

# Heritage Impact Assessment

**Project:** Barn at Wellhouse Fields, Radcliffe Road, Golcar, Huddersfield, HD7 4EY.

**Project No:** 305

**Date:** 25th September 2026.

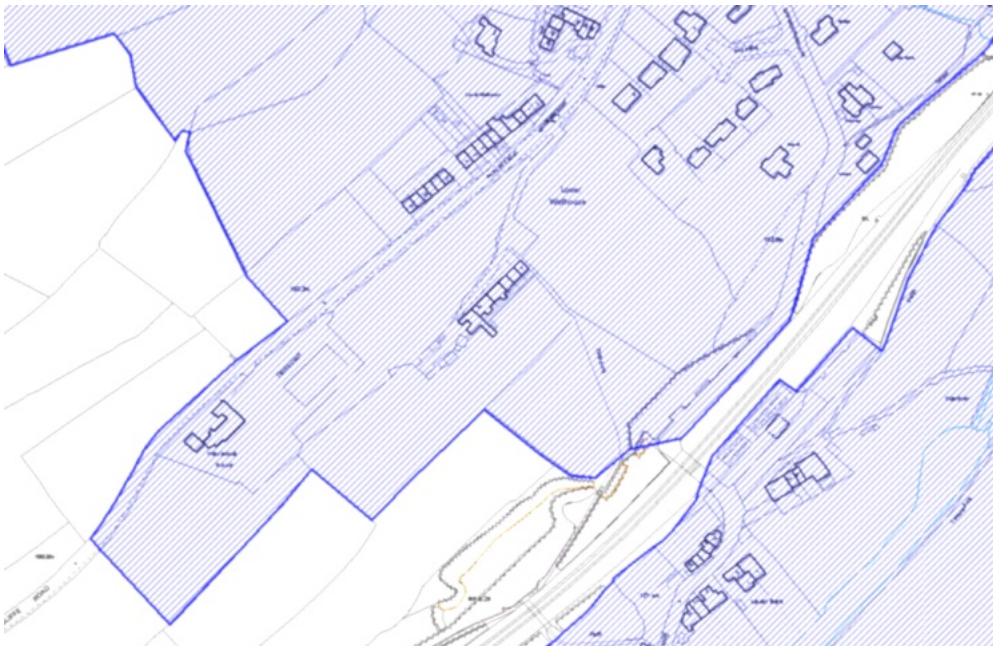
## Introduction

This statement has been produced for a full plans application and listed building consent application for the conversion of an existing barn to form 1 dwelling, at Wellhouse Fields, Radcliffe Road, Golcar, Huddersfield, HD7 4EY.

## Heritage Impact:

The site falls within the Wellhouse Conservation area, which was designated on 31<sup>st</sup> March 1981.

The barn is located to the south west end of a row of terraced cottages (No.s 5-15). The cottages are grade II listed. These buildings are also noted in the Kirklees Wellhouse conservation area appraisal.



**Plan showing site within Wellhouse Conservation Area.**

Whilst the barn is not listed, as mentioned above it is attached to a row of grade II listed buildings (no. 5 – 15).

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1237690*

*Date first listed: 11-Jul-1985*

*List Entry Name: 5-15 Wellhouse Fields*

*Statutory Address 1: 5-15, WELLHOUSE FIELDS, RADCLIFFE ROAD, GOLCAR, HUDDERSFIELD*

## Details

*Mid C19. Terrace of six cottages originally, now five. Hammer-dressed stone. Plinth. Continuous sill band to both floors (pronounced to first floor). Pitched stone slate roof. Coped gable to south east. 6 stacks. Stone brackets on string course. 2 storeys.*

*South east elevation: Ground floor: five entrances with stone surrounds and tie-stones. Two 3-light stone mullioned windows. Five 4-light stone mullioned windows. One single-light window. First floor: one 11-light stone mullioned window (two lights blocked-up to form three 3-light windows). Three 6-light stone mullioned windows. One 7-light stone mullioned window. One 8-light stone mullioned window.*

*North west elevation: Ground floor: five late-C20 entrances and single-light and 3-light mullioned windows with stone surrounds. First floor: one 6-light stone mullioned window. One 5-light stone mullioned window. Two 3-light stone mullioned windows. Two 2-light stone mullioned windows. One single-light window. Three late-C20 2-light stone mullioned windows.*

Due to the barn being attached the grade II listed cottages it was suggested in the pre application feedback that the building will be listed by curtilage.

The summary of works is as follows:

- Repairs / minor reconstruction to external walls and repointing – These will be carried out using existing materials and traditional lime pointing.
- Re-roofing works – The existing roof tiles are to be carefully removed, stored and reinstated as existing. A new breathable membrane is to be installed to replace the existing bitumen felt. New conservation rooflights are to be installed, set flush with the roof tiles.
- New windows / doors with additional external openings – Timber framed windows are to be installed, painted in heritage grey. New openings are to be formed as indicated on the submitted plans.
- New ground floor – A new concrete floor is proposed with insulation. This will be set at the barn door threshold level.
- Repairs to first floor / alterations for stair installation – A new opening through the existing (non original) first floor is proposed to allow for the new staircase to be installed. Any repairs / replacements are to be like for like.
- Reconstructing external single storey extension – The red brick and asbestos roof front extension is to be replaced with a reclaimed stone building, this will enhance the existing building and be in keeping.
- Internal insulating / internal layout – To comply with current building regulations, the building is to be internally insulated. This will include independent timber stud walls with insulation between / over. The roof will be insulated between and under the rafters. Existing trusses and purlins will remain exposed.
- External works – External works will be carried out using natural materials including dry stone walls, stove paving and timber decking. The removal / demolition of the existing outbuildings to the front of the barn will further enhance the building and surrounding areas.

The above works are isolated to the barn so will not have an effect on the adjacent property.

Local Plan Policy LP35 states that,

*'Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.'*

Given the position and association with the cottages and Wellhouse conservation area, we consider the barn to be a valuable asset to the area, shaping the historic form and nature of Wellhouse, therefore every effort has been made to ensure the building remains largely unaltered.

The proposals relate to the conversion of an existing building, the development would not materially alter the current views of the listed buildings. The proposed alterations to the barn are considered minimal and are largely limited to minor external alterations.

Whilst an element of domestic curtilage is also included within the proposals, this is located on the far south side of the building to be converted, away from the listed building, and is confined to a relatively small area. Given the location and size, it is considered to be no material harm to the setting of the listed building.

Given the nature of the proposals and the reasons outlined above, it is considered that the proposed development would not cause any material harm to the significance of the heritage asset / assets.

## **Conclusion**

The proposed conversion and work to the barn will enhance the building and surrounding area ensuring the building remains in use for future generations.

The overall appearance and form of the building will be retained with major aesthetic improvements.

The attached listed buildings will be enhanced and protected from possible future deterioration of the vacant barn.

The relevant planning policies have been adhered to.

## Appendix A – Images



South east elevation / external building



North east elevation



South west elevation



South west elevation



Outbuilding immediately in front of barn (to be demolished)



Garage in front of barn (to be demolished)



End bays of agricultural structures (to be demolished)



Agricultural structures retained (other than end bays noted above).



View of barn with existing outbuildings



Barn in relation to listed buildings



Internal photo at ground floor towards north west



Internal photo at ground floor towards south east



Internal photo at first floor towards north west



Internal photo at first floor towards south east