Heritage Statement

BMBC
CORPORATE MAIL ROOM
P+T DM
NOCHQ
13 JUL 2015
Received by:
ORIGINAL COPY

Far Broad Oak Farmhouse
Broad Oak Lane
Gunthwaite
Penistone
S36 7GE

Proposed re-instatement of door to front elevation of Farmhouse

Prepared by
Shelli Kilner Broad Oak Lane
Gunthwaite
Penistone
S36 7GE

Tel: 07769 154770

Email: kilner.shelli@yahoo.com

Heritage Statement

Background:-

Far Broad Oak Farmhouse, Gunthwaite and Ingbirchworth

Description: Far Broad Oak Farmhouse
Grade: II
Date Listed: 21 July 1986
English Heritage Building ID: 333806

OS Grid Reference: SE2475206638
OS Grid Coordinates: 424752, 406638
Latitude/Longitude: 53.5558, -1.6278

On or after 26th April 1984 the door was removed and filled in by a previous occupant.

The photograph (Photograph 1) below shows this in detail as at 26th April 1984, the present occupants purchased this photograph very recently to show this and are keen to re-instate the property as was.

SE20NW GUNTHWAITE AND INGBIRCHWORTH BROAD OAK LANE
(East side),
Gunthwaite
2/26 Far Broad Oak
Farmhouse
II
Farmhouse. Mid C18. Squared, coursed rubble, Welsh slate roof. L-shaped plan.

Two storeys, 3 bays with wing to rear left. Symmetrical facade: chamfered plinth; quoins; central doorway with chamfered surround; one 3-light, flat-faced recessed Mullion window to left and right, both floors, and one similar central 2-light Window to 1st floor. Band between floors. Square-cut gable copings on moulded kneelers. Good ashlar stack with moulded cornice to right gable. Rear: 3- and 2-light windows as before. To right the wing has a good entrance as front and 2 good ashlar stacks as before.
Listing NGR: SE2475206638

Photograph 1



Existing door as per photograph taken April 1984

Lintel still in place as per photograph 2

The Farmhouse still has the existing lintel externally and the door recess internally which as stands currently is a window.

The two photos below highlight this.

Photograph 2



This photo shows the window which currently holds the position of the door which is shown on picture 1 above. The Lintel and some of the stone can still clearly be seen on this photograph which originally surrounding the existing door it is the current owners full intention to ensure that this stone is used in the re-instatement of the door and any stone which needs removing will be done with the upmost care

by professional builders Littlewoods and sons who are a local based firm from Lower Cumberworth, Huddersfield, Any stone purchased or required will be purchased from KMS of Huddersfield who have an excellent reputation for re-claimed stone which will be in line with the current stone, this is a measure put in place but is unlikely to be needed as the existing should not be damaged nor additional stone be required given it is a door so the anticipation is there will be stone left which will be used to create walls at either side of the path to the door.

Photograph 3



As described this is the recess which is still clearly in place which would have formerly been the doorwav

The window sill would be removed to accommodate the return of the door

This photograph (photograph 3) clearly shows the internal recess which is still in place in the current kitchen of the farmhouse and it is apparent that little works will be needed to re-instate the door in this area other than removal of the window and a window sill which were additions when the door was removed on or after April 1984.

Photograph 4



This photo (Photograph 4) shows the door which will be installed, this door is solid oak frame with solid oak door it is made from oak taken from sustainable stocks in England.

The dimensions of the door are 6'6 x 2'9, Construction - Door 57mm and thickness of boards approx. 19mm - 22mm with random width beaded tongue and construction – Door 57mm and the thickness of boards approx. 19mm – 22mm with random width beaded tongue and groove. Frame 97mm x 70mm. The door is fitted into the frame, with stainless steel bearing hinges, double draft excluded, five lever lock and five lever dead lock to bottom door.

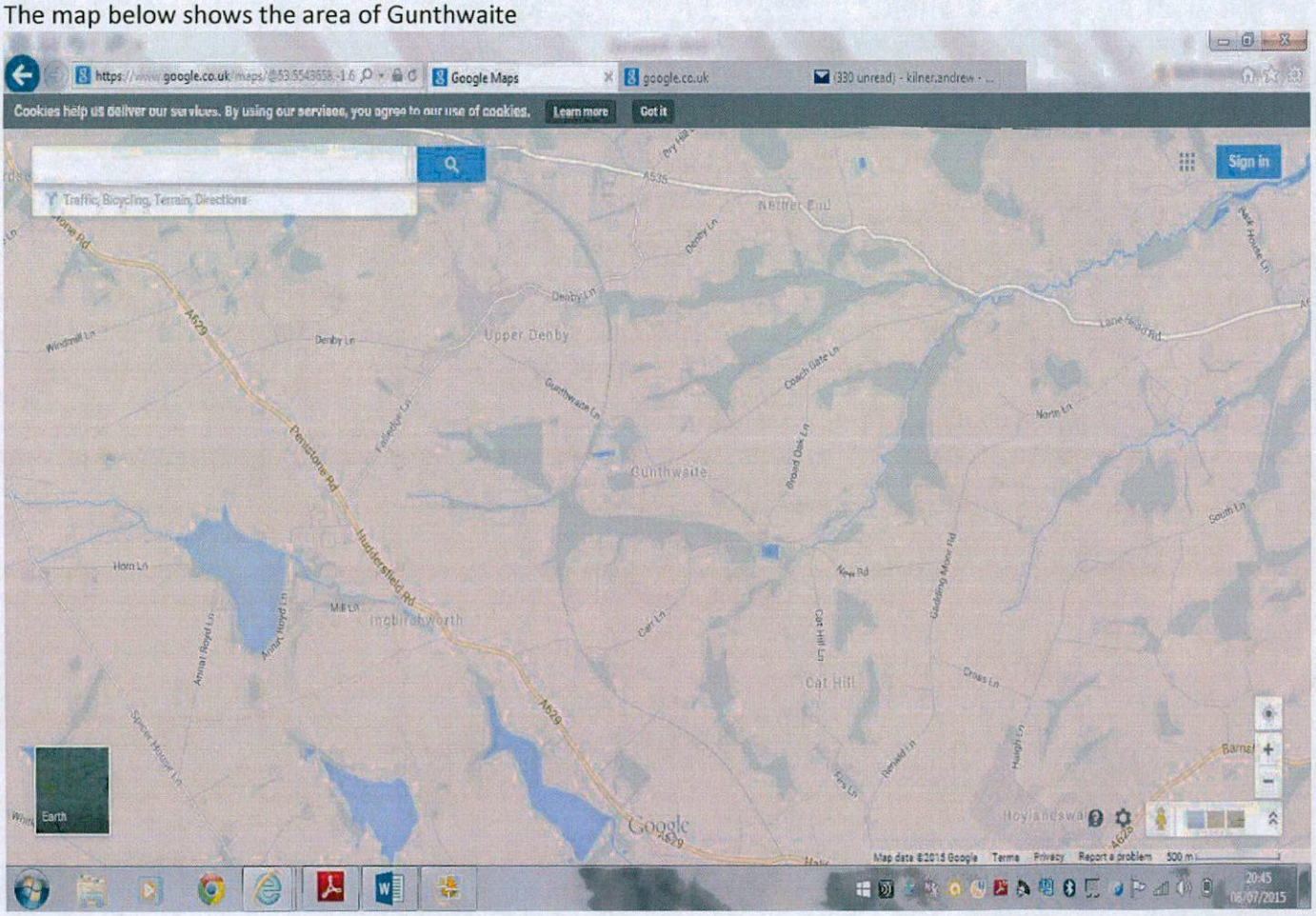
Fitted with 24mm sealed units filled with Argon gas bringing them well within current building regulations.

Village & Location

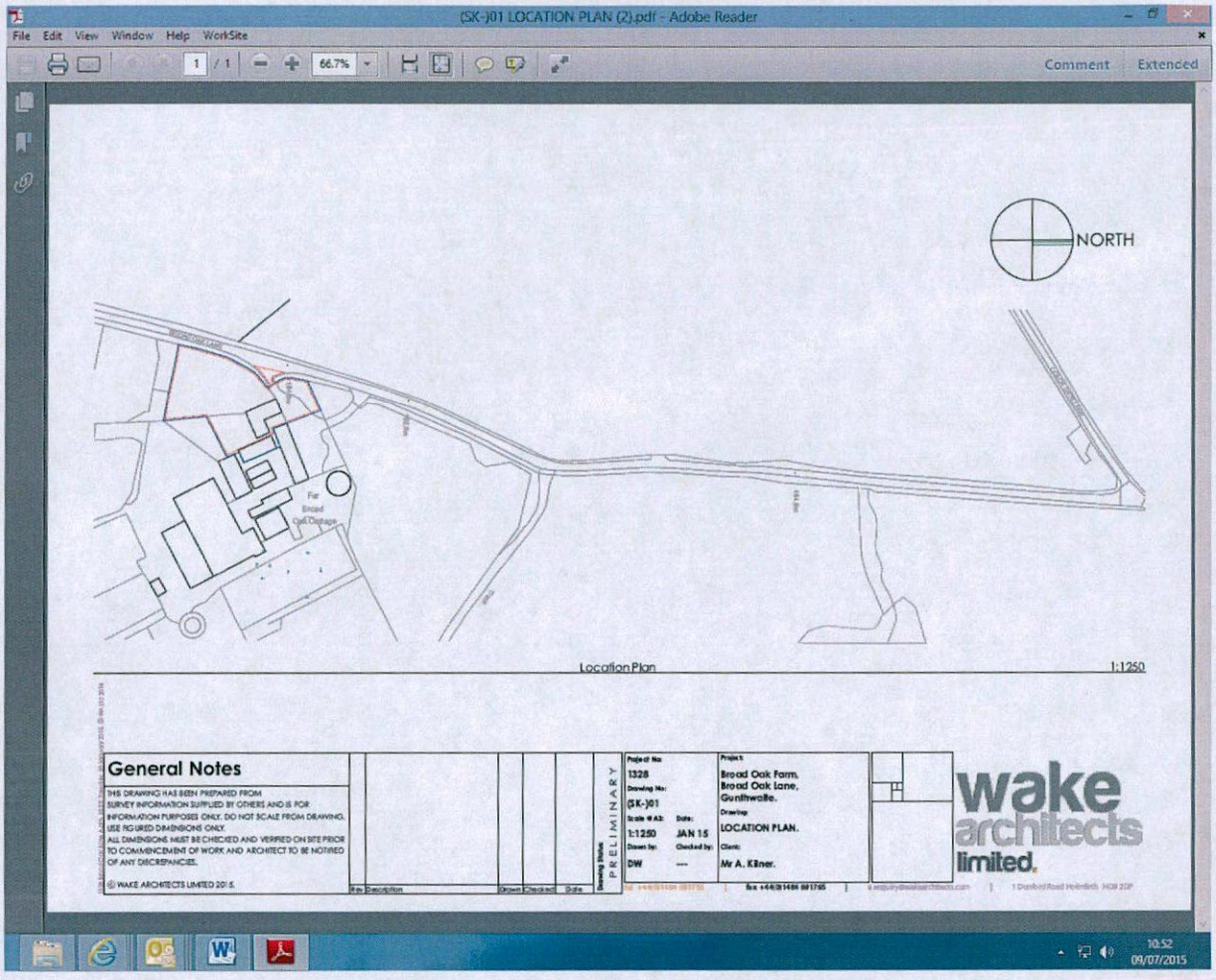
Far Broadoak Farmhouse, sits within the community of Gunthwaite on Broadoak Lane surrounded by green belt it occupies a position next to Broadoak Farm and Gunthwaite Equestrian yard. On Broad Oak Lane there are a further 2 properties a barn conversion and a Farmhouse which are a few hundred meters within Far Broadoak Farmhouse. Far Broadoak Farmhouse is approximately 300 years old dating back to

Map of Area

The map below shows the area of Gunthwaite



The plan below outlines in red the property



Heritage Assets Affected

During the works there will be no damage to and heritage assets; there will be no impact of any significance. The relevant historic environment record has been consulted and the listed building notification has been checked and there will be no significant works carried out to effect the makeup internally or externally in the re-instatement of the door previously removed.

The application site

The application site is located within the village of Gunthwaite, is situated almost 8 miles north of Barnsley Town. The village has developed from Gunthwaite & Ingbirchworth. The application site is also located within the Conservation Area between Upper Denby and Ingbirchworth which was designated by Kirklees and Barnsley Council.

There will be no damage to landscape, trees or planting within the works applied for in the Listed Building Consent application and the current occupants are looking to re-instate the true definition and look of the property pre the removal of the door to the front elevation of the property.