Design & Access Statement

Job no.	3357
Job title	Jowett House Farm Dovecot, Cawthorne, Barnsley, S75 4AS Repair and Conversion to Living Accommodation
Date	June 2020

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This Statement must be read in conjunction with the full planning application documents and drawings. Illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

1.0 Design

1.01 Background

The application is made in order to bring a redundant Grade II listed building back into beneficial use as a living accommodation. This represents an opportunity to secure a viable use for the Dovecot and a suitable means of providing for its ongoing repair and maintenance, consistent with its long-term conservation, as endorsed by paragraph 192 of the National Planning Policy Framework.

Fabric improvements will be made with the insulation of the roof, walls and floor, along with measures to weather-seal the property. Works include damp proofing to the ground floor, the addition of a roofing membrane, and new timber window frames and doors. This will prevent further water ingress into the property and protect existing timber beams from further elemental damage. Insulated dry-lining of the walls will overcome heat loss and damp problems to ensure the property is habitable; and is a wall treatment that can be readily reversed in the future without lasting damage to existing fabric.

Subject to further detailed design work, heating will be provided by underfloor heating, a discrete method of heating which will leave walls clear of pipe runs and radiators.

The external steps on the East elevation, which are in a poor state of repair will be repaired and rebuilt using existing materials, with new matching stones as required to preserve the character and appearance of the building.

1.02 Context

The Dovecote is Grade II listed (list entry 1151789) and forms part of a collection of farm buildings. These include the Grade II listed Jowett House and adjoining Cottage (list entry 1286745) dated 1690 with subsequent partial rebuilds, and Jowett House Farmhouse (list entry 1314731) dating back to 1633.

Aerial photo of Jowett House Farm

The Dovecot is a late 18th century three-storey structure, built in coursed squared rubble with quoin stones, and an upper storey in red brick (which may have been a later addition). The brick upper storey sits on a 3-course brick band.

The North gable, and East elevation of the Dovecot, with Jowett House beyond

The principal North gable elevation has an elliptical-arched cart entrance which has been partly bricked-up. There is also a bricked-up opening at second floor.

The West elevation has stone steps in disrepair from ground to a doorway at first floor, with a makeshift non-period door.

The rear South gable elevation has adjoining brick boundary walls either side. There is a small casement window at ground floor, a mullioned pair of casement windows at first floor (which are also barred), and a barred window opening at second floor level which is open to the elements.

The East elevation has a window opening at second floor level which is barred, but otherwise open to the elements.

The Ground floor interior is partly paved with flag stones. There are two timber floor beams over supporting the first floor. The first and second floors are finished with lime ash flooring on timber joists, and are in poor condition with evidence of rot and woodworm. All four walls at second floor level are lined with numerous nesting niches, and have oversailing brick perches. There is a single timber open truss, which is original, with mid-span purlins. The roof is construction consists of stone slates, on timber laths and timber rafters. The gutters are in timber.

The walls and roof are generally in good condition, but the upper floors have deteriorated from exposure to the elements.

Nesting niches at second floor level, and the original roof truss

The South gable elevation, with Jowett House Farm beyond

The South gable, and East elevation of the Dovecot, viewed from Jowett House Lane

1.03 Scale

No external additions are proposed – scale remains as existing.

1.04 Landscaping & Setting

There are no proposed external works or alterations to the existing landscaping, other than to connect the foul drainage to an existing sewer.

1.05 Appearance

The aim of the proposal is to repair and convert the existing building to make it suitable for residential use. Repairs will be made using traditional detailing and methods, utilising existing materials, unless stated otherwise. Where replacement materials are required, careful sourcing of like-for-like materials will be undertaken to ensure appearance and character are maintained. In accordance with Paragraph 102 of the National Planning Policy Framework, the proposed works will sustain and enhance a heritage asset, putting it to a viable use that is consistent with its conservation.

1.06 Amount

There is no proposed increase in the existing floor area.

1.07 Layout

The layout is designed to have minimal impact on the existing character of the building, with stairs positioned to retain existing timber beam positions. Interventions are designed to be 'light touch' and reversible, ensuring the main fabric and character of the building remains unspoilt.

1.08 Access

Access to the small settlement of Jowett House Farm is provided by a small country lane, which leads to New Road and the A635 to nearby Cawthorne. Turning and vehicular parking is available within the yard area.