DESIGN & ACCESS/HERITAGE STATEMENT

25076 - Barn conversion to extend existing farmhouse – Rev A

at:

Stubbin Farm
94 Stubbin Road
Off Manchester Road
Marsden
Huddersfield
HD7 6NB

for:

Stephen Bath

job nr:

25076

date:

9th September 2026

ARCHITECTURE AND DESIGN
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Introduction to Revision A
Note - all updates are in blue text

This updated Design and Access/Heritage Statement is further to a recent planning approval and listed buildings consent for *'conversion of existing barn with associated alteration to extend existing farmhouse'*

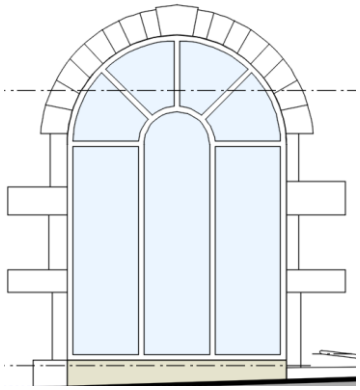
Listed Buildings Consent reference: **2025/65/93353/W**
Planning approval reference: **2025/65/93352/W**

Further to the approval, we have developed the proposals with detailed design works for a building regulations submission to Kirklees Building Control. As part of the detailed design process a structural engineer has reviewed the design and inspected the property. We have also had a timber specialist (Timberwise), inspect the existing timbers in the barn some of which were found to have active infestations.

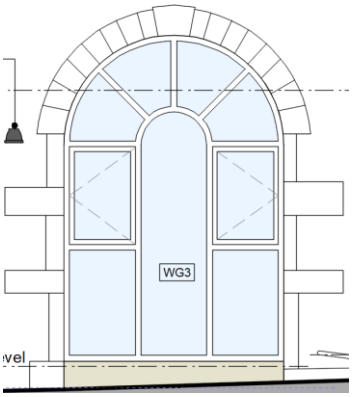
Timberwise were also brought in to advise on the required waterproofing methods for the existing barn as the rear and part of the gable wall are located below ground. Further to the above investigations and the design developments, the following updates/amendments have been made to the design proposals which require listed buildings consent approval:

Conservation vents:
To allow sufficient natural ventilation to the new kitchen area (as the windows to this area are limited) 2No. wall vents have been proposed. These have been specified with conservation cast iron cowls by the Cast Iron Air Brick Company.

Amended Barn Door Glazing:
The previous approval/consent showed a proposed glazing configuration for the former barn doors. This has been amended slightly to allow for two opening window elements as shown below:



Previously approved



updated glazing proposal

Conservation vents:
To allow sufficient natural ventilation to the new kitchen area (as the windows to this area are limited) 2No. wall vents have been proposed. These have been specified with conservation cast iron cowls by the Cast Iron Air Brick Company.

Barn Wall Thermal upgrades – Walls below ground:
Further to discussions with the planner and conservation for the current approval, the wall insulation was shown as a breathable woodfibre and lime plaster build up. This is being maintained to the front elevation at ground floor and at the front and gable elevations at first floor level. Due to the sloping site, the rear and gable walls are sat below the external ground and require internal waterproofing to prevent water ingress. The waterproofing specialist Timberwise

concluded that the most effective waterproofing method would be to install an internal waterproofing membrane. The woodfibre insulation would not work with this waterproofing method and requires an independent wall lining system to allow for a cavity and to ensure that vapour doesn't get into the cavity. A metal Gyplyner frame has been specified for these walls with a PIT insulation. A copy of the Timberwise report has been submitted as part of the new listed buildings application.

Barn replacement purlins:
The existing barn purlins and trusses have been assessed for active infestations by Timberwise and by structural engineer. Some of the purlins have been found to be structurally insufficient and require replacement as indicated on the drawings.

Farmhouse replacement rafters:
The current listed building consent had approval for retaining the existing barn rafters and installing new alongside to allow for new 100mm rafters alongside these rafters. Further to inspection by the structural engineer, it has been noted that due to the non-uniform nature of the existing rafters to the farmhouse roof, insulating between the existing and new rafters would be poor. It is proposed that the existing rafters to this area are removed and that the new rafters are installed and insulated between and under as specified.

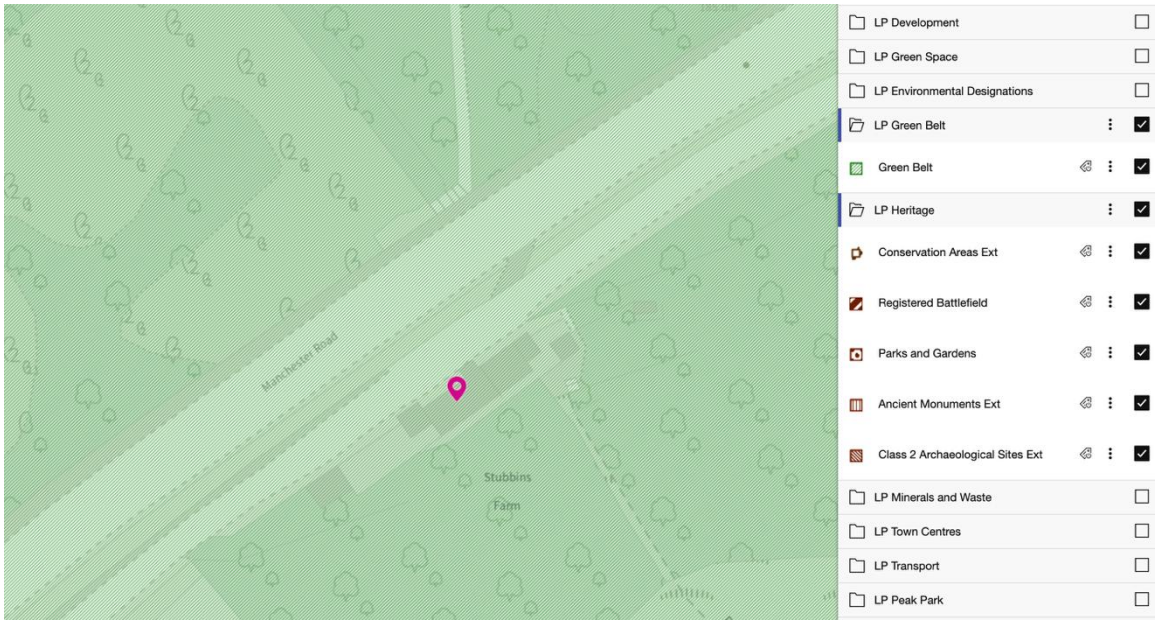
Introduction

This Design and Access / Heritage Statement has been prepared by ***ADP Architecture and Design Ltd*** on the instructions of Stephen Bath, and provides sufficient information to accompany a planning application for the proposed barn conversion to extend the existing farmhouse at Stubbin Farm, Stubbin Road, Marsden, HD7 6NB.



The application site

Stubbin Farm is situated approximately 900m to the northeast of the village of Marsden, just off Manchester Road. The farmhouse is located within the greenbelt as shown on the Kirklees Local Plan map below. The building is not located within the Marsden Conservation Area.



Marsden is a small village in the borough of Kirklees in Colne Valley and is a short distance from the town of Slaithwaite which is situated to the northeast. Like many of the local villages and towns in the Colne Valley, Marsden and Slaithwaite grew around the cloth and textile industry which peaked during the 19th and 20th centuries with large mills like Bank Bottom Mill and The New Mill (also known as the Colne Valley Spinning Company) which was owned by John Edward Crowther & Sons. The industry declined during the late 20th century and had ceased in the area entirely by 2003; however, remnants of the industry still remain in the form of the historic mill buildings.

The New Mill in Marsden is currently the subject of a proposed redevelopment scheme which seeks to create a new mixed-use development comprising of light industrial units and office spaces whilst retaining the façade.

Due to the size of the village and its small population, there are only limited local amenities. There are some village schools, including Marsden Junior school established in the early 20th Century, and a Grade II listed church (Church of St Bartholomew) which dates to 1895. There are also a few small local supermarkets and a variety of cafés and restaurants dotted about the village.

The village also features a train station with direct services to Huddersfield, Manchester and Leeds. Furthermore, the village is located close to the M62 motorway, meaning that it has easy access to surrounding cities.

Existing Use

The existing building is grade II listed and dates back to 1772 as identified on a datestone above an existing doorway to the barn. The main part of the building is an existing farmhouse and is used as a residential property.

The existing barn is primarily used as storage for the main dwelling but also contains the boiler and the fuse board for the dwelling. The barn also has power, basic lighting and a hot and cold-water supply and is used as a part utility.

Further to a previous planning permission, the roof over the barn as been replaced at some point and features a more modern roofing membrane and uniform timber rafters. The existing stone roof slates have been retained. There has also been a part completed WC formed on the part mezzanine within the barn, though there is no fixed access to this level currently.

Proposed Use

The current proposals seek permission to extend the existing farmhouse into the existing barn and to make some associated internal alterations to the farmhouse. The new proposals are largely in accordance with a previously approved planning application from 2003 (reference 2003/65/93288/W1). The principal of the previously approved scheme was to adapt the existing barn to extend the existing dwelling, thus providing the same new room areas as proposed in this application.

A summary of the relevant planning history for this project is detailed below:

Relevant Planning History

Application number
2003/65/93288/W1
Decision date
01 October 2003
Decision
CONSENT GRANTED
Description / Development
LISTED BUILDING CONSENT FOR RE-USE AND ADAPTATION OF EXISTING BARN TO EXTEND EXISTING DWELLING

Application number
2003/62/93287/W1
Decision date
01 October 2003
Decision
CONDITIONAL FULL PERMISSION
Description / Development
RE-USE AND ADAPTATION OF EXISTING BARN TO EXTEND EXISTING DWELLING (LISTED BUILDING)

Application number
97/62/90971/W1
Decision date
03 June 1997
Decision
CONDITIONAL FULL PERMISSION
Description / Development
CHANGE OF USE OF BARN TO EXTEND EXISTING DWELLING (LISTED BUILDING)

Application number
95/62/91120/W1
Decision date
31 May 1995
Decision
CONDITIONAL FULL PERMISSION
Description / Development
EXTENSION OF EXISTING HARDSTANDING INCLUDING EXCAVATION AND LANDSCAPING WORKS (CURTILAGE OF LISTED BUILDING)

Application number
94/65/93940/W1
Decision date
13 December 1994
Decision
CONSENT GRANTED
Description / Development
LISTED BUILDING CONSENT FOR PARTIAL DEMOLITION OF OUTBUILDING AND LANDSACPE WORKS

Application number
91/62/02244/C1
Decision date
17 July 1991
Decision
CONDITIONAL FULL PERMISSION
Description / Development
CHANGE OF USE OF BARN TO FORM EXTENSION TO EXISTING DWELLING

Application number
88/65/01570/C1
Decision date
01 July 1988
Decision
CONDITIONAL GRANTED
Description / Development

LISTED BUILDING CONSENT FOR DEMOLITION OF PORCH AND ERECTION OF REPLACEMENT PORCH

Application number
85/65/02935/C1
Decision date
13 August 1985
Decision
CONSENT GRANTED
Description / Development
LISTED BUILDING CONSENT FOR GENERAL IMPROVEMENT AND REPAIR WORKS

Site Photographs



View from Stubbin Road



Southwest gable



Northeast gable



Date stone over existing door to barn


View down Stubbin Road


Farmhouse Lounge – with existing gas stove



Farmhouse attic



Farmhouse dining room



Farmhouse kitchen



Farmhouse Bedroom



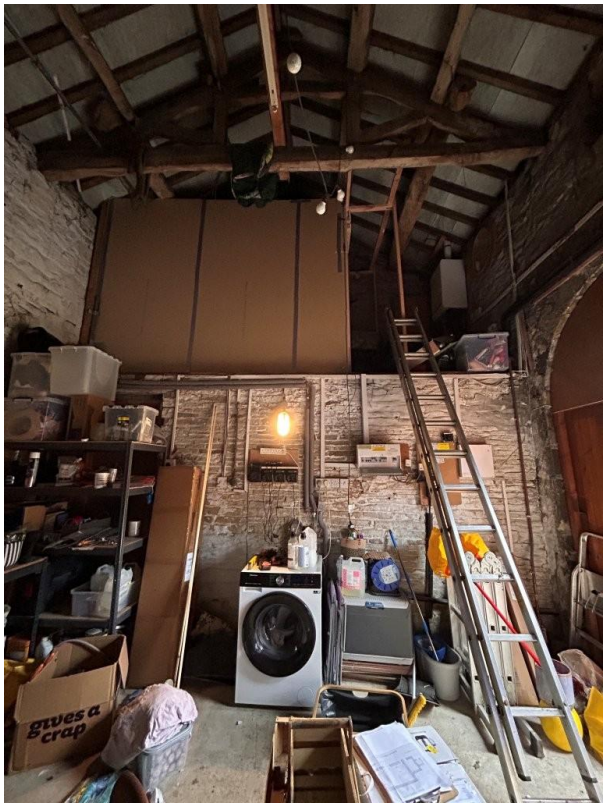
Farmhouse office space



Farmhouse ‘cellar’



Farmhouse bathroom extract



Barn – looking towards part mezzanine



Barn roof

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.

Layout:

The proposed layout utilises the existing building footprint as mentioned above and closely follows the design proposals from the previously approved planning application (reference 2003/65/93288/W1) which has now lapsed.

The proposals seek to extend the existing farmhouse into the existing barn, creating a larger and more functional kitchen area at ground floor.

At first floor, the existing open office space within the farmhouse will be enclosed with new stud partition walls to form an additional bedroom. Within the former barn, an additional bedroom with en-suite will be provided and the house bathroom will be relocated.

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

Appearance:

The proposals aim to have a minimum impact on the existing building fabric, and all new openings have been kept modest and in proportions to match that of the existing. As mentioned above, the current proposed scheme, largely follows that of the previously approved 2003 scheme, though there have been a few alterations to suit the current client's requirements.

In addition to the above, the proposals also seek permission to remove the existing ceiling within the farmhouse to re-expose the original king post roof trusses and beams.

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

Scale

The proposed scale utilises the existing size and shape of the original farmhouse. No extensions or alterations in size are proposed. The domestic curtilage around the farmhouse is fairly restricted, but allows for on-street parking at the front, off-street parking to the southwest and a small garden area to the east of the building.

Landscaping and trees

The proposed scheme does not involve any extensions or alterations to the existing footprint. There will be no impact on any existing trees.

Site Levels

The existing barn and farmhouse are built into the existing hillside. To the rear (southeast) of the building the external ground level is up at the first-floor level. The rear of the building forms a retaining wall to the ground floor. There is a small walkway behind the building formed by an external stone wall which is retaining the ground behind as the slope continues to the southeast.

Access

The current access to the site off Stubbin Lane is to remain unaltered. There is an existing driveway at the south-west end of the building providing off-road parking.

There is a public footpath which runs into the eastern side of the site which is to remain unaltered by the proposals. This is indicated on the map below.



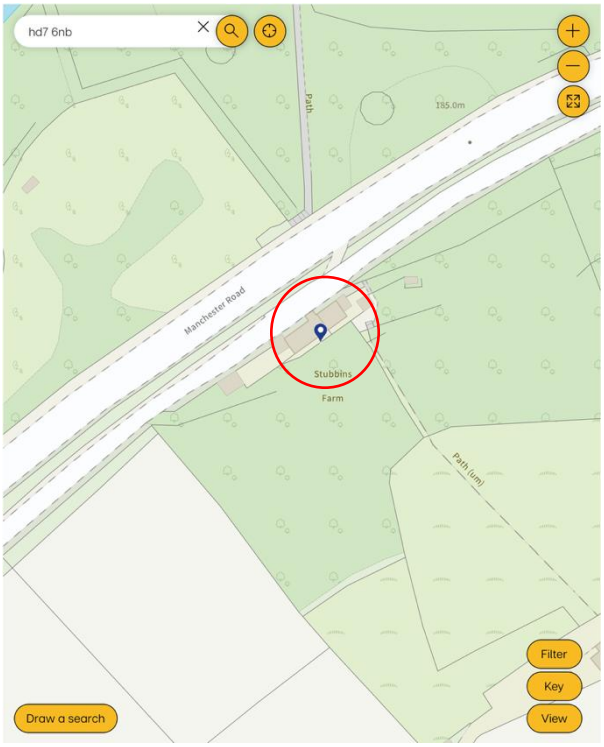
Heritage Impact Statement

Significance of the Heritage Asset

The farmhouse is a fine example of 18th century stone farm building, and it subsequently has a grade II listing as detailed below. The Heritage Asset is taken to be the Grade II listed building.

Stubbins Farmhouse and Barn, Stubbin Road
List Entry Number:
1266897
Grade: II

1772 (datestone). House and barn. Hammer dressed stone. Quoins. Pitched stone slate roof. Two storeys (back to earth). North elevation: Ground floor: two doorways with stone surrounds and tie-stones (one in modern porch); one 3-light stone mullioned window; one 5-light stone mullioned window (central sash). First floor: three 3-light stone mullioned windows. Barn has large central doorway with semicircular arch with keystone with inscription '1879' and small light over. Small doorway with large stone lintel with inscription: T K M K 17 7 2 Lean-to extension to east.



Listed buildings map showing Stubbin Farm (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'.

As previously mentioned, the footprint of the farmhouse is to remain unchanged to prevent any further development within the greenbelt. No extensions or changes in form are proposed to existing building.

The alterations will predominantly be in the form of internal alterations to allow the farmhouse to be extended into the adjoining barn structure. There will be some alterations to the original internal building fabric as new openings will need to be formed through the existing walls at both ground and first floor level to provide access to the extended accommodation within the barn but these are kept to the minimum required for suitable access.

At ground floor within the barn the internal walls will be drylined to provide the required insulation, but the layout of the new kitchen will be kept open plan.

At first floor, the walls will again be insulated with a drylining system. New timber stud partitions will form the internal walls to create the new bedroom and bathroom areas.

Existing openings have been utilised wherever possible, and any new openings have been kept modest in size with the proportions and style matching those of the existing farmhouse. At ground floor just one single window has been proposed within the new kitchen area. The main natural light to this area will be provided by removing the existing barn doors and replacing with a new feature glazed window.

At first floor, on the northwest (principal elevation, 2 new windows are proposed providing light to the new bedroom and gallery landing. These have stone heads, cills and mullions to match the farmhouse windows. The new openings indicated are largely all as per the new openings as indicated on the previously approved planning application from 2003, though there have been modifications to suit the finalised layout.

The proposals will ensure the existing trusses and purlins are left exposed within the barn. The roof will be insulated between and under the existing rafters.

Within the existing farmhouse, the existing ceiling will be removed allowing the first-floor rooms to be opened up to the underside of the roof to view the existing king post trusses and original purlins. The rafters in this area appear to be original. New timber rafters will be placed alongside the existing rafters to create the required depth for the roof to be insulated to prevent the need to remove any of the existing rafters.

Within the farmhouse the existing floor will be excavated to allow for the installation of a new underfloor heating system. The existing floor is finished in tiles in the lounge, kitchen and dining area. There are no original flags. Within the barn a modern concrete floor slab has been cast at some point previously.

The existing 'cellar' area is formed with stone walls and stone slab shelves. The cellar is at ground floor level, but due to the surrounding site levels, is formed within the retained ground to the rear of the building. Due to limited access to the rear, there is no practical way to excavate and tank this area externally. An internal 'slurry' tanking is proposed to prevent the further ingress of moisture to this area but still retain the features and shape of this storage area.

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 Stubbin Farm and is appropriate for the green belt setting, whilst providing a functional and sustainable family home.

ADP Architecture and Design Ltd