

**Design and Access Statement in respect of the proposed
replacement of 3 window frames with double glazed units and the
conversion of one single glazed window to double glazed
Upper House, North Lane, Cawthorne, Barnsley, S75 4AF**

DESIGN

Use

Upper House is a Grade II stone-built listed building located on the southern side of North Lane, adjacent to Upper House Farm. The original dwelling has a later two-storey extension (although many years old itself) between the main house and North Lane. The extension is smaller in scale than the main house and is set back from the main north eastern elevation. Upper House has finely detailed elevations with various stone features including carved stone mullions and chamfered heads and cills. By contrast, the extension has a simpler architectural style reflecting its subordinate nature to the main house.

Amount

Replacement of 3 windows, two in the extension referred to above, is necessary because of deterioration of the wooden surrounds – there are water leaks in bad weather. Double glazing will also reduce heat loss and improve energy efficiency. The design is exactly the same as those replaced in 2021 under Application 2020/0374. The lower ground window which is currently single glazed, will be converted to double glazing within the existing oak frame by increasing the size of the glazing rebate and fitting new beading. All timber will be oak and finished with appropriate preservative coatings.

Layout

The application site is rural in character. Upper House is one of a number of established dwellings along the length of North Lane and is typical of the linear form of development along country lanes locally.

Scale

The scale of the proposed replacement of windows is such that the original character of the building is retained with appropriate materials.

Landscaping

There is no alteration to the existing landscape features of the site.

Appearance

The windows will be constructed of oak and glass and will be almost identical in design and appearance as the existing windows.

ACCESS

The existing vehicular access to the site will remain unchanged. There will be no changes internally and no impact on use by disabled persons.

Heritage Impact Statement**Upper House****North Lane****Cawthorne****Barnsley****S75 4AF**

Replacement of 3 single glazed windows with doubled glazed units within oak surrounds and conversion of one ground floor window to double glazing.

The windows covered by the application can be seen from the roadway adjacent to the house, and the only other property that can view the ground and upper floor windows directly is Upper House Farm, an adjacent property, which was originally a barn and part of the curtilage of Upper House. Only one other house, approximately 400 metres away, can see these units. Externally, the proposed windows will have an identical appearance to the existing windows.

It is concluded that there is no adverse heritage impact as a result of these modifications, so the Impact setting is Green

D R Perry

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