**THE GATE HOUSE WINDHILL GATE FARM WINDHILL LANE STAINCROSS BARNSLEY S75 5BU**

**HERITAGE STATEMENT REFERENCE PP-07710326**

The occupants of the Gatehouse consider it essential to improve the front entrance access into the properties hallway, by replacing a window with an entrance door, situated on the ground floor. In addition, it is proposed that at the same time, the occupants will replace a rear door by utilising the window removed from the front elevation

**This proposal is to:**

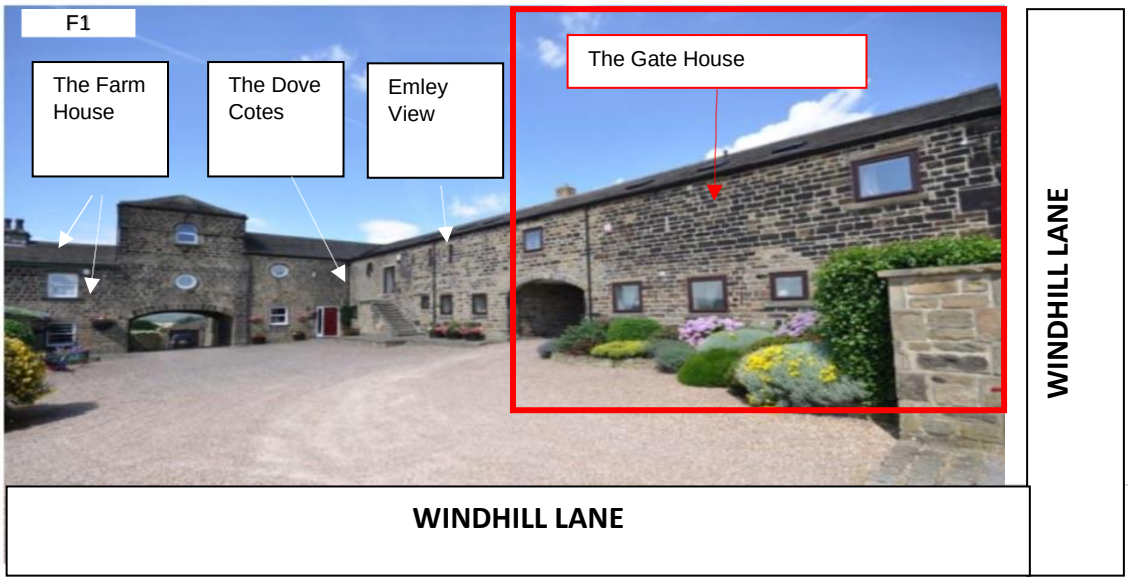
1. Provide an entrance door to the front elevation aspect into the Hallway of the Gate House in hardwood and vertically boarded
2. Replace a rear composite door and doorway with a window, utilising the front elevation window
3. Replace a composite stable barn door at the rear of the property with a hardwood and vertically boarded Barn door and frame.

**Property Description**

The subject premises (The Gate House) is a two story dwelling which comprises of 4 bedrooms, a farmhouse kitchen, a hall way and a lounge. The Gate House is one of 3 attached converted outbuildings at Windhill Gate Farm. Windhill Gate Farm was built approximately around 1780. It is a Grade II Listed building governed under the Listed Buildings and Conservation Areas Act 1990. Windhill Gate Farm is described on the Historic England official register, List entry Number: 1313242 it was first listed on 27 Aug 1986. **(See list entry map in appendix 1)**

We believe the outbuildings were converted around 1997, as Windhill Gate Farm was listed on the historic England's register pre development in 1986, there is no reference given to the Gate House. A brief outline is mentioned of the outbuildings that once formed part of the listed Windhill Gate Farm. Original walls are of solid stone facing specification and set beneath an artificial slate pitched roof

The front elevation of the Gate House faces on to Windhill Gate Farm's court yard and is visible from the roadside. There are three other residences including; Emley View, The Dove Cotes and The Farm House facing onto this court yard. A recent photograph of Windhill Gate Farm' has been inserted. The Gate House which relates to this application, has been highlighted in a red box. Location image **(Figure 1**



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**Design and Access statement** - **REFERENCE PP-07710326**

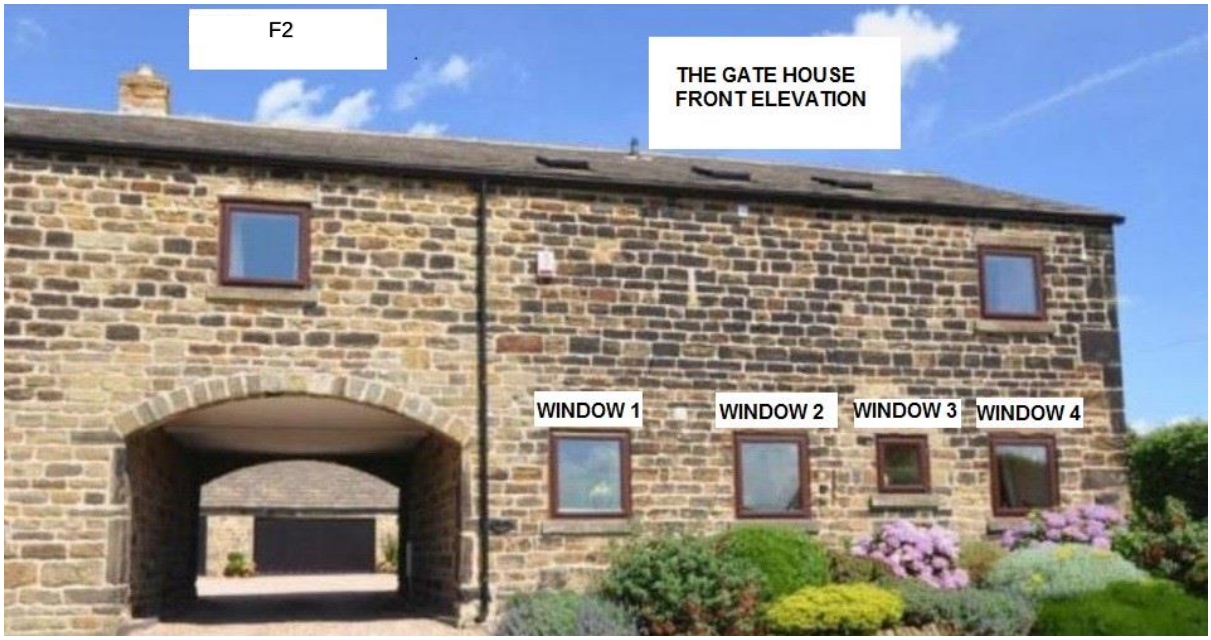
**Justification**

The occupants of the Gatehouse consider it essential to improve the front entrance access into the properties hallway, by replacing a window with an entrance door, situated on the ground floor. In addition, it is proposed that at the same time, the occupants will replace a rear door by utilising the window removed from the front elevation

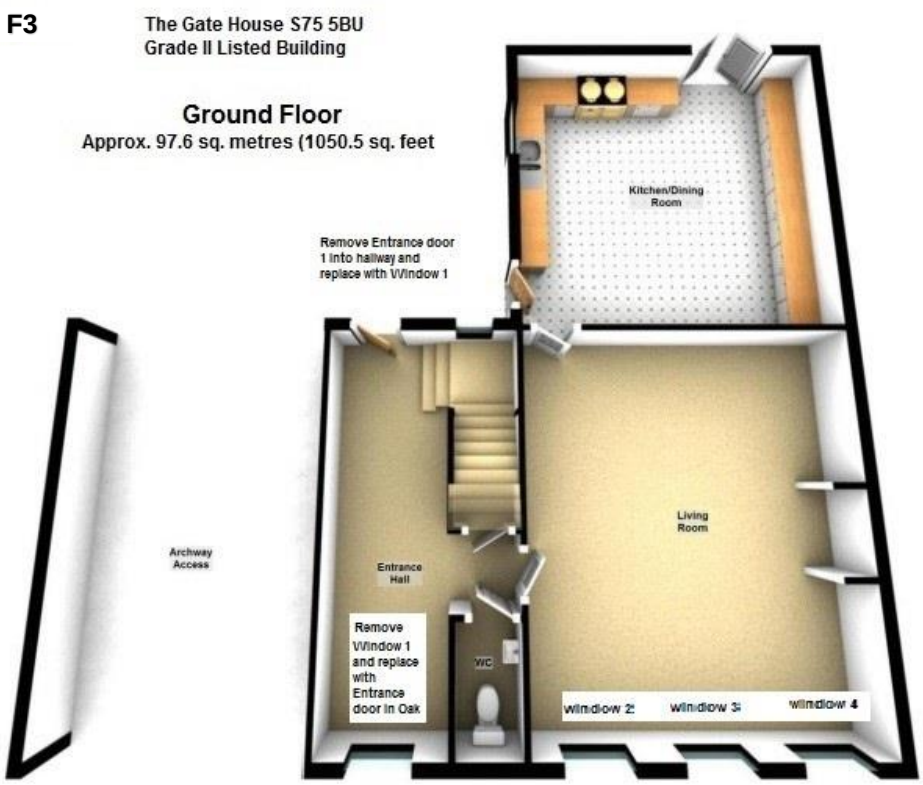
**This proposal is to:**

4. Provide an entrance door to the front elevation aspect into the Hallway of the Gate House in hardwood and vertically boarded
5. Replace a rear composite door and doorway with a window, utilising the front elevation window
6. Replace a composite stable barn door at the rear of the property with a hardwood and vertically boarded Barn door and frame.

There is currently no front elevation entry access into the Gatehouse, once an outbuilding at Windhill Gate Farm. (See figure 2 & 3).



F3




It is the only property at the Windhill Gate Farm development that doesn't have a front door entry. There are however, three entry doors to the rear of the property. These include: 1 standard composite door into the properties hallway, a composite stable barn door into the properties kitchen and a pair of Gothic arch doors also into the properties kitchen. (See figure 4)

F4




Having no front entry access into the property or exit out of the property, poses a number of problem for the occupants. As this hinders quick entry and exit to the property in an emergency such as requiring an ambulance and or in the event of fire. The outbuilding prior

to being dwellings pre development, previously caught fire and engulfed the Gate house and Emley view. Further, having no front access is problematic for wheel chair users and or prams in accessing the property. In particular it creates issues for the delivery of heavy domestic appliances and or heavy deliveries that are received. Large vehicles delivering to the property are unable to access the rear of the property through or under the flying freehold due to limited height of this archway. This was demonstrated when moving into the Gate House 3 years ago.

The courtyard surface is finished in pebble and exhausts laborious effort in moving heavy objects from the front of the property to the rear property. Objects currently have to be carried under the flying freehold to three back doors. We are aging occupants and this will become more problematic as we age.

Having three back doors into the rear of the property is superfluous to requirement.

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## Planning statement. REFERENCE PP-07710326

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**This proposal is to:**

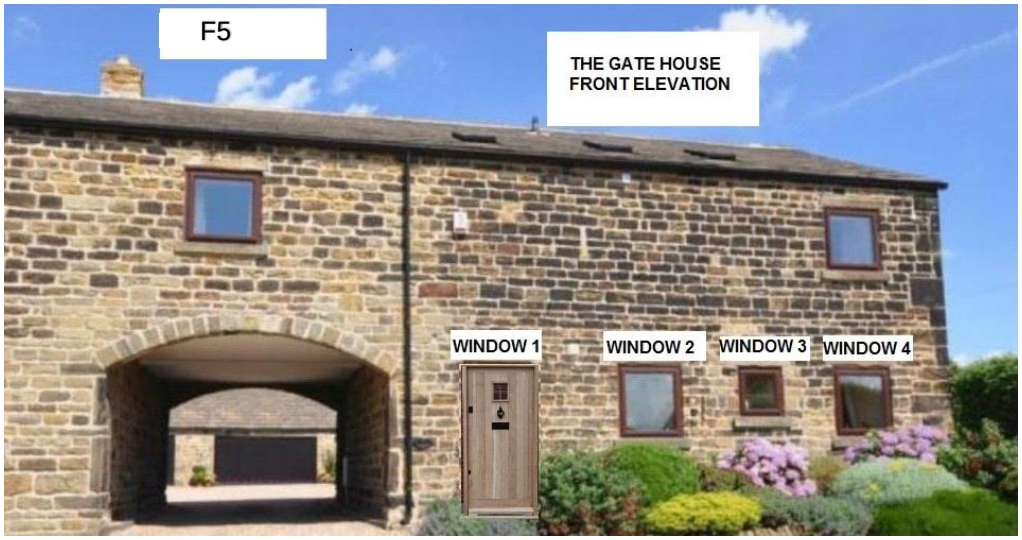
7. Provide an entrance door to the front elevation aspect into the Hallway of the Gate House in hardwood and vertically boarded
8. Replace a rear composite door and doorway with a window, utilising the front elevation window
9. Replace a composite stable barn door at the rear of the property with a hardwood and vertically boarded Barn door and frame.

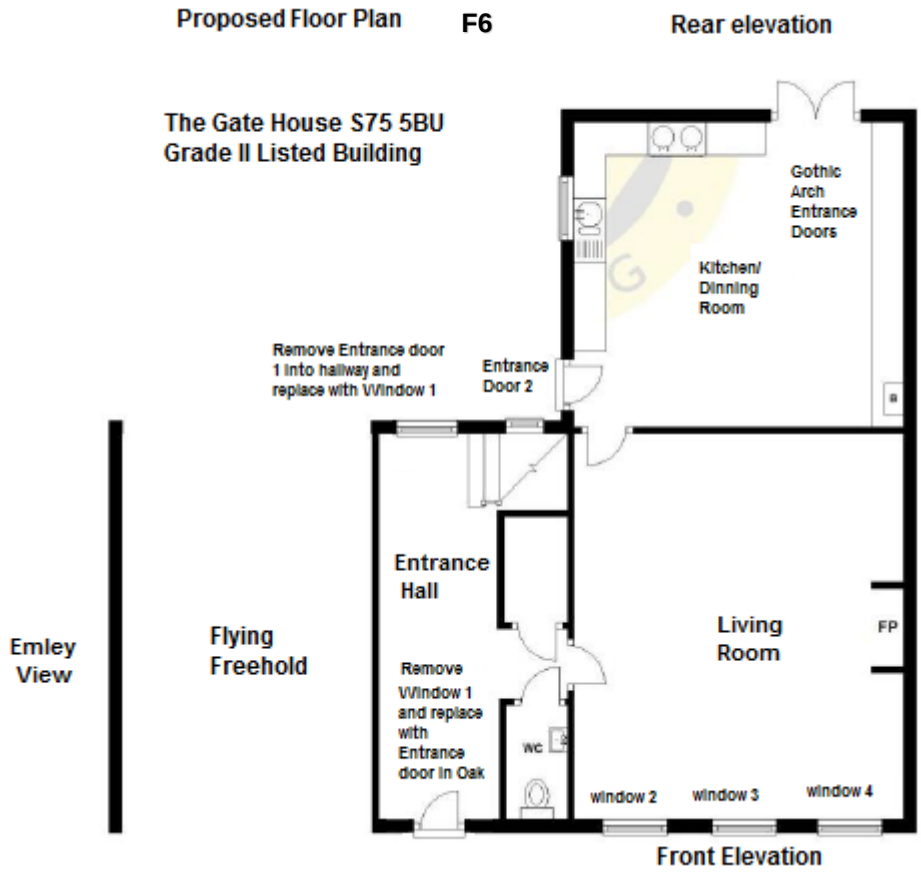
### 1. Provide an entrance door to the front elevation aspect into the Hallway of the Gate House in hardwood and vertically boarded

We propose to replace the existing external UPVC window and rosewood frame 1000mm x 1000mm **(window 1**) at the front elevation of the property with a door.

This proposed doorway will lead into the front hallway aspect to the property. The proposed new door frame at the front will measure 1000mm wide x 2.050 metres high. The door material will be provided in hardwood and vertically boarded

**(See figure 5 proposed impression and figure 6 3d plan)**




**2. Replace a rear composite door and doorway with a window, utilising the front elevation window**

At the same time we propose to replace a rear composite door and door way with a window. If approved we would utilise the window removed from the front elevation replacing the door with the window. There will be a considerable and usable amount of stone removed at the

front aspect to create the door cavity. This stone will be carefully removed and cleaned and will be utilised below the reused window at the rear to infill the wall stone cavity. As such it will match the existing stone walls in terms of sandstone type, face dressing. The existing threshold and head will be retained in situ. The builder will Point with like for like lime of a mix specified by the LPA. The window and stone within this opening shall be set back from the face of the wall in the reveal of a minimum of 75mm. **(see figure 7)**

**F7**




**3. Replace a composite stable door at the rear of the property with a hardwood and vertically boarded Barn door and frame.**

If the proposals in 1 & 2 are approved we would very much like to replace the remaining composite door leading into the kitchen with a hardwood and vertically boarded Barn door and frame**. (see figure 8)**

**F8**



**Impact**
This minor alteration will be carried out without affecting the integrity or character of the listed building.

Care and consideration will be afforded to the building fabric when removing the window to create the door access through the external wall. The facing stone will be cleaned and utilised at the rear of the property to infill the removed doorway to maintain the buildings visual structure.

The replacement of composite doors back to hardwood combined with the door and window frame positioning and installation into the property's hallway is sympathetic to the heritage asset and immediate surroundings both in design, scale and materials used.

BMBC PRE-APPLICATION ADVICE A pre-application has been submitted to BMBC planning department and comments received from the application have been incorporated into in the proposed design of this application.

We consider that the alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.

## Appendices

**Appendix 1** Listing Map