

Design and Access Statement in Respect of Proposed Replacement of 12 windows

Upper House, North Lane, Cawthorne, Barnsley, S75 4AF

DESIGN

Use

Upper House is a Grade II stone-built listed building located on the southern side of North Lane, adjacent to Upper House Farm. The original dwelling has a later two-storey extension (although many years old itself) between the main house and North Lane. The extension is smaller in scale than the main house and is set back from the main north eastern elevation. Upper House has finely detailed elevations with various stone features including carved stone mullions and chamfered heads and cills. By contrast, the extension has a simpler architectural style reflecting its subordinate nature to the main house.

Amount

Replacement of 12 windows, one in the extension referred to above, is necessary because of deterioration of the wooden surrounds – there are water leaks in bad weather. The sash window is being replaced because it is out of keeping in design with other windows in the property. The design is the same as those replaced in 2021 under Application 2020/0374.

Layout

The application site is rural in character. Upper House is one of a number of established dwellings along the length of North Lane and is typical of the linear form of development along country lanes locally.

Scale

The scale of the proposed replacement of windows is such that the original character of the building is retained with appropriate materials.

Landscaping

There is no alteration to the existing landscape features of the site.

Appearance

The windows will be constructed of oak and glass and will be almost identical in design and appearance as the existing windows apart from the sash window.

ACCESS

The existing vehicular access to the site will remain unchanged. There will be no changes internally and no impact on use by disabled persons.