

Heritage Impact Assessment

Project – 29 Haigh Lane, Demolition of existing building in the Hoylandswaine Conservation Area and construction of a two story detached dwelling

Date 25/01/15

Introduction

This statement provides an assessment of the viability and merits of keeping and converting the existing building, as opposed to it's demolition as part of the application to build a new two story detached house.

Justification for Demolition

The existing rendered building dates back to the 1850's and was originally a two section farm house. A one story extension was added to the back of the property, which was later raised into a two story flat roofed structure. At some point the front section was converted into a village shop which was closed in the late 1990's; the property has stood redundant for a number of years and has fallen into a state of disrepair.

The whole of the exterior building is rendered, the original traditional roofs on both parts of the existing building have been fully replaced over the years. In approximately 1940, both roofs were replaced with newer 9x4 timber purlins and 3x2 timbers under a slate roof. In approximately 1970, the slate roof tiles were again replaced with concrete tiles. There is a large crack on the external of the back wall belonging to the flat roofed extension. There are no stone lintels or sills to any of the windows and all windows are white PVC windows. While the exterior has only been maintained to a minimum the internal area has been gutted and remodelled over the years to such a degree that none of the original interior exists. There are no existing fire places/surrounds that can be restored, no original beams/ceilings or floorings. No covings or wall coverings, there is nothing within the interior of any historic or architectural merit which can be proved from the photos attached in appendix a. The present building is suffering from problems arising from damp due to numerous alterations with 9 inch solid wall extensions and damp from below ground.

We have searched the internet for any reference to the property and nothing of interest has been found. We have checked the archives of the local S36 magazine and the only historic reference for Hoylandswaine is the painting in the local church.

In Conclusion

Based on the justifications above, we propose to demolish the existing building and re-build a new thermally efficient two story detached house. The general shape and size of the new house will remain similar to the current property and the exterior will reflect similar properties in the area.

Appendix A

Kitchen





Down stairs toilet



Downstairs hall way



Lounge



Shop



Upstairs landing



Bedroom 1





Bedroom 2



Bedroom 3



Bathroom

