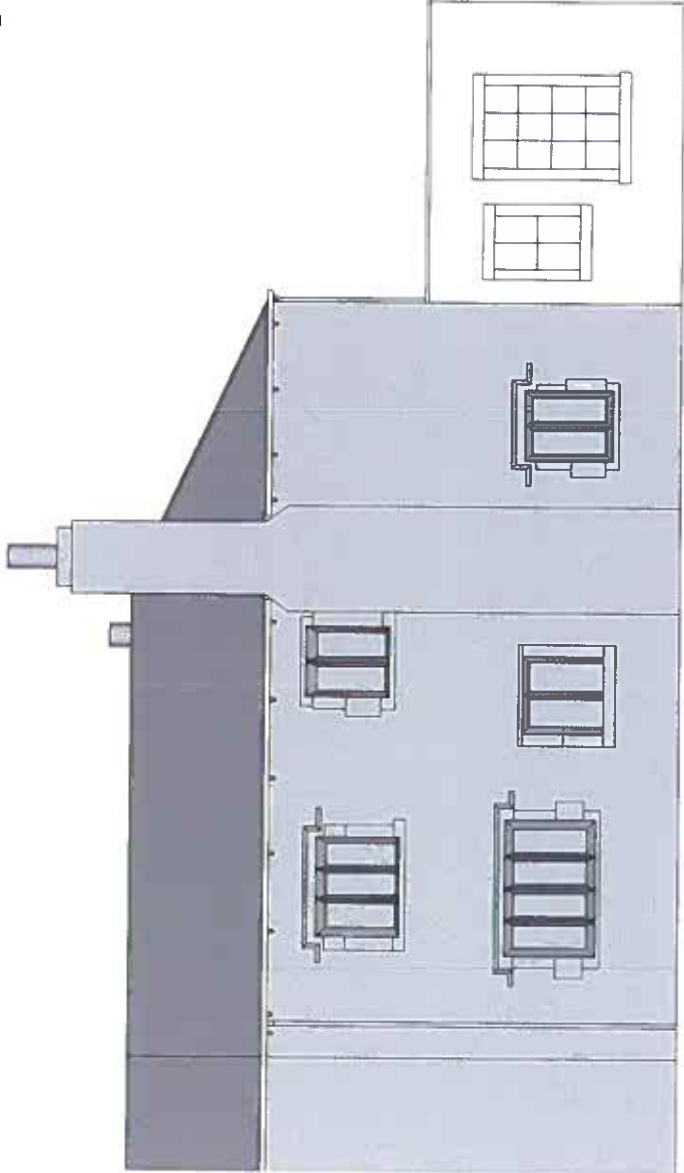
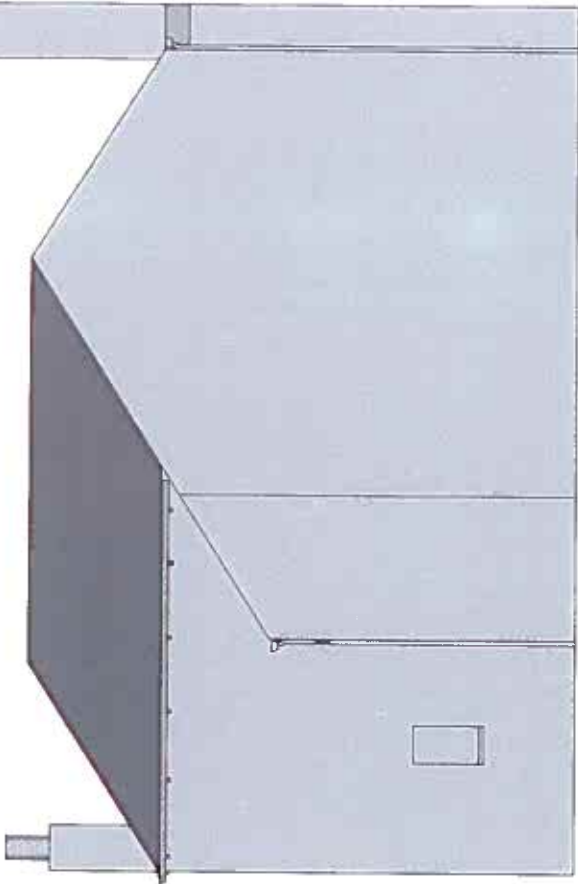


Lewden Farm Existing Elevations

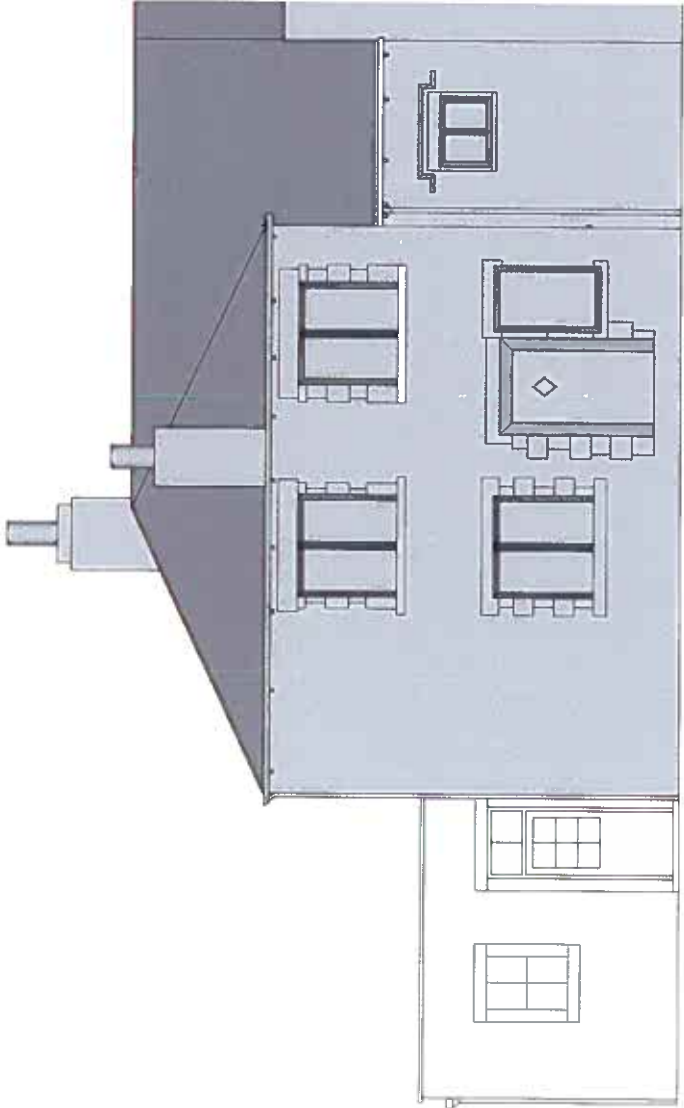
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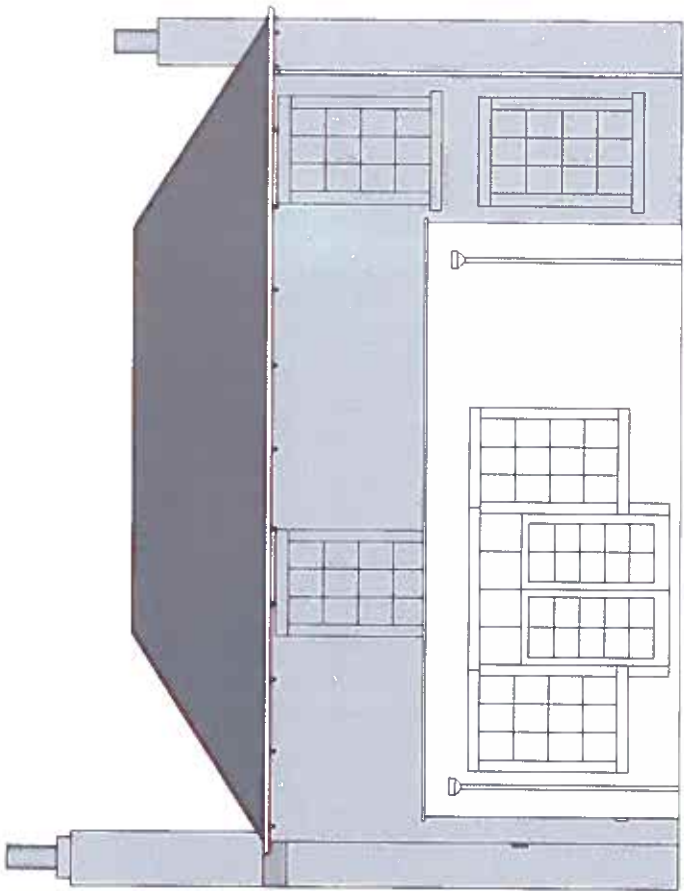
Existing Back Elevation



Existing Side Elevation



Existing Front Elevation



Existing Side Elevation

Lewden Farm Heritage Statement

The following document should be used in conjunction with other attached documents; most specifically the one entitled 'Lewden Farm Listed Building Request Proposal'. This outlines the plans in more detail as well as including all relevant photos.

Schedule of Works

- Replacement of French doors in garden room extension with like for like doors but with a single pane of glass in each, rather than eight individual panes.
- Replacement of small garden room window with larger window
- Addition of internal door between Living Room and Kitchen
- Replacement of fixed pane windows with steel casement openers in dining room and lounge
- 4th Bedroom Floor levelling and replacement with Oak boards
- Replacement of plastic guttering and wooden mounting blocks with wooden guttering and forged hanger brackets
- Replacement of existing plastic rainwater downpipes with cast items
- Addition of solar panels to modern extension flat roof

Archaeology Significance

As no disturbance to the ground is required for any portions of this consent, no disturbance of any archaeology will occur.

History & Character

Lewden Farm is a 17th Century Farmhouse located in a small hamlet of other dwellings consisting primarily of the converted associated farm buildings. None of the buildings still function as a farm. The hamlet is surrounded by farm/ paddock land but easily accessible by local roads and nearby villages.

The buildings are general constructed of local sandstone with either stone slates or slate roofs. Most are two storeys with some conversions into the loft space. Roads are tarmacadam with; drives, patios and paths block paved.

The farmhouse itself is semi-detached to the adjoining cottage. Historically these would have formed a single dwelling but have been divided at some point in the past. Other buildings are either detached or semi-detached.

The building has gone through various stages of renovation and modernisation during its history. Many original features remain although many have been replaced over the years.

Justification & Impact to Character & Setting

We are extremely conscious around the history and character of the building and are dedicated to doing our best to maintain this. We feel that some of the previous work and modernisation has perhaps gone a little too far in terms of not being carried out in keeping with the building. Some of the items we are proposing as part of this consent (as well as some that don't require consent) will endeavour to redress these more in keeping with the building. As a couple of examples:-

- Wooden guttering will restore this feature to how it should be on a building of this setting and period, in line with the surrounding buildings.
- We intend to repoint the building with lime mortar rather than the cement based pointing carried out sometime in the past (Obviously with misguided best intentions)
- We intend to change the kitchen to a more fitting farmhouse style using natural materials such as; stone, oak and granite.

Replacement of French Doors

The like for like replacement of the French doors in the garden room with single panes rather than eight single panes will fundamentally reduce the amount of framing in the doors. It will also improve the view from the garden room out across the garden and local woods. This is a minor visual change that will still be in keeping with this part of the building.

Given this part of the building is a modern addition it has no impact on historic fabric or character of building. This work is also completely reversible.

Garden Room Small Window Replacement

The replacement of the small window in the garden room that used to be part of the shower room should be more in keeping with what you'd expect to find, now the interior layout has been altered and the shower room removed.

The proposed window will match the adjacent window on the elevation.

As the extension is a modern extension there will be no loss of historic fabric.

Addition of Door Between Living Room and Kitchen

The addition of an internal door between the kitchen and living room will provide a level of separation from a noise and odour perspective.

The door will be of the same style as the existing doors leading off of the kitchen and living room so will be in keeping with the existing, and therefore make no difference to the special character of this part of the building.

As the door frame will be scribed into the existing stone work there will be no loss of historic fabric or character of the building. This work is also completely reversible.



Replacement of Fixed Windows

Currently there are no opening windows in the lounge and dining room. This is obviously a fire risk as well as a ventilation issue for the occupants and the fabric of the building itself. The change to double glazed panels is of benefit to the environment, while adding no discernable appearance difference unless you are right up close.

The addition of steel casement windows similar to the remaining upstairs and the cottage next door should restore some of the character and return the façade to at least how it may have looked at some point in recent history.

As these windows are on the private side of the house it will have no impact on the neighbouring properties or the aesthetics from public spaces. It will also fit better into the overall setting when compared with the remaining casement windows present in the adjoining cottage.

Given that these windows are all modern plain float glass there is no loss of historic fabric by removing the existing. This work is also completely reversible.

4th Bedroom Floor Levelling and Replacement Boards

Currently the floor in the 4th bedroom follows the line of the floor joists and deviates by approximately 100mm over a metre width. The boards are modern pine floor boards.

This deviation in floor proves to be a hindrance to daily use as well as a significant safety issue when people aren't expecting the undulation.

There is also no real need to keep it this way as the floor has been replaced with modern floor boards in the past. It therefore doesn't add any real character to the building and was probably intended to be carpeted only.

Replacement with new wide oak boards would be more in keeping with a building of this type.

As the levelling wedges will be applied to the existing joists and the floorboards are contemporary pine there will be no loss of historic fabric.

Wooden Guttering

The addition of wooden guttering and forged hangers should improve the setting and make the building more in line with it's neighbours.

This should enhance the character of the building itself as well as the overall setting of the surrounding area.

Small holes will have to be drilled into the wall tops, but these will aim to be into joints rather than stones where possible.

Solar Panels

In this day and age there is continual government pressure and legislation to encourage the use of greener energy alternatives. From an individual conscious perspective everyone should try and improve energy efficiency wherever possible.

The addition of solar panels to the modern extension flat roof to the rear of the property should be shielded from ground view by the parapet wall around the top of the extension. It should therefore have minimal visual impact from most views, other than perhaps the upstairs bedrooms. Normally this would be difficult from an aesthetic perspective from both a listed building and personal acceptance perspective. In this particular instance though we believe this is an acceptable compromise given they will be on a modern extension and hidden behind a parapet wall.

As these are on the modern extension roof there will be no loss of historic fabric. This work is also completely reversible.

Lewden Farm Listed Building Consent Proposal

The following additional information tries to give more detail around the various elements of the listed building proposal for Lewden Farm. It includes photos of areas affected by the various proposal elements to try and give a clearer picture of what is being requested.

This information should also be used in conjunction with the other documents in this proposal such as the;

- Design and Access Statement
- Heritage Statement

As well as the attached plans and elevations document

List of Proposed Work

- Garden room French door replacement
- Garden room small window replacement
- Replacement of fixed pane windows with steel casement openers and double glazed panes
- Addition of internal door between Living Room and Kitchen
- 4th bedroom floor levelling and replacement with oak boards
- Addition of solar panels to extension roof
- Replacement of Guttering

Window Replacement Upgrade Lounge & Dining Room

Currently the windows in the lounge and dining room consist of a single glazed plain float glass pane fixed directly into the stone mullioned windows.

This doesn't allow any ventilation into the room or means of escape in the event of a fire.

These are also very inefficient from an energy perspective

Proposal

Replace half of the windows with steel casement opening double glazed windows. These would be Crittall steel units that match the remaining openers upstairs. The remaining fixed single glazed panels to be replaced with double glazed panels, again directly into the stone mullion frames.

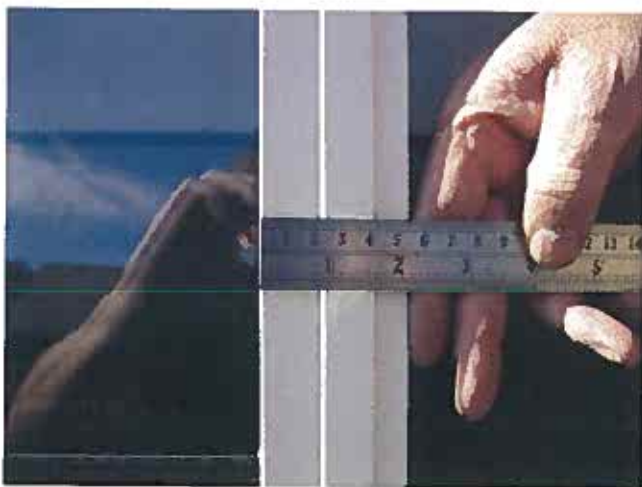
In all instances the opening windows would be the outer panes so as to provide a balance and match with upstairs.

Speaking with the Crittall supplier he explained that the double glazed option is available that only adds 5mm to the framing on each side (To hide the glazing bar). These are the same units currently being installed in Barnsley Town Hall.

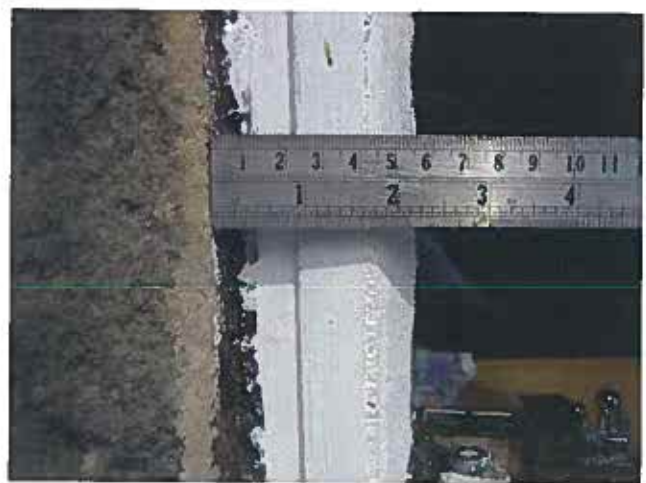
It is therefore proposed that this would be the most sensible approach if appropriate.

If double glazing is deemed not to be appropriate we would still like to install opening Crittall steel frame single glazed unit in half of the panes.

The following photos try to better illustrate the proposal:



Crittall Double Glazed Framing



Existing Steel Casement Framing



Sample of Proposed Double glazed Crittall Casement (Note: sample is leaded whereas proposal is for plain panel)



Existing Dining Room Windows



Existing Lounge Windows



Existing facade



New proposed casement windows shown as white and red rectangles

Window Replacement Upgrade 3rd & 4th Bedrooms

Currently in each of the 3rd and 4th bedrooms there is a single steel framed single glazed Crittall opening window and single glazed plain float glass panes fixed directly into the stone mullioned windows of the remaining apertures.

Proposal

Replace the current opening windows with steel casement opening double glazed windows. These would be Crittall steel units that match the current existing ones, but with a double glazed panel. The remaining fixed single glazed panels to be replaced with double glazed panels, again directly into the stone mullion frames.

See previous point for explanation around Crittall double glazed units.



3rd Bedroom Current casement



4th Bedroom Current Casement



Current Façade Showing 3rd and 4th Bedroom Windows

Window Replacement Upgrade Stair Windows

Currently the windows half way up the stairs under the cat slide elevation consist of two single glazed plain float glass panes fixed directly into the stone mullioned window apertures.

Proposal

The fixed single glazed panels to be replaced with double glazed panels, again directly into the stone mullion frames.



Windows in question shown to right of picture under Cat Slide roof

Garden Room French Door replacement

Currently the garden room has twin timber French doors with 10 double glazed panels per door.

The Garden room is a modern extension built around 2002 with appropriate planning and listed building consent.

Proposal

Replace the doors with timber French doors with a single double glazed panel per door in order to minimise framing.



Current Modern Extension French Doors



Illustration Showing Proposed Single Panels Per Door

Garden Room Small Window Replacement

Currently the garden room has a smaller window to the side that used to serve the shower room, prior to an internal re-configuration. The Garden room is a modern extension built around 2002 with appropriate planning and listed building consent.

Proposal

It is proposed to change the small window to a larger window the same as the adjacent. This will let more light into the room and improve the view into the garden.



Current small window



Representation of proposed change to larger window

Internal Door Between Living Room and Kitchen

Currently there is no door between the living room and Kitchen.

Proposal

Add a new door between the living room and kitchen.

This will be the same door type as the other modern pine ones in the room, with a wooden panel at the bottom and glazed panels to the top.

The door frame will need to be attached to the stone wall aperture with every effort made to attach into the joints rather than the stone. The timber surround will be scribed to fit the contour of the stone.



Current Doorway Between Kitchen & Living Room



Dining Room to Living Room Door Illustrating Proposed Style for New Door

4th Bedroom Floor levelling and replacement with Oak boards

Currently the 4th Bedroom (office) floor is not level and deviates by approx. 80mm over a distance of 1m, across the width of the room. The floor boards are modern (i.e. same as could be bought in any DIY shop) and presumed pine.

Proposal

Replace the existing pine boards with Oak boards in a finish in keeping with the original boards in other parts of the house (i.e. wide and a character grade).



Current 3rd Bedroom Floor Illustrating Slope



Current 4th Bedroom Floor Illustrating Slope and Modern Floor Boards

Addition of Solar Panels to Extension roof

Addition of solar panels to the flat roof on the modern garden room extension. These would sit behind the parapet minimising the visual impact from anywhere apart from the bedroom windows.



Modern Extension With Flat Roof and Parapet as Proposed Solar Panel Location



Photo Showing Flat Roof and Extent of Parapet

Replacement of Guttering

Currently plastic guttering is employed all around the house. This is mounted on timber blocks to give appropriate offset from the wall. Downpipes are plastic.

All other properties in neighbouring area as well as the recent garage utilise; timber gutter, traditional forged hanger brackets and plastic downpipes.

Original forged hangers remain on some parts of the building

Proposal

Replace blocks with forged hanger brackets

Replace guttering with traditional wood



Current Plastic Guttering Supported on Crude Wooden Blocks



Wooden Guttering and Metal Brackets Shown On Garage



Lewden Farm Planning Statement

The following document should be used in conjunction with other attached documents; most specifically the one entitled 'Lewden Farm Listed Building Request Proposal'. This outlines the plans in more detail as well as including all relevant photos.

Existing Setting

Lewden Farm is a 17th Century Farmhouse located in a small hamlet of other dwellings consisting primarily of the converted associated farm buildings. None of the buildings still function as a farm. The hamlet is surrounded by farm/ paddock land but easily accessible by local roads and nearby villages.

The buildings are general constructed of local sandstone with either stone slates or slate roofs. Most are two storeys with some conversions into the loft space. Roads are tarmacadam with; drives, patios and paths block paved.

The farmhouse itself is semi-detached to the adjoining cottage. Historically these would have formed a single dwelling but have been divided at some point in the past. Other buildings are either detached or semi-detached.

Impact of Proposal to Existing Setting

There are several elements of the application that may affect the existing setting:-

- Additional of solar panels
- Window Replacement with steel casements
- Guttering

The solar panels will be installed on the modern extension flat roof behind the parapet perimeter. There should be minimal visual impact from the ground.

The replacement of some of the fixed window panes with opening steel casement windows will make that façade of the building more in keeping with how it would have been historically. It will also be a better visual fit for the remaining existing casements in the upstairs bedroom on that elevation of the building. This approach also aligns visually with the remaining steel casements in the adjoining cottage.

The replacement of plastic guttering supported on wooden blocks will improve the aesthetic nature of the building as well as well as conforming to all the other adjacent properties.

Design Approach

French Doors

The French doors will be replaced with comparable units, with a wooden frames and double glazed panels. In order to minimise framing the panes will single units rather than eight individual panels in each door.

Garden Room Small Window Replacement

The replacement of the small window in the garden room that used to be part of the shower room should be more in keeping with what you'd expect to find now the interior layout has been altered. It will improve the natural light into the room and the view to the outside.

The proposed window will match the adjacent window on the elevation.

Internal Door Between Living Room & Kitchen

An internal door between the living room and kitchen inserted into the current stone aperture will prevent noise and odour emanating from the kitchen. The door will be stained pine and glass exactly the same as the other doors in the ground floor living spaces.

This will also improve fire safety by the separation of these two living spaces.

It will improve sound isolation from between the generally noisy kitchen and the more formal living space.

Living Room, Dining Room, 3rd & 4th bedroom Window Replacement

The windows in the highlighted rooms will be replaced with steel casement double glazed windows. These casement windows will be comparable with the existing remaining in the highlighted bedrooms, as well as the steel casements still present in the adjoining cottage. The glazing will be double glazed in order to try and minimised environmental impact through heat loss. These double glazed units add minimal extra framing (5mm) to the units so make no noticeable difference to the comparable single glazed units.

Some of the current windows in the building and surrounding buildings have been replaced with timber, but the framing is large and would be inappropriate for the narrow apertures in the stone mullioned windows.

These units will also be similar to the steel double glazed casement ones being installed in the Listed Barnsley Town Hall.



Levelling of 4th Bedroom Floor

Currently the floor in the 4th bedroom follows the line of the floor joists and deviates by approximately 100mm over a metre width. The boards are modern pine floor boards.

This deviation in floor proves to be a hindrance to daily use as well as a significant safety issue when people aren't expecting it.

There is also no real need to keep it this way as the floor has been replaced with modern floor boards in the past. It therefore doesn't add any real character to the building.

Replacement with new wide oak boards would be more in keeping with a building of this type.

Levelling wedges will be applied to the existing joists to bring the top back to level.

Guttering

The existing plastic guttering mounted on wooden blocks will be replaced with wooden guttering on forged brackets. Plastic downpipes will be replaced with cast downpipes.

These changes are more in keeping with what would be expected on a building of this period. It also reflects the approach on most of the adjacent buildings in the location.

Solar Panels

The addition of solar panels is proposed on the modern extension flat roof so as not to impose on the historical stone roof of the main building. Although the panels will be angled slightly, the parapet around the top of the extension should shield them from view from ground level.

Environmental Management

The proposal includes:-

- The conversion of remaining single glazed windows to double glazed windows in order to improve the thermal efficiency of the property.
- The option of installing solar panels in order to make the property more energy self-sufficient.

Privacy

The proposal makes no alteration to the access arrangements to the site.

The proposal for the addition of solar panels would site them on the modern extension flat roof behind a perimeter wall. These shouldn't create a significant visual impact from the ground and shouldn't be visible from neighbouring properties.

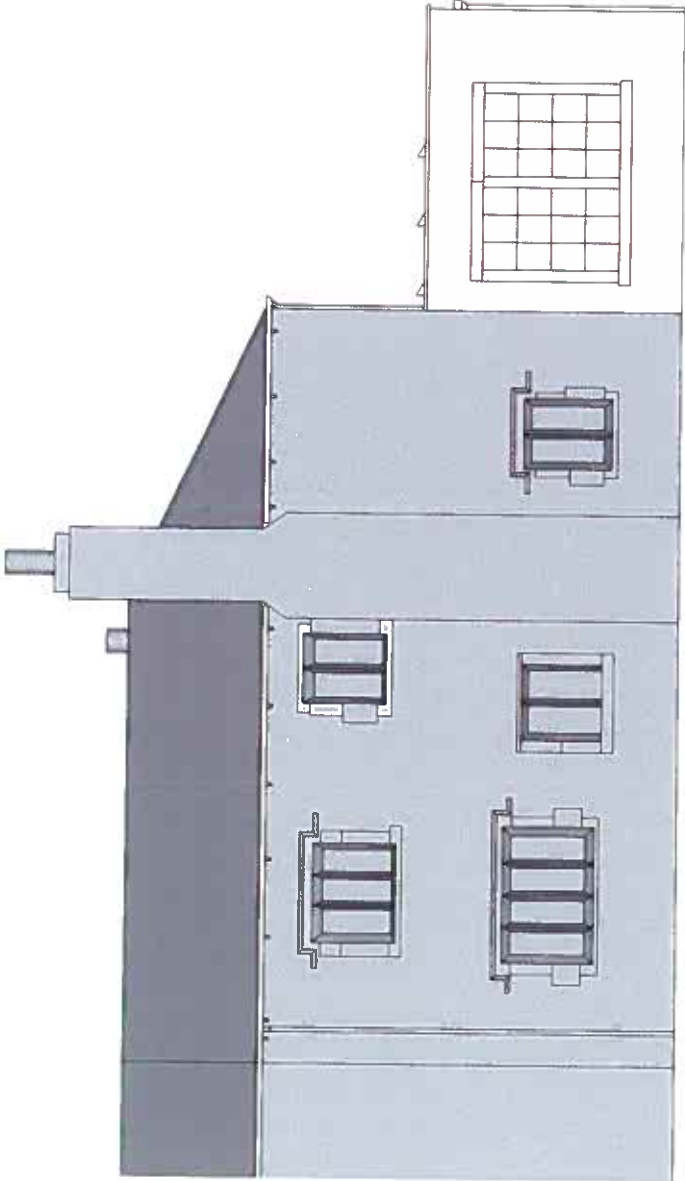
Access

The proposal doesn't make any changes to external access to the property or any fundamental changes to the internal access and layout. It does however make a couple of access improvements in the following manner:-

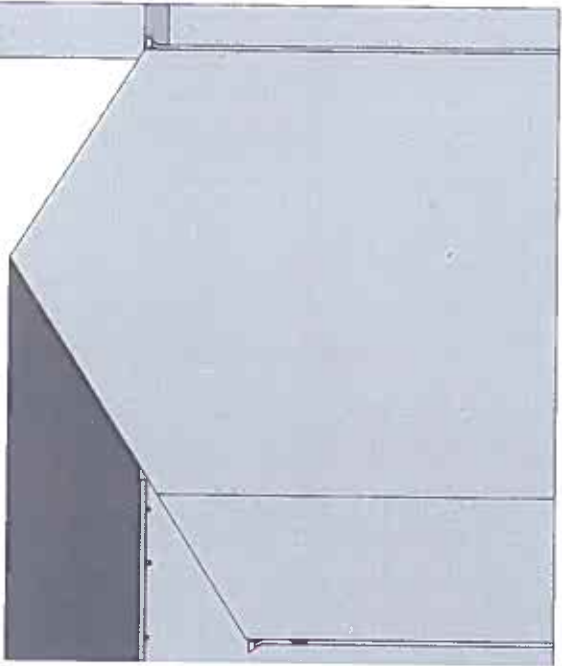
- The addition of opening windows in the lounge and dining room (Currently there are no opening windows) will improve emergency exit potential from the down stairs living space in the event of a fire.
- The floor levelling in the 4th bedroom. Currently there is around a 10cm variation of floor level over a metre section of floor. This is currently a hazard for; small children, the elderly and people with disabilities. Bringing the floor to a consistent and expected level will remove this danger.

Lewden Farm Proposed Elevations

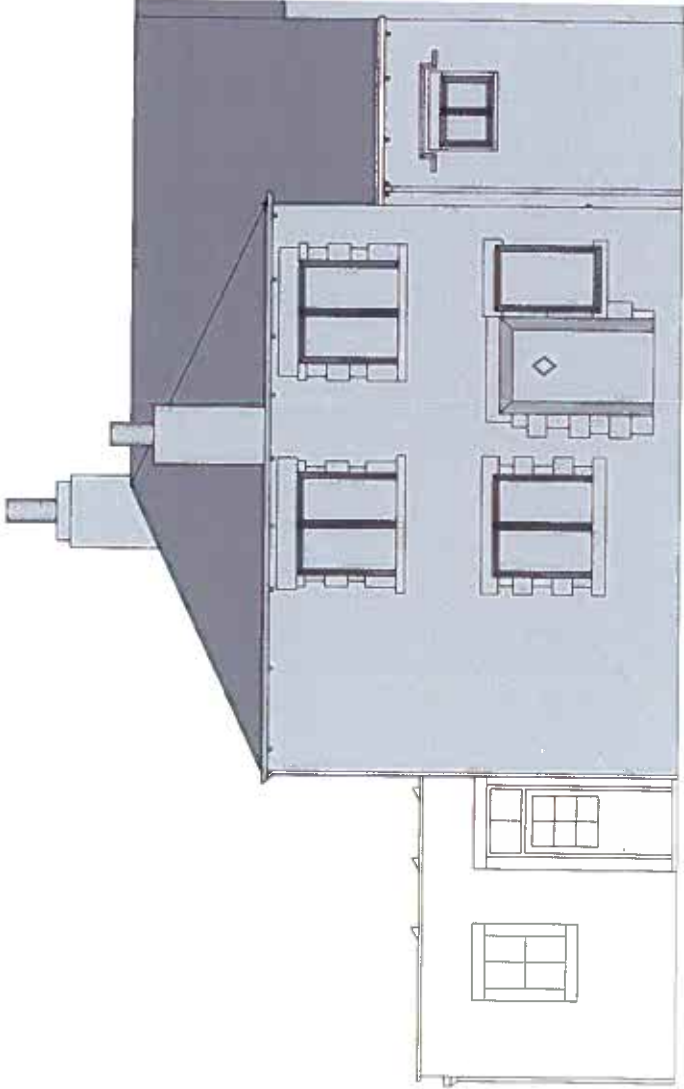
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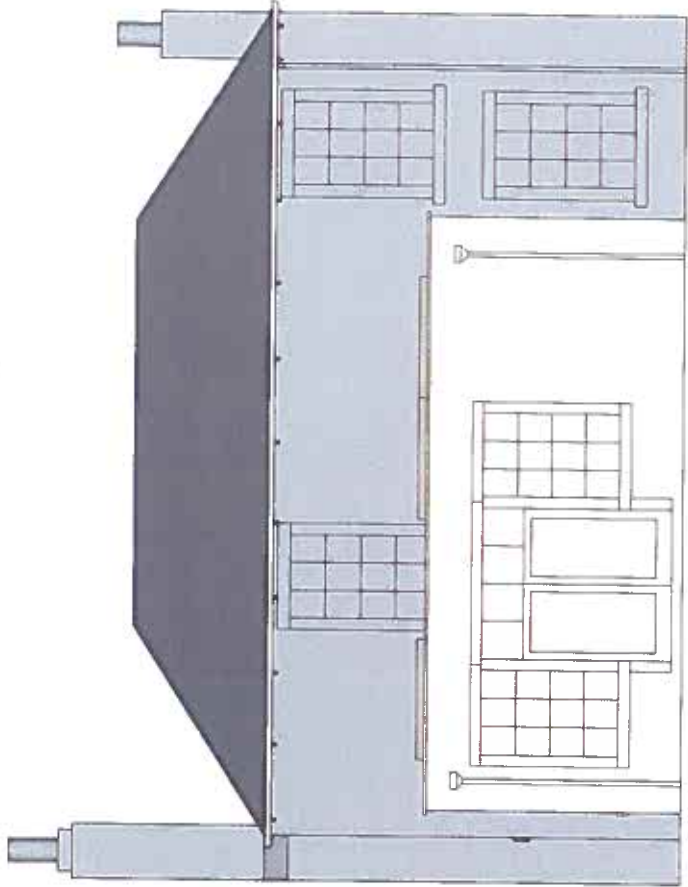
Proposed Back Elevation



Proposed/ Existing Side Elevation

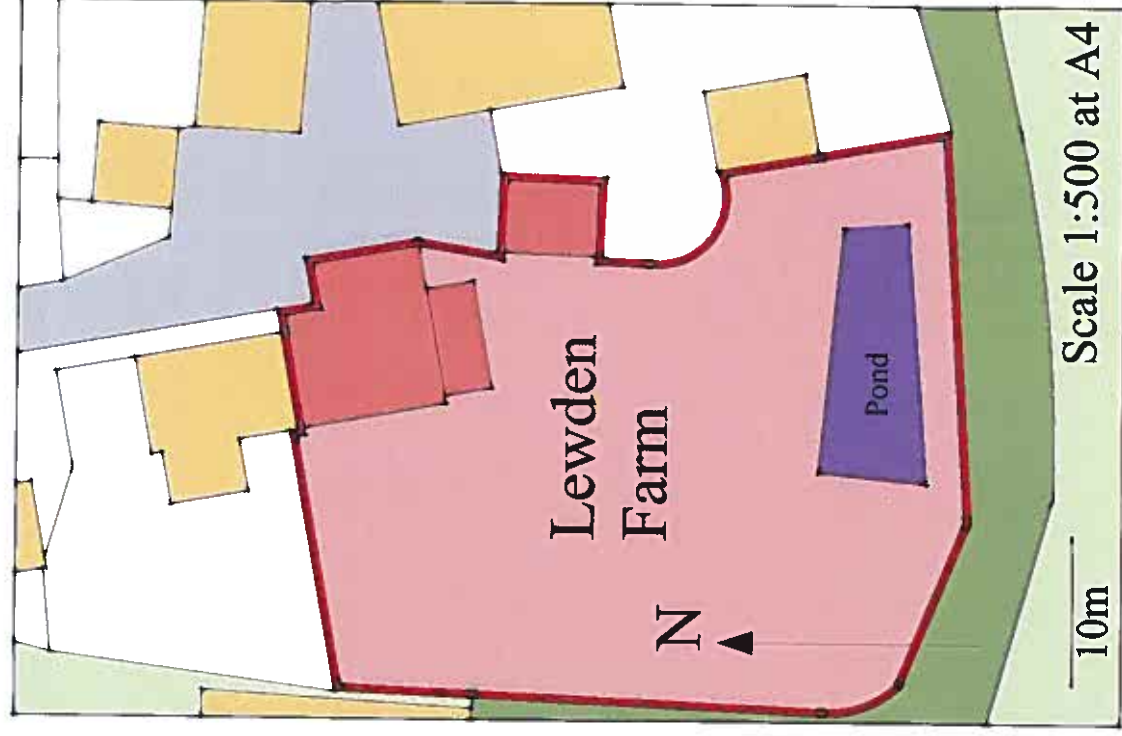


Proposed Front Elevation



Proposed Side Elevation

Lewden Farm Site Plan



Lewden Farm Location Plan



