

Heritage Statement

Alterations to garages, Norcroft Cottages, Cawthorne, S75 4DY

Proposal

The works hereby proposed are for alterations to the walls and roof of garages to allow the installation of a biomass boiler to provide heating and hot water.

Setting

The garages and adjacent cottage are curtilage listed. A grade II listing applies to 2 No. C17 / C18 cottages in close proximity.

Listing

SE 2807 CAWTHORNE NORCROFT LANE (South side)

10/66 Nos 4 & 6 Upper Norcroft Cottages

II

Two cottages. C17 or early C18, altered. Coursed squared stone with quoins. Stone slate roof. Two storeys. Four bays. Both cottages have a quoined entrance with a 2-light double-chamfered window to its right. In each case there is a shared stepped hoodmould, that to left with a spiral stop at left end. Other windows, including the four at first floor level are later insertions. Chamfered gable copings on moulded kneelers to left. Two later brick ridge stacks. Rear: 4 bays of 3-light double-chamfered windows. Quoined entrance between bays 1 & 2 above which the ground floor drip mould rises as a hood. Later door inserted between bays 2 & 3. Square tablet with octagonal blocked opening at high level to right.

Interior: In each case the lobby entrance is against a central stack and both retain a firehood bressumer on posts, arched for the doorway. This is elaborately moulded in the case of the right cottage, but plainer in the left.

Proposal

The existing mono-pitched roof will be replaced with a duo-pitched roof of the same pitch as the adjacent cottage. The existing front elevation will be re-built with new garage door openings of consistent size and at regular spacings.

Materials

The front wall will be built, respectfully of the surrounding buildings, in stone of type, coursing and pointing to match existing making the overall composition of buildings more consistent.

The roof covering to the garage will be corrugated metal sheet in order to retain the subservient character of the garage building.

New garage doors will be of painted timber construction.

Summary

The proposed alterations to the garages are considered to be a vast improvement in terms of their general design and materiality.

They will enhance the overall composition of buildings on the site.

Due to their separation the proposals will not detract from the character of the listed buildings.