

Heritage Impact Assessment.

Proposed extension at
Lower Maythorn Barn, Lower Maythorne Lane,
Hepworth HD9 7TW.

May 2025.

Heritage Impact Assessment.

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1.0 Context.

This statement has been prepared to accompany planning and listed building applications for a domestic extension at Lower Maythorne Barn, Lower Maythorne Lane, Hepworth HD9 7TW.

The dwelling is a listed building and the application site is within green belt as defined in Barnsley MBC Local Plan.

Lower Maythorne Barn was previously two dwellings and in 2005 permission was granted to combine numbers 1 and 2 into a single dwelling.

The proposal is to erect a single storey pitched roof extension to the south facing gable end.

2.0 Scale, appearance and layout.

The footprint of the existing dwelling is quite large measures approximately 20.5m x 13m.

The height to the eaves from ground level varies from 2.3m to 4.0m due to the external ground levels.

The ridge height is approximately

The proposal is to extend on top of the existing lean to at first floor level by 3.0m.

The ridge height is approximately 8.0m above ground level.

The walls are natural coursed stone with stone quoin corners and stone window surrounds. The roof covering is natural stone slate.

The proposed extension will be a scaled down version of the host dwelling in terms of footprint and roof form and has been positioned so as not to impact on all but one of the existing windows and stone quoin corners.

The footprint of the extension is 6.0m wide x 5.0m deep with eaves and ridge heights of 2.4m and 3.9m respectively.

The walls will be reclaimed natural coursed stone with timber windows and doors and reclaimed natural stone slate roof covering with dark grey patent glazed lights.

The layout of the site remains generally as existing and the extension does not impact on the outside amenity space.

The purpose of the extension is explained within a separate statement prepared by the applicant.

3.0 Heritage Impact.

The existing dwelling was listed in 1986 and the official description is as follows:

SE10NE DUNFORD LOWER MAYTHORN LANE (south side), Hepworth 1/15 Barn at Lower Maythorn Farm GV II Barn. Late C17. Coursed, squared rubble. Stone slate roof. Five internal bays. Aisle to front and smaller aisle to rear. Quoins. Square-headed cart entrance (full height) with chamfered surround, to centre bay. To each side of this are 2 Tudor-arched entrances, and small chamfered vents. Gable coping to right. Moulded kneelers. Central cart-entry to rear. Left gable is built into bank and has high-level chamfered doorway. Interior: 4 king-post trusses with Struts, braced to ridge. Arcade posts, on padstones, are braced to tie-beams, and have lifting holes. Aisle-ties to front only. Purlins, rafters and battens all intact. An ornamental tablet, probably reset (possibly from farmhouse q.v.), within the main doorway reads: "RM 1691"

The appearance of the existing dwelling and proposed extension are described in section 2 above.

The massing of the existing building is quite large and, as previously stated, the proposed extension is a scaled down version of this (less than 7% in volume

terms) and so fits well aesthetically and does not impact on the visual appearance of the host building.

The existing gable and its features remain dominant and the proposed materials will match those existing so there is very little impact on the host building.

Historically, it is very common for outrigger type 'add ons' to be built on rural buildings and the proposed extension typifies that theme.

Appendix A
Photos.









Appendix B

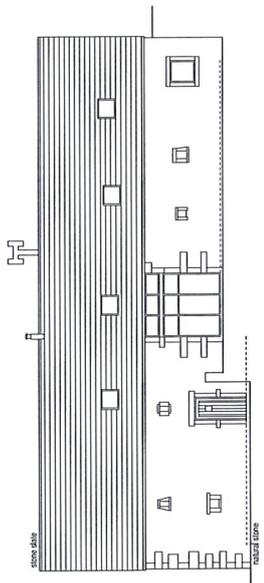
Drawings.

4m
8m
16m
32m
64m
128m

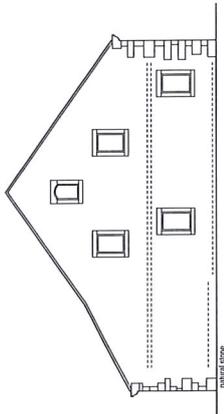
Scale 1:50
Scale 1:100
Scale 1:200
Scale 1:500
Scale 1:1250

(When in scale of proposed plan bar = 8m)

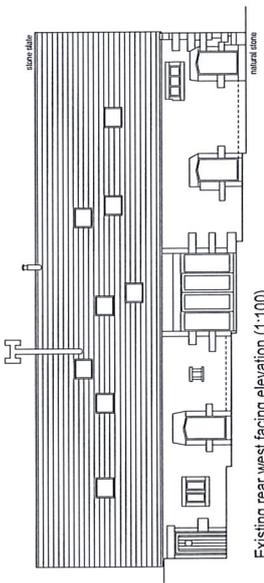
Notes:
1. We accept no responsibility for construction.
2. Contractor to pay particular attention to pitch of roof and headroom of stairs.
3. Any discrepancies to be reported to Coine Valley Design.



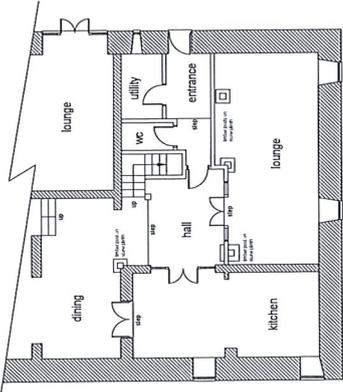
Existing front east facing elevation (1:100)



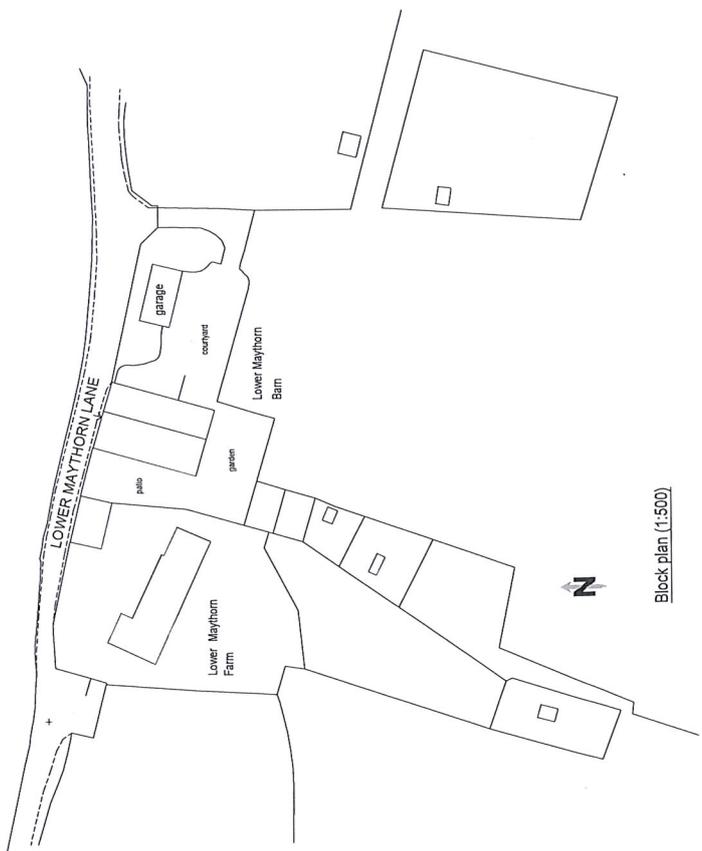
Existing side south facing elevation (1:100)



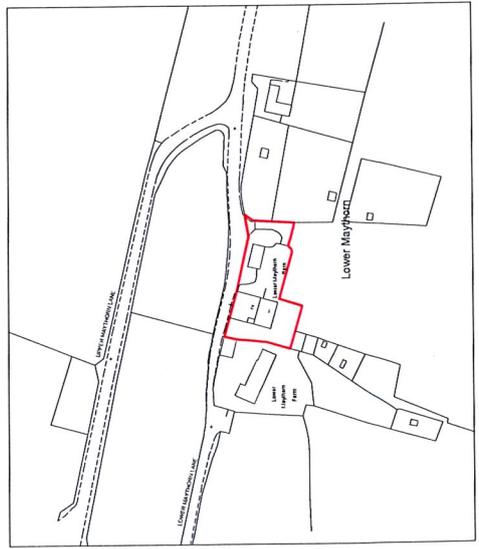
Existing rear west facing elevation (1:100)



Existing ground floor layout (1:100)



Block plan (1:500)



Location plan (1:1250)



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Kilnwood Lane
Salford
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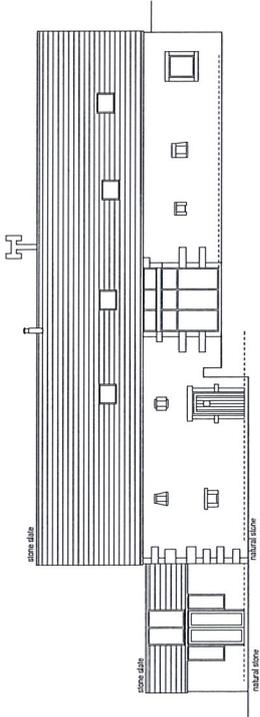
Practising C.A. Architect

Project	Proposed extension.
For	Mr R. Pieske.
Address	Lower Maythorne Barn Lower Maythorne Lane Hepworth HDS 7TW.
Title	Existing layouts and elevations.
Job No.	25 J 12.
Drawing number	01.
Date	April 2025.

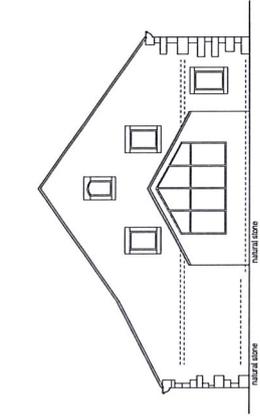
An
 Scale: 1:50
 Bm
 Scale: 1:100
 Cm
 Scale: 1:500
 Dm
 Scale: 1:1000
 100m

Note:
 1. Setting out to be the responsibility of contractor.
 2. All dimensions to be taken from the finished ground level.
 3. Any discrepancies to be reported to Goine Valley Design.

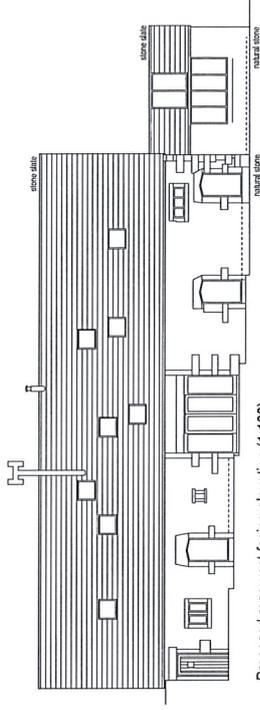
(When to scale of original plan bar 1:50m)



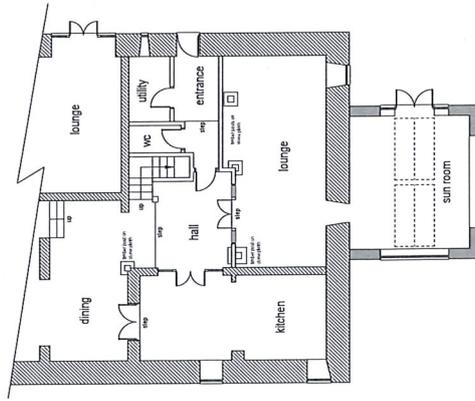
Proposed front east facing elevation (1:100)



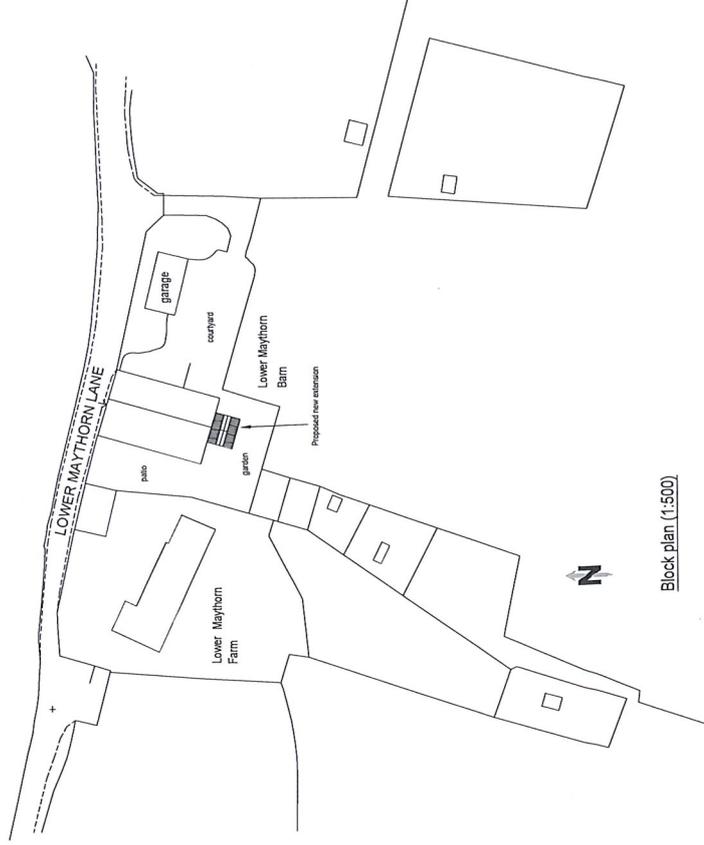
Proposed side south facing elevation (1:100)



Proposed rear west facing elevation (1:100)



Proposed ground floor layout (1:100)



Block plan (1:1500)



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Project
 Proposed extension.

For
 Mr R. Pleske.

Address
 Lower Maythorn Barn
 Lower Maythorn Lane
 Hepworth
 HD9 7TW.

Title
 Proposed layouts and elevations.

Job No. 25 J 12.
 Drawing number 02.
 Date April 2025.