

Design & Access Statement

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

Project No: 305

Date: 29th September 2026.

1.0 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.

2.0 Project Location, the site and existing building / buildings.



Google earth image to show site.

Location

- The site is located to the south west of the village of Wellhouse, accessed via a private drive, Wellhouse Fields off Radcliffe Road.
- A metal gate is located at the end of the lane, this leads into the site which comprises of a yard area and a number of agricultural buildings.
- The access lane to the site is owned by the applicant and provides full vehicular access for the site and the existing residential properties (5no. dwellinghouses, previously 6).
- The existing cottages benefit from bin collections down the private drive.
- It is positioned on the hillside with views towards Linthwaite and Slaithwaite.
- The site falls within the Wellhouse Conservation area, which was designated on 31st 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.
- The site is within the greenbelt on the Kirklees Local Development Plan.

The site

The applicant site consists of the stone constructed 2 storey barn with 2 adjoining single storey structures to the front, one constructed from stone, one red brick. In front of the barn is a large detached storage building with clad facades. A single storey garage is also present within the site.

Beyond the application boundary to the south west there are a number of existing agricultural structures.

Historically, there were additional structures and a boundary to the south / east of the barn. There are existing external steps leading to this area.

The site is agricultural in its use and so is surrounded by fields what slope from west to east. The site / yard is generally level with a natural stone wall built to the west of the lane / site.

There is a projecting single storey building to the east gable of the barn, but this was historically sold to the owners of no. 15.

The site is currently vacant.

Existing buildings**Barn**

The Barn itself is a good example of the typical agricultural architecture typical to that found across Kirklees. The historic barn door is located to the south west where access. it has been partially infilled using stone with a single window and sliding door installed. The barn would've historically been part of a larger farm setting.

To the north west gable there are 2 windows and a door at ground floor level and a single door at first floor level. The south east gable contains one single window at ground floor, with a circular window at high level. The north east elevation contains one window at ground floor level and one at first floor level.

The ground floor of the barn is concrete and is laid to a fall from the north west gable for the south east gable with some floor gullies set into the ground leading to an outlet into the field.

There is a first floor structure within the barn, this is constructed from timber comprising of 2 main beams spanning front to back and timber joists with tongue and groove floor boards, these are generally in good condition. It is assumed this is a later addition as one of the beams lands within the partially closed of barn door opening. Access to the first floor is via an internal hatch with ladder, or via the external door opening to the north west elevation.

The roof structure comprises of 2 queen post trusses, 6 purlins and rafters. The roof structure from no.15 is linked / extends over the barn.

The barn is in good structural condition, but there are some areas where repair / rebuilding works would be required.

The end gable (south east) is out of plumb and is showing signs of outward movement, there is also some evidence of movement within the building at the western corner.

Attached to the principal elevation (south west) of the barn there are 2 single storey structures. One is constructed from natural stone with a metal clad roof, this structure is in fairly poor condition. The other is constructed from red brick with an asbestos roof and is used for storage. It is in good structural condition but does not sit well against the barn.

Outbuildings

Immediately in front of the barn, there is a large outbuilding. This is constructed from red brick, timber cladding, asbestos and other assorted materials.

There is concrete and asbestos detached garage between the barn and other agricultural structures.

Beyond the suggested / application domestic curtilage are further structures. These are generally blockwork / stone and timber clad structures with metal clad roofs. They measure 4.6m high.

To the east of the barn there were a number of additional structures and a boundary line. These were demolished a number of years ago.

3.0 Site History (Planning)

Previous planning applications

There are no visible planning applications relating to the site on Kirklees Council website.

A pre application submission was submitted to Kirklees Council for the conversion of the barn and a detail report was provided on the 11th June 2016.

The feedback was positive with useful recommendations for a full planning application.

It was noted that due to the relationship between the barn and listed buildings, the barn would be assessed as curtilage listed, therefore a listed building consent application is required.

It was advised that a Preliminary ecological assessment should be carried out and submitted with the application.

4.0 Proposal

Client brief

The applicant / owner wishes to apply for a conversion of the barn to form 1 no. dwelling.

Conversion Proposal / Design

The conversion would require some isolated repairs to the existing structure (mainly the end gable wall), but on the whole the building is in good sound condition. Any walling repairs are to be carried out on a like for like basis using existing materials and lime mortar.

The smaller single storey section of building to the front of the barn is to be demolished with the other larger single storey section rebuilt using materials to match the main barn. This would allow for a new entrance area with glazed screens each side, a utility / cloaks & WC. A new structural opening would be required to link into the barn, this would be constructed as one single door opening.

Within the barn, the ground floor would comprise of a living space and a kitchen / dining space. The layout submitted has been designed to keep the barn as open as possible to reflect the historic nature of the building. The kitchen / diner would benefit from the reinstated barn opening.

It was noted in the planning pre application assessment that the barn doors should be vertical timber boards, however as this opening will provide most natural light and views, painted timber doors with glazing are proposed. These doors will not form the main access to / from the barn.

A new staircase leads to the first floor where 2 well-proportioned bedrooms with en-suite bathrooms are proposed.

New / amended external openings are shown on the plans and elevations, these have been kept minimal to retain the barn's nature, but to ensure adequate natural lighting levels are achieved.

New door openings are proposed to the south east end gable overlooking the valley. At ground floor, the door would provide access to a newly formed external terrace. At first floor a single door Juliet balcony is proposed.

The other bedroom would utilise the existing door opening, again with a Juliet balcony.

The ground floor structure, due to the existing fall, would not be suitable for retention / integration. A insulated ground floor is proposed to comply with current building regulations requirements.

The first floor structure appears to be in good, but would require further inspection. It is intended that this would be retained with minor alterations for the new staircase. Any defective timbers are to be repaired or replaced like for like.

The existing asbestos ceiling panels are to be removed.

The roof structure appears to be in good condition and would be retained. The roof would require reroofing and insulating. The existing materials would be used with any shortfall made up with materials to match. Insulation will be installed between / below rafters with the existing trusses and purlins kept visible.

The building envelope would require thermally upgrading to meet building regulations requirements, this would be carried out by forming internal studwork with insulation installed.

The barn is an existing agricultural building and so the design is based around its original nature and charm. New openings are to be kept to a minimum to ensure it retains its agricultural appearance.

The building is within the Wellhouse conservation area and is attached to listed buildings. With this in mind, the materials and detailing will need to be carefully considered.

Windows and doors will be constructed from timber, painted in a heritage grey colour. Any materials used for walling / roofing will match the barn.

Externals / site proposals

To improve the openness of the greenbelt, the existing outbuilding and garage towards to front of the barn would be demolished, making way for parking and a well sized garden.

Turning within the site would be possible to allow for existing the site in a forward gear. This has been shown on Bamford Architectural Ltd. drawing no. 305 (0-) 03.

The end bays of the existing agricultural buildings would also be demolished, further assisting with the green belt. This would allow for access to be retained to these structures, ensuring the small scale farming could continue.

The new external patio is to be formed in natural stone paving, external walls are to be formed as dry stone walling and new driveway / parking areas are to be covered in limestone.
The new terrace / deck is to be formed in timber.

5.0 Access

Access to the site will be via the existing route. Some minor works to the lane would be carried out by removing the grass section and replacing with free draining gravel / limestone.

Access to the converted barn would be via the new entrance area, with further access through the barn door and new door to the terrace.

Bins will be stored on a section of land off the lane, and will be collected from the communal collection point.

6.0 Planning policy:

Planning policy justification

Kirklees council are falling short of the amount of sites required to provide a sufficient supply of homes.

This site, being small in nature would assist with meeting the demand of housing needs in the area and would contribute towards the variety of land required for development.

The design would be of exceptional quality and consistent with the standards of design within the area, respecting local vernacular.

The 5 main purposes of the Green Belt will not be affected. The proposed dwelling would sit in line with the other properties on the edge of Wellhouse and so would not cause sprawl or extend the village.

The development comprises of a conversion on an existing building, essentially the redevelopment of a brownfield site.

The detailing and scale of the project will be in keeping with the area whilst also vastly improving the openness of the greenbelt.

7.0 Other considerations:**Farm use**

The retained structures beyond the proposed domestic curtilage would be retained for the hobby farming activities.

Further reports

As suggested in the pre-application assessment, a preliminary ecological report has been carried out. This has been submitted with this application.

8.0 Conclusion:

The proposed scheme makes good use of an existing barn.

There is sufficient parking within the proposed site.

The planning policies have been considered and provide a strong case for development.

The materials used will be in keeping with the existing buildings and local character.

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