



heritage statement

application: Erection of single storey timber framed glazed extension at Shore Hall Farm, Shore Hall Lane, Millhouse Green, Penistone, S36 9LY

client: Mr C & Mrs A Hill

job nr: 22116

date: 09 May 2023

Introduction

This heritage statement has been prepared by **A+DP Architecture+Design Partnership LLP** on the instructions of Mr & Mrs Hill and provides sufficient information to accompany a planning and listed building consent application, for proposed single storey timber framed, glazed extension to the existing west elevation of existing kitchen extension, at Shore Hall Farm, Shore Hall Lane, Millhouse Green, Penistone, S36 9LY. The property is Grade II Listed and lies within the green belt.

Planning permission (2013/0852) and Listed Buildings consent (2013/1083) were granted in August 2013 for the erection of a kitchen extension and associated internal and external alterations, with construction completed in 2015. The applicants are now seeking permission for the erection of a timber framed, largely glazed extension to the west gable of the previous kitchen extension. The proposed extension will provide a dining and family area off the existing kitchen, allowing the kitchen to have an island unit providing much needed additional worktop space.

Use

The property is currently a single private dwelling, this use will not change with the granting of planning permission and Listed Buildings consent for the proposed greenhouse.

Amount, Layout and Scale

The proposed extension has been designed as single storey and will follow on from the existing extension, in order to remain subservient to the original building. It projects from the side of the existing building by approx. 3.5m. The extension floor level will be level with the existing kitchen floor. The proposed extension will be an exposed timber frame with glazing between the frame, with the existing stone slate roof extending out over the new extension and providing a small overhang to the gable end. The timber frame will be painted to match the windows to the existing dwelling. The design will allow the space to have a visual connection with, and open out onto, the properties surrounding land. The transparency of the glazing will also allow views through the extension to the original gable end of the house. The scale of the extension is appropriate to the size of the dwelling and its setting within the site.

Appearance

Traditional materials are to be used in the construction of the extension, all to match with the materials of the existing house. There will be a low level ashlar string course, with the timber Accoya frame sat on this, with glazing between the frame, as shown on the application drawings. The proposed roof is to be surfaced with reclaimed stone slates to match the existing roof (subject to the availability of suitably sized re-claimed stone slates). The timber frame will be painted to match the existing doors and windows. Rainwater goods will be of a traditional profile; ogee profile timber gutters to match and extend from existing and cast iron or upvc "heritage style" rainwater pipes with a black painted finish.

Access

The extension will provide French doors out from the gable end and a side door to the rear of the property. However, the main access to the property will not change by virtue of this application. Vehicular access to the property is also unchanged.

Significance of the Heritage Asset

The proposed development involves erection of a modest extension within the domestic curtilage of Shore Hall Farm, which is a Grade II Listed Building and is therefore a Heritage Asset. The dwelling is part of a small cluster of former farm buildings, which have undergone conversion in the past to form a series of dwellings. It is a link-detached property with an old stone archway attaching it to the neighbouring property. The building is attractive and symmetrical in appearance.

Historic maps show that the site housed a very large barn structure in the past which ran at right angles to the existing farm house, and that the cluster of buildings has gradually changed over a period of time with the barn having gone and a series of much smaller buildings having appeared.

Impact of the proposed development upon significance of the Heritage Asset

The proposed development will have little impact upon the significance of the Heritage Asset. The proposed extension is modest in size and scale and will be constructed largely of glass, allowing this to be seen as a new intervention, which is lightweight and transparent. The traditional detailing and roof covering are all appropriate to the character of the original building. The fabric of the existing building is not being altered by virtue of this application.

The impact on the cluster of farm buildings as a whole will be minimal and the overall amount of building will still be less than when the original barn was standing.

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