Study for the manufacturer.



The other major intervention proposed relates to the existing kitchen/ dining spaces. The current layout features separate areas divided by an original masonry wall – which previously formed separate stores accessed from the opposing gable elevations.

The applicant is keen to create an open plan social space and proposes to remove the wall to create a family kitchen/ diner. The corner door also confuses circulation and it is proposed to remove the external door and insert a window to match.

Hanging basket brackets and an external bib tap are also proposed to the North-Western elevation.



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk



Olde Forge Antique Black Iron
Hanging Basket Bracket with
nominal 150mm Projection



1/2 Inch black Bib Tap installed on
fixing plate to water supply from
en-suite bathroom

Statement of Significance

The conversion of the Barn at Goodham Farm was first approved in 2007 although the works were not finally implemented until 2013. In the intervening period a number of Planning and Listed Building Consent applications were made with limited narrative regarding the significance of the buildings. The list entry is equally brief:

C18 or C19. Long house type farmhouse. Hammer dressed stone. Pitched stone slate roof. 2 storeys. Three 2-light stone mullioned casements on 1st floor, one 2-light, and one 3-light on ground floor. Barn has lean-to outshut to east, with various planked openings.

Goodham Farm is a well preserved longhouse representing traditional West Riding vernacular architecture with living and farming accommodation combined in a single block. Although the farmhouse features stone mullioned windows the barn possesses few features of interest and displays little conscious design value. It has been extended with two leanto additions – one the outshut mentioned within the Listing – which are clearly defined by the change in stone and vertical joint. Internally the arch of the original cart opening remains legible although it has been infilled to suit the layout and areas of original stone are exposed within sleeping and circulation spaces. The agricultural character and appearance of the barn has been reduced by the more recent additions but the form still offers a strong rustic vernacular appearance.

Anecdotal evidence suggests that Goodham Farm evolved from a farmstead to ultimately a livery yard and as such provides limited insight into the agricultural use of the site. Modern housing now surrounds the building and the remaining farm outbuildings were cleared in 2013 to facilitate the associated housing development which abuts the barn. It is considered that more significant, rarer and complete examples of Pennine agricultural architecture exist within the region.

It is opined that the significance of the barn is derived from its extant fabric, which is largely confined to its exterior, and the subsequent outshut alterations which provide evidence of historical development. Its significance has inevitably been eroded by the residential conversion but the distinctive form retains a strong rustic character which compliments the Farmhouse.

Heritage Impact Assessment

The main elements of the proposed scheme are:

- The replacement of the existing windows
- The removal of the existing kitchen wall
- The infill of the existing dining room door opening with a window
- The installation of new and replacement rooflights

The works have been identified by the applicant and her advisors as enhancements to the current scheme to improve the internal environment from both a performance and social perspective.

Replacing the existing windows will offer enhanced thermal performance thereby reducing energy demand. The existing windows feature opening toplights which don't provide an alternative means of escape and their design is not considered to contribute to the significance of the building. The introduction of timber framed casement windows featuring larger opening lights and slim double glazed units is perceived to have negligible impact on the overall character of the Barn.

Similarly the existing wall within the kitchen outshut is not considered to contribute to the significance of the barn and its reduction to a nib incorporated within the kitchen layout is deemed a proportionate action.

Replacing the door to the dining room with a window is perhaps more impactful but a measured response from the applicant to the approved layout. The Barn provides four door openings which limit internal layouts and create confusion for visitors. The external door which accesses the Dining Room is effectively inaccessible behind the boundary wall and remote from both foot and vehicular traffic. It originally served a store area accessed from the Farmhouse but is now redundant.

The conservation rooflights currently installed on the barn are virtually imperceptible but dramatically improve the internal environment. Their performance is obviously a matter of concern for the applicant and the introduction by the leading manufacturer of a new 'Heritage' classed conservation rooflight provides the perfect opportunity to address this issue.



The perceived domestication of the barn with the addition of more roof openings is acknowledged but the impact of one small scale opening to each side of the roof slope at high level is considered to be negligible. Similarly the addition of limited domestic paraphernalia is simply an evolution of the building into its new role and does little to reduce the rustic character.

It is opined that the significance of the building has been reduced by the redevelopment which has taken place around Goodham Farm and the proposed changes suggested by this application are light touch with negligible impact.





Windows to be replaced with painted timber flush casement with slimline double glazed units



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk



Windows to be replaced with painted timber flush casement with slimline double glazed units/ external door to be replaced with timber window



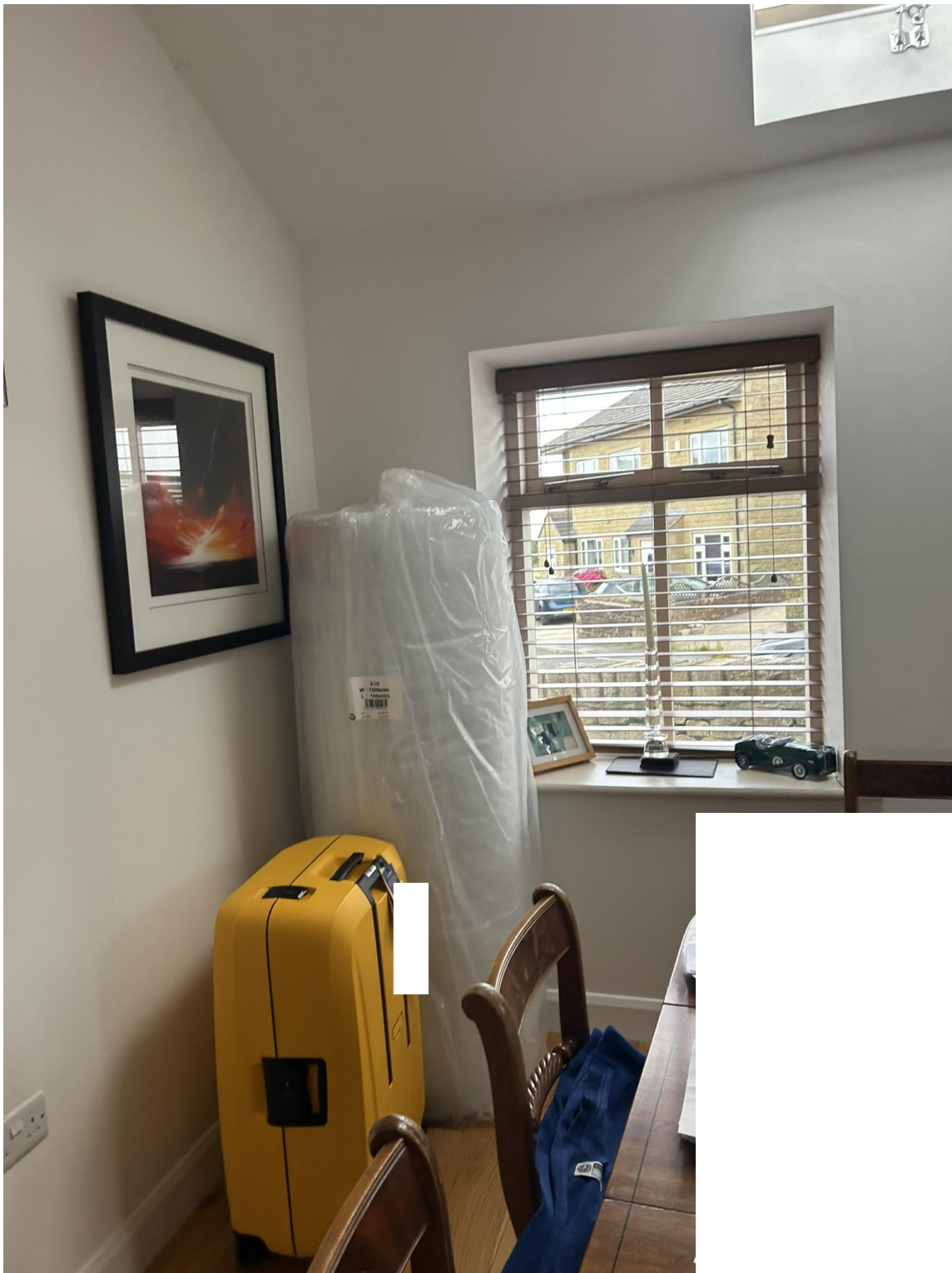
architecture and design | info@jg-d.co.uk | www.jg-d.co.uk



Existing door to be replaced with timber window



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk



Wall between kitchen and dining areas to be reduced



Wall between kitchen and dining areas to be reduced



architecture and design | info@jg-d.co.uk | www.jg-d.co.uk