Heritage Statement

Conversion of barn to a dwelling for visitor accommodation
at Wilcroft Farm, Pecket Well, Hebden Bridge, HX7 8QY

27th October 2021

Thornton Architects Ltd

RIBA

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at
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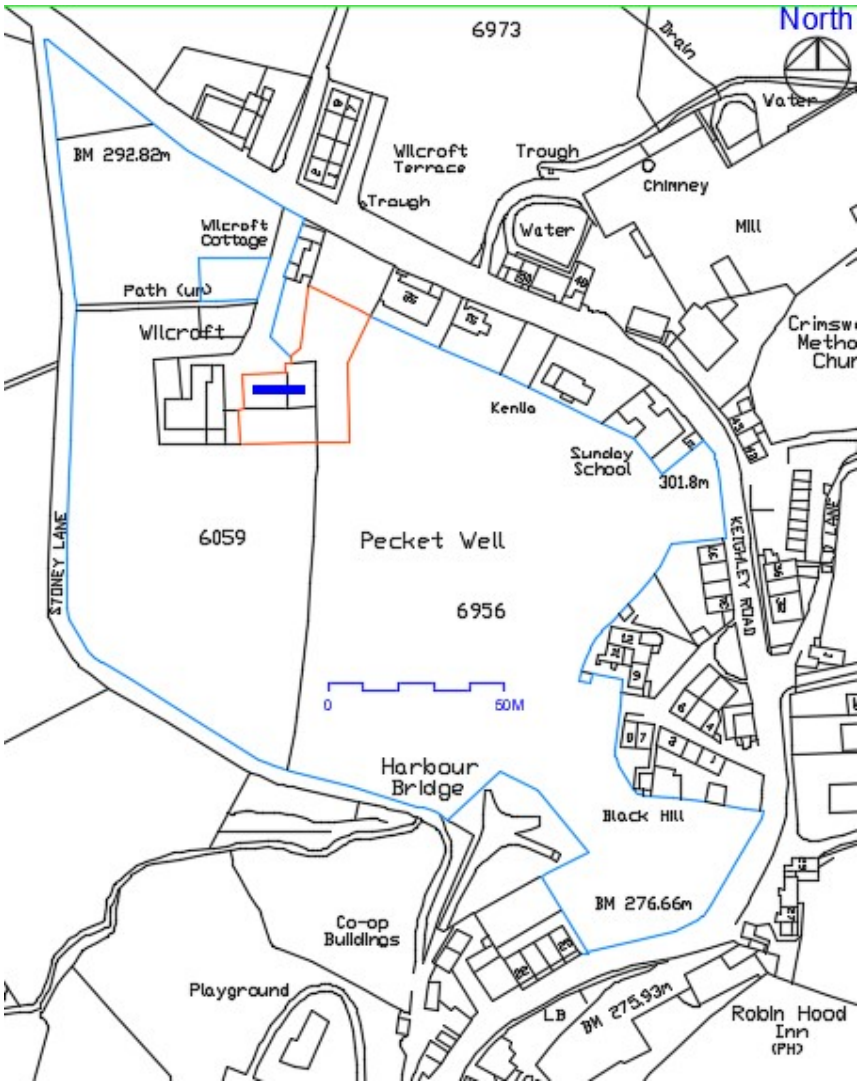
Heritage Statement,

Date: 27th October 2021

1. Location: Wilcroft Farm and barn is located at the northern end of the village of Pecket Well just to the south of Keighley Road. The grid reference is Easting 399628, Northing 429631. The postcode is HX7 8QY



Location Plan

P1 Wilcroft House (left), Wilcroft Farmhouse and Barn viewed from south 05.08.2021

P2 Aerial view of Wilcroft House, Wilcroft Farmhouse and Wilcroft Barn (1982)

2. **Description** The subject building is that of a traditional nineteenth century barn with loadbearing coursed sandstone walls and a sandstone slate pitched roof. The roof structure collapsed around 1996 under the previous owner but the walls remain. There is a mid 20th Century lean-to byre on the east side. The collapsed roof would have been carried over the barn on two queen post trusses with supporting purlins between. The trusses would have divided the entire space between the gables into 3 equal structural bays. The original cart entrances, each with a stone arch, remain on the north and south sides. These define the central structural bay. There are internal stone cross-walls remaining that divide the central bay, originally made for hay loading and cereal threshing, from the milking parlours and dairy bays on either side.

P3 Internal view of north cart entrance with remains of stone cross-walls either side

3. **Full Description of Wilcroft Barn from the Listing Description:**

Barn, 5 metres to east of Wilcroft House

Address: Barn 5m East Wilcroft House Keighley Road Pecket Well Hebden Bridge West Yorkshire

Grade: II

Group detail: Pecket Well

Full description:
Barn, dated 1861. Punch dressed stone, stone slate roof. Elliptical arched cart entry with rusticated voussoirs. 2-light window over with arched lights and false keystones bears date. To right mistal doorway with sill-tie to left of small window. 2 lunettes with keystones. Left hand return wall has owl hole to apex. Rear in small coursed stonework may be earlier. This has quoins, segmental arched cart entry with chamfered surround and mistal doorways to either side with chamfered surrounds. 3 bays of queen-post trusses.

Full description of adjacent listed farmhouse: from listing
Wilcroft Farmhouse and eastern part of Wilcroft House
Address: Wilcroft Farm Keighley Road Pecket Well Hebden Bridge West Yorkshire HX7 8QY
Grade: II
Group detail: Pecket Well
Full description:
House, c1728 (first deed) now in 2 occupations. Hammer-dressed stone, stone slate roof. 2 storeys. 2-room front, double-depth. South front has 4-light double chamfered mullioned window lacking 2 mullions and with lowered sill, similar altered window over to 1st floor. This bay is occupied by Wilcroft House. 6-light double chamfered mullioned window with king mullion to right, 4-light window over to 1st floor. Quoins. Right hand return wall has wide gable with central doorway with double tie-stone jambs and monolithic lintel, chamfered surround. All windows are chamfered mullioned. 2-light over doorway and oculus to apex (blocked); 6-light with same over to 1st floor. One gable stack and 3 others. Attached to west end is early C20 house (Wilcroft house) of no particular interest.

P4 Wilcroft Barn, north side

4. Observations.

4.1. The adjacent eighteenth century farmhouse has been repaired and renovated for use as visitor accommodation in accordance with the Listed Building Consent 13/00410/LBC see P1. There is a yard approximately 5M wide between the east side of the farmhouse and the west gable of the subject barn.

P5 Wilcroft Barn, north and west sides

4.2. The barn has loadbearing coursed sandstone walls. As noted in the listing description, the stonework and dressing of stonework around the openings appears to be older on the north elevation indicating that the barn was rebuilt in the nineteenth century.

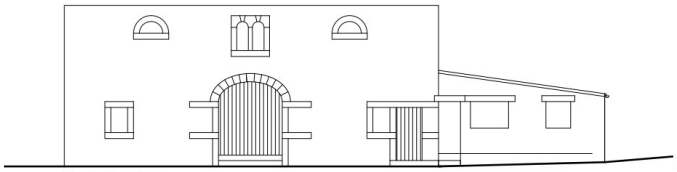
4.3. Although the roof would have been carried on a pair of queen post trusses these decayed and rotted following the roof collapse. The upper parts of the gable walls collapsed down to wall plate level in 1996, approximately 5m height presently remaining above ground floor level.

P6 Wilcroft Barn, south side

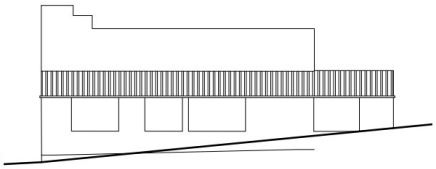
4.4. The north, west and south elevations of the barn remain as described in the listing except for the gable apex. The owl hole, referred to in the listing, is missing but may be recoverable amongst the stored walling stone within the barn.

4.5. The mid 20th Century lean-to byre on the east side, visible on the 1982 aerial view, remains intact and is used for storage.

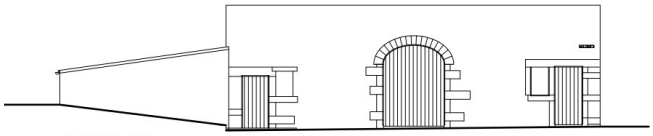
EXISTING



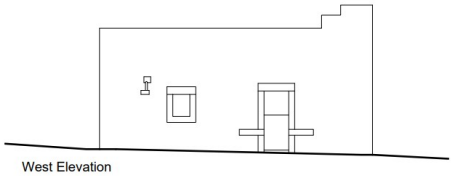
South Elevation



East Elevation

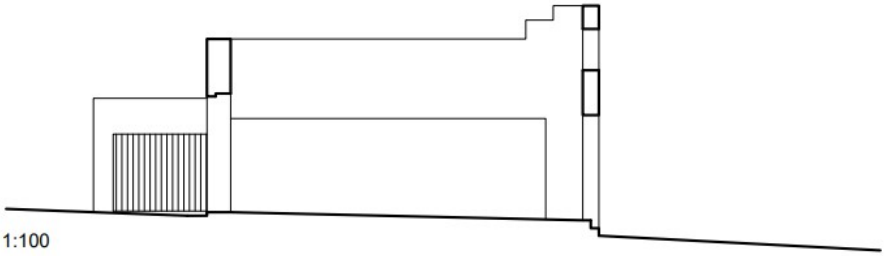


North Elevation

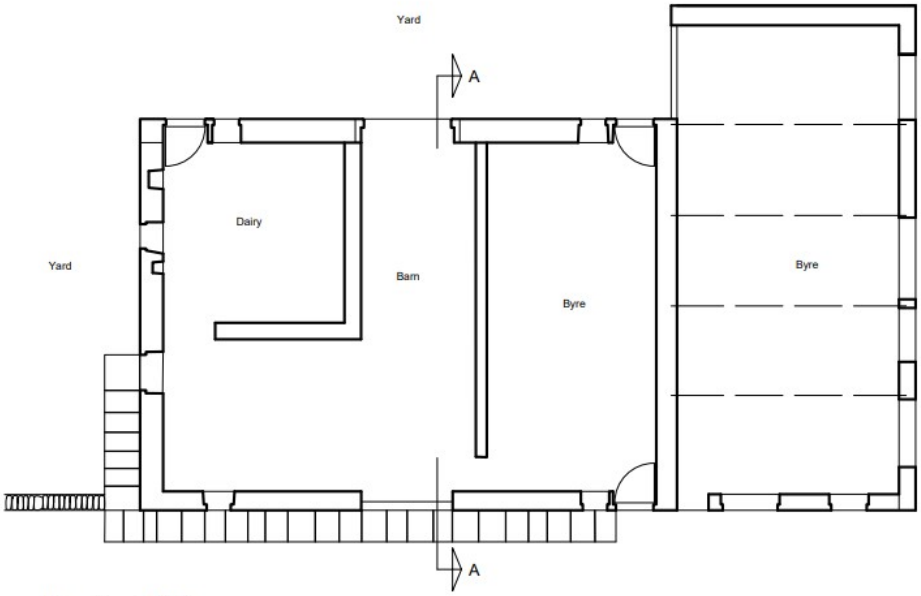


West Elevation

EXISTING

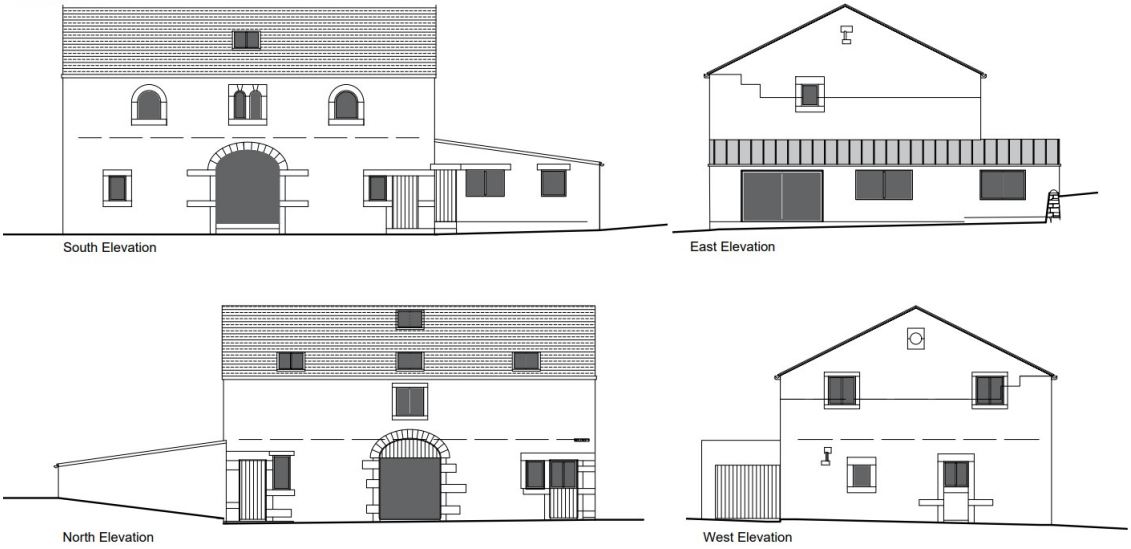


Section AA 1:100



Floor Plan 1:100

PROPOSED



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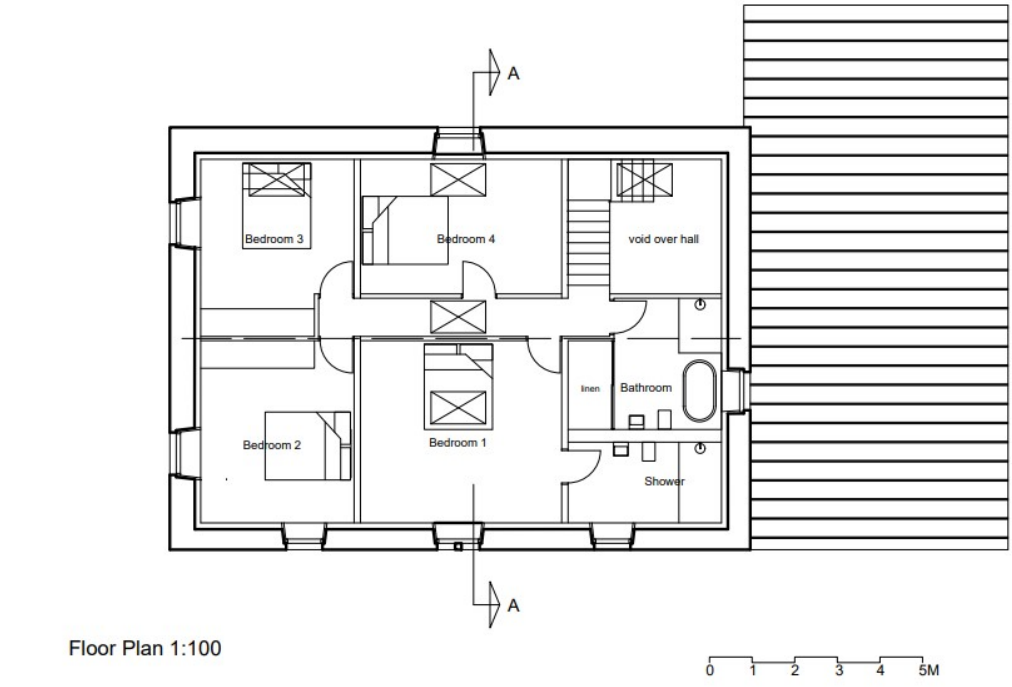
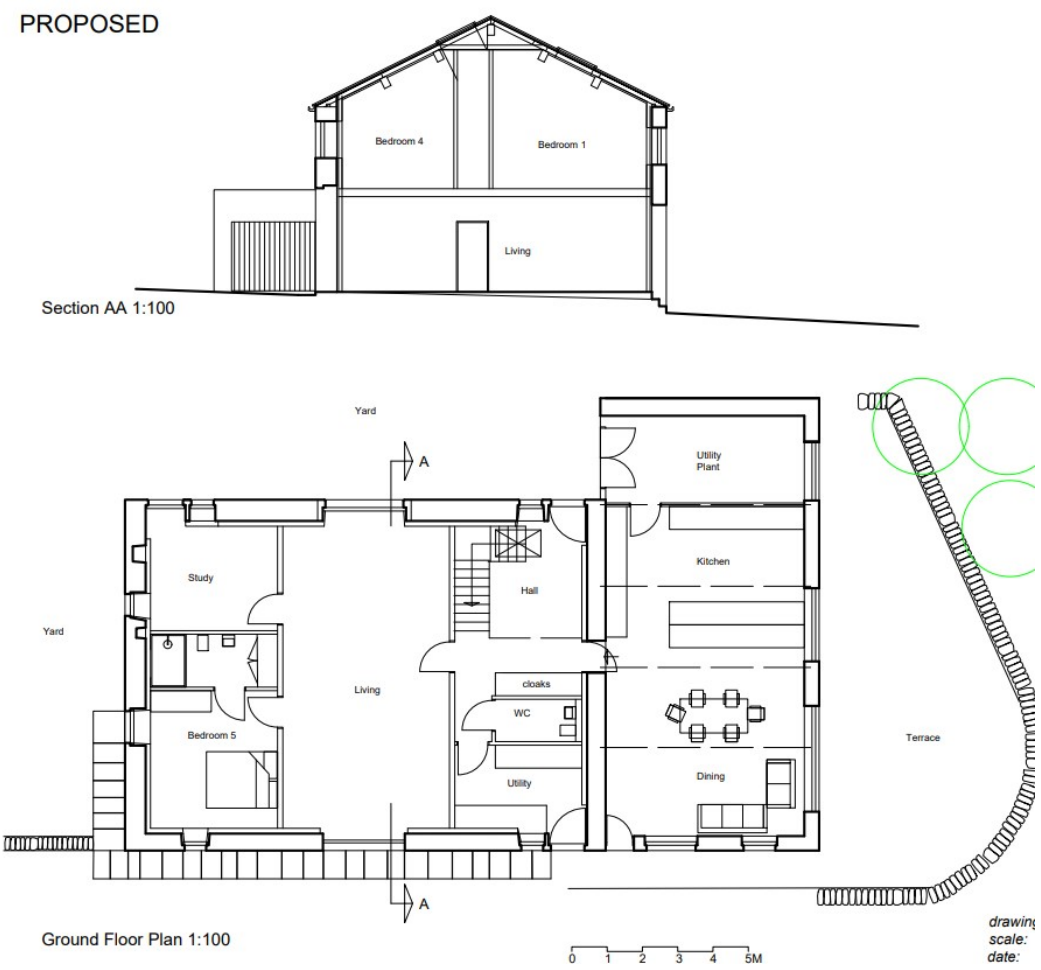


Floor Plan 1:100



5. Proposal and Method Statement:

5.1. Provide and install scaffolding to ensure safe working in accordance with relevant Construction Health and Safety requirements. Prop external wall structure as necessary, demolish internal cross wall and recover existing stone, stack according to coursing for reuse on the project.

5.2. Take down areas of loose and bowing stonework and rebuild to pattern and with openings as shown on architect's drawings using a lime and sand mortar mix to be agreed with architect prior to commencement. Reinstate the owl hole on the west gable apex.

5.3. Repair or replace as appropriate any existing broken stone lintels and stone door and window surrounds to same pattern as original.

5.4. Excavate trenches, install foundation for internal block-work masonry cross walls and perimeter lining walls. Install new internal block-work cross walls and insulated masonry perimeter wall returns to positions as shown. Install proprietary DPCs to all new blockwork walls to integrate with subfloor DPMs.

5.5. Install new oak roof purlins as specified by the structural engineer to three structural bays between the reconstructed gables and the new cross walls.

5.6. Provide and lay sandstone slates, tanalized timber battens using proprietary stainless fixing pegs on treated timber rafters supported on oak purlins, sizes and spacings to be specified by the structural engineer and shown on the architect's drawings. Install integral proprietary rooflights to positions as shown on the architect's drawings.

5.7. Install to the main barn new timber rainwater troughings and sectional downpipes set to discharge over existing rainwater gulleys.

5.8. Prop existing lean-to roof to byre on east side of barn and reconstruct as necessary defective walling on north and east elevations forming new openings as shown on the architects drawings.

5.9. Remove the existing profile metal roof sheets to the lean-to byre and replace with proprietary structural insulated panels finished with proprietary seamed grey roof.

5.10. Remove any existing stone floor coverings and stack for reuse on the project. Excavate existing barn ground floor, install new sub-floor drainage, install new concrete ground floor slab on damp proof membrane sand blinding and hardcore.

5.11. Install suspended timber first floor joists.

5.12. Allow for new floor build up to finish level with existing thresholds, floor screed with possible integral under-floor heating system on 100mm proprietary insulation 150mm float finish concrete floor on damp proof membrane on level weak-mix concrete blinding on 225mm well compacted hardcore

5.13. Install new painted timber external doors and windows to patterns as shown on drawings.

5.14. Insulate all floor wall and roof voids and provide vapour barriers and breather membranes where necessary.

5.15. Install new internal partition walls and door casings.

5.16. Install internal mechanical and electrical services.

5.17. Supply and fix plasterboard and skim wall and ceiling finishes

5.18. Install all internal joinery items including: doors skirtings, architraves, kitchen units and cupboards.

5.19. Form foul drain connection to adjacent farmhouse drains and/or connect to the existing main drain running through the field.

5.20. Make all necessary drainage and utility service connections.

5.21. Construct the flagged yard and enclosing drystone wall on the east side of the barn. Form the car parking and turning area on the north side of the barn to provide access to the converted barn.

5.22. Install bin and recycling store.

6. Design Approach

6.1. The alterations consequential to the change of use have been kept to a minimum. Existing external window and door positions have been retained wherever possible.

6.2. The works applied for include repairs and alterations that are necessary to safeguard the structure and fabric of the building.

6.3. In adapting the barn to a new use as a dwelling the original components of the barn where possible will be incorporated and a layout adopted that will allow for these being visually apparent in the dwelling. The proposed new cross walls will be installed close to the positions of the former queen post trusses in order to allow for the reinstatement of the 3 bay structural pattern of the barn. This is consistent with the retention of the pattern of the north and south elevations and their corresponding arched cart entrances.

6.4. The original traditional pattern of byre doorways will be retained at the east end of the south elevation and at either end of the north elevation.

6.5. The staircase hall and gallery has been positioned so that the full height of the original barn can be appreciated at both floor levels. The bedroom ceilings will be formed at the underside of the rafter position so that the purlins will be fully exposed. The intention is to retain and make visible the historic character of the roof structure within the dwelling.

6.6. The original openings have been retained to provide the main door and window positions. The number of new window openings has been minimised consistent with its conversion to a dwelling and with the requirement Building Regulations requirement for fire escape windows. Roof-lights, matching those in the adjacent farmhouse, are proposed in several positions to provide adequate natural daylight whilst minimising the number of new openings to the barn walls, so that the historic character of the barn is maintained with a low ratio of window to wall area.

6.7. Thermal insulation will be added in order to reduce carbon emissions consistent with the NPPF and current Building Regulation requirements.

6.8. The layout has been determined to meet Building Regulation requirements relating to means of escape but also respecting the current pattern of structural bays.

6.9. The whole scheme is intended to restore, repair and preserve the main elements of the barn with only the minimum of alterations necessary to achieve its change of use to a dwelling.

7. **Materials** for works have been selected to match those of the existing building and its environs. Stone slates for the roof and regular coursed gritstone for the minimal alterations to external walls will match the coursed stone to the existing building in colour, texture and tooling. The joinery items for the external doors and windows will be sympathetic to the existing materials and details.

8. **Justification for alterations and for change of use**

8.1. The provision of a car parking and turning area on the north side of the barn, between the barn and existing dwellings, will not impact on the openness of the Green Belt. It will provide for resident and visitor parking close to the intended functional entrance and thereby facilitate accessibility, whilst retaining tractor access to the field via the farmyard. The use of sympathetic materials will enhance the character and setting of the listed building.

8.2. The conversion of the remaining part of the barn to form a 5 bedroom dwelling will extend the functional life of the building. It will also provide for repairs, timber treatment and insulation of the building to conserve and extend its lifespan.

8.3. Internal alterations to the barn will facilitate its conversion to residential use. The internal layout has been designed to allow for the reinstatement of the original 3 structural cell pattern and related elevational reinstatements. Post conversion this will allow for a visual appreciation of the structural elements and spacial character of the original barn.

8.4. The installation of a perimeter block-work lining wall will provide for the weatherproofing and insulation of the barn without affecting its external appearance. It will also provide a cellular structural element to strengthen the external shell whilst further providing structural support for the new suspended timber floor. The wall will allow for the installation of a damp proof course to integrate with the subfloor damp proof membrane. The insertion of cavity wall insulation will be consistent with Building Regulation requirements that require low carbon emissions.

8.5. The new suspended timber floor will be at a similar level within the barn as the original hay loft and will therefore help restore part of the character and appearance of the interior.

8.6. The alterations to the layout of the barn include the insertion of new load-bearing walls will respect the original structural pattern consistent with the retention of the original openings to the north and south elevations.

8.7. The insertion of a ground floor bedroom together with ground floor shower, WC and cloaks will provide accessible ground floor accommodation and

sanitary facilities consistent with contemporary standards of accessibility for visitor accommodation.

8.8. The installation of a new internal staircase within the barn to connect ground and first floor levels will provide accessibility within the dwelling consistent with Building Regulations requirements. The position of the proposed new staircase in conjunction with the proposed first floor layout will make the roof structure of the barn visible from both ground and first floor levels and sympathetic to its previous appearance and use.

8.9. The remodelling of the openings to the front and rear barn walls has been kept to a minimum.

8.10. Plasterwork to internal walls will mask new blockwork and stud partition elements but some of the original stonework may be kept exposed.

8.11. The design of new replacement doors and windows will compliment the materials and tints of the existing doors and windows to the adjacent listed farmhouse to the west.

8.12. The laying of a floor screed at ground floor level on insulation and with a possible under-floor heating system, linked to a heat pump, will be consistent with Building Regulation requirements that require reduced carbon emissions.

8.13. The installation of plumbing and electrical services to the barn are required to provide contemporary standards of heating, lighting, power and sanitary fittings. These are superficial elements that can be removed or upgraded in the future without detriment to the architectural character of the barn.

8.14. The installation and connection of external below ground drainage will provide a suitable method of foul drainage in keeping with Environment agency recommendations.

9. Sustainable development.

9.1. This proposal for the conversion of a barn will provide a dwelling for visitor accommodation in a sustainable way by utilizing and rehabilitating an existing structure and retaining and repairing existing components and materials.

9.2. The conversion of the barn to a dwelling for visitor accommodation will contribute to the local community and economy improving the viability of local services including shops, transport, heritage, cultural and tourism attractions.

9.3. The proposal is to provide a dwelling for visitor accommodation with minimum impact on the environment and with a very low carbon impact. Materials for the dwelling have been selected for their sustainability and to match those of the existing barn and adjacent farmhouse. Regular coursed sandstone has been selected for the alterations to external walls and treated timber for the

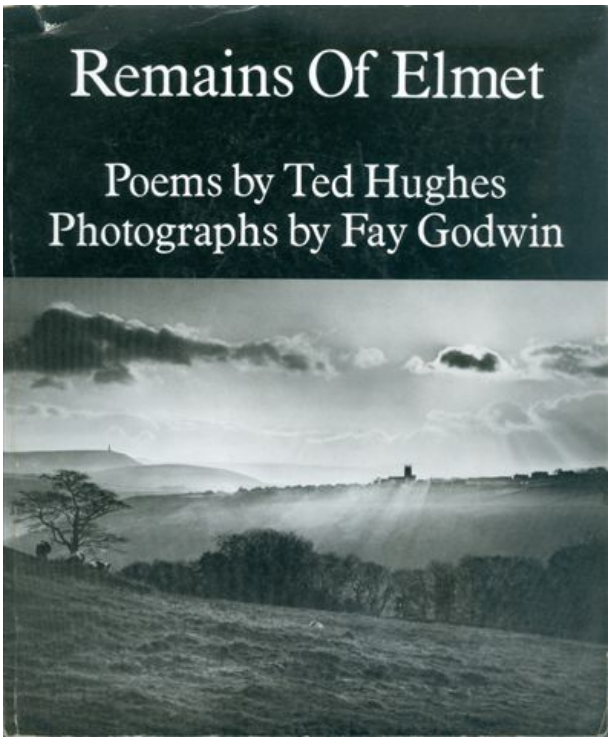
door and window units. These materials have a low carbon impact in terms of their extraction and sourcing and transport to site. They are durable and can be recycled.

9.4. The intention of the architect and the client is to provide a very low carbon impact building in accordance with the advice contained in government NPPF. This will be achieved by use of: high levels of low carbon impact sourced insulation, installation of low emissive glass to all window units, use of proprietary breathable heat reflective membranes in wall floor and roof construction, attention to air tightness in construction detailing and the use of low energy consuming plumbing, electrical and lighting systems.

10. Summary

10.1. The proposal will restore and preserve an important listed building that is an important component of a historic landscape. It will also preserve and enhance the established character and appearance of the existing adjacent listed farmhouse and its surroundings.

10.2. The proposal is compatible with the NPPF by utilizing a redundant structure to provide a sustainable building, making positive improvements to the quality of the built, natural and historic environment.



10.3. The view of Stoodley Pike and Heptonstall from Wilcroft Farm is that of the iconic photograph on the cover of 'Remains of Elmet' (1979) by Ted Hughes and Fay Godwin. It is the intention of the present owners of this complete holding to make good and retain these buildings giving due consideration to their historical, cultural and geographical context.

10.4. 10.4 Grade II Listed Wilcroft Farmhouse was carefully renovated by the present owners in 2013-14 and has since operated as a holiday cottage business under the name Elmet Farmhouse: www.elmetfarmhouse.co.uk. Over the last 6 years Elmet Farmhouse has hosted hundreds of visitors from all over the UK and abroad, disseminating awareness of the cultural heritage and landscape of Calderdale and making a significant contribution to the local tourist economy. Elmet Farmhouse was a Finalist in the White Rose Awards in 2016. The additional accessible visitor accommodation created at Wilcroft Barn will further enhance this important heritage and tourism asset and enable the business to expand.

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27th October 2021