

Client

Mr & Mrs G Ogden

Address of site

6 Lundhill Mews
Hemingfield, Barnsley, South Yorkshire
S73 0PJ

Type

Planning & Listed Building Consent

Date

5th March 2018

CONTENTS (section 1)

1. Design/Heritage Statement
2. Architectural /survey drawing

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446

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Introduction

- 1.1 This statement is in support of a planning and listed building consent application, for a minor alteration to No 6 Lundhill Farm Mews, Hemingfield, Barnsley, S73 0PJ, listed as Farm building approximately 20metres to the west of Lundhill farmhouse. This statement describes a proposed improvement programme by the current owners of the property.
- 1.2 No 6 Lundhill Farm Mews forms part of a range of prominent converted farm buildings on the outskirts of Hemingfield and has been designated as an heritage asset, as it is included within the statutory list of buildings of special architectural or historic interest. It has a grade II listed status and as such this document is required to support the application as described.

2.0 Significance of heritage asset.

- 2.1 No 6 Lundhill Farm Mews, is an heritage asset as it is included within the statutory list as a grade II listed building (Listed 18th April 1985) List entry No 1286996

2.2 Listing Details

Cartshed and dovecote now partly used as pigsty. Mid C18. Coursed, squared sandstone, stone slate roof. 3 storeys, 3 bays. Plinth, large quoins. Ashlar piers and impost band to three 3-centred archways with projecting keystones. All now part-blocked, central archway with door, outer archways with windows. Three 2-light square-faced mullioned windows to 1st floor all with projecting sills and lintels cut to resemble voussoirs, damaged casements with glazing bars. Moulded sill band to 2nd floor linking 2-light windows to outer bays, moulded deep sills break forward from band, plain lintels, (mullion to right window partly missing). Moulded eaves cornice. Fragmentary remains of kneelers and gable copings, gable walls and roof in poor condition. Right return: 2nd-floor sill band continues, central window as front. Interior: plain walls to upper floor, standard king-post truss. Said to have been lined with wood nesting boxes.

- 2.3 The local authority conservation officer visited the site on the 6th February 2018, as part of a planning advice application made by Mr & Mrs Ogden. App No 2018/ENQ/000136. While on site and visually inspecting the rear elevation, it became apparent that the building had suffered some disturbance of the stone work which forms the rear elevation. However it is unclear if this anomaly was simply an infill panel for a removed window or to complete a section of missing stonework during the initial conversion. (see section 2 drawing CAD/QA/1800) This drawing aids in identifying and positioning of the abnormality within the rear elevation.

3.0 Impact of the proposal

- 3.1 The proposal can be summarized as follows.
- a) To the removal of an existing door displaying a cat flap and its replacement. Combined with the insertion of a secondary external door complete with frame at ground floor level within the rear elevation, with large stone support lintel over.
- 3.2 The current owners of the building consider it essential to improve access from the existing building/sitting room situated on the ground floor to the external private rear garden area. This minor alteration will enhance the internal living environment and meet the current owner's requirements without compromising the integrity or character of the host building. In addition it is proposed that a replacement entrance door is fitted at the same time within the original frame to enable consistency of door design to be achieved and will be a welcomed opportunity to remove the inappropriate and unsightly cat flap.
- 3.3 The proposed entrance/exit door will have a minimum impact on the overall appearance of the rear elevation and a neutral impact on the significant elements of the heritage asset.
- 3.4 It is justified in suggesting that the proposed new door to the sitting room will create symmetry to the existing fenestration of the rear elevation.
- 3.5 Care and consideration will be afforded to the building fabric when creating the new opening through the external wall, with all removed facing stone cleaned and stored in a safe location to provide a reserve for future maintenance of the buildings structure.
- 3.6 Both the replacement door and the new door will display a $\frac{3}{4}$ length glazed panel over a ledged bottom panel. Glazing bars to be as the existing removed door. (which are Victorian in style)
- 3.7 Both doors to be finished in a white gloss as demonstrated by the retained windows. (See section 2 paint data sheet).
- 3.8 Any disturbance or loss of external bed mortar arising from the cutting out of the new door opening to be re-pointed on completion using a heritage mortar mix extracted from SPG 19

4.0 Relevant Planning Policies

- 4.1 The following policies have been taken into account in the submission of this application.

National Planning Policy Framework & Government Guidance

NPPF Para 12

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

Local Policies

Core Strategy

CSP29 – Design – High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should enable people to gain access safely and conveniently.

CSP 30 – The historic Environment – Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve.

SPG 19 Mortar mixes for pointing historic buildings.

5.0 Relevant Planning History

- 5.1 Outline planning Application B/88/1808/WW Conversion of farm buildings into 6 Dwellings and the erection of 5 dwellings.

Application B/89/1196/WW Conversion of farm buildings into 7 dwellings and erection of 5 dwellings, provision of garaging and improved access.

Application B/93/0089/WW/LB. Conversion of farm buildings to form 7 residential units (listed Building)

Application B/93/00965/WW. Conversion of listed farm buildings to form 7 residential units and erect 7 new dwellings.

Application B/99/0141/WW. Renewal of planning consent B/93/0095/WW.

Application B/99/0142/WW/LB. Renewal of listed building consent B/93/0089/WW/LB.

Application 2011/0204. Conversion of integral garage to sitting room (listed building consent). To No 6 Lundhill Farm Mews, Hemingfield, Barnsley. S73 0PJ.

Application 2011/0205. Conversion of integral garage to sitting room. To No 6 Lundhill Farm Mews, Hemingfield, Barnsley. S73 0PJ.

Pre application Advice 2018/ENQ/000136

6.0 Evaluation of context

- 6.1 The replacement door combined with the positioning and installation of the proposed door, to the sitting room is sympathetic to the heritage asset and immediate surroundings both in design, scale and materials used.

7.0 Concluding statement.

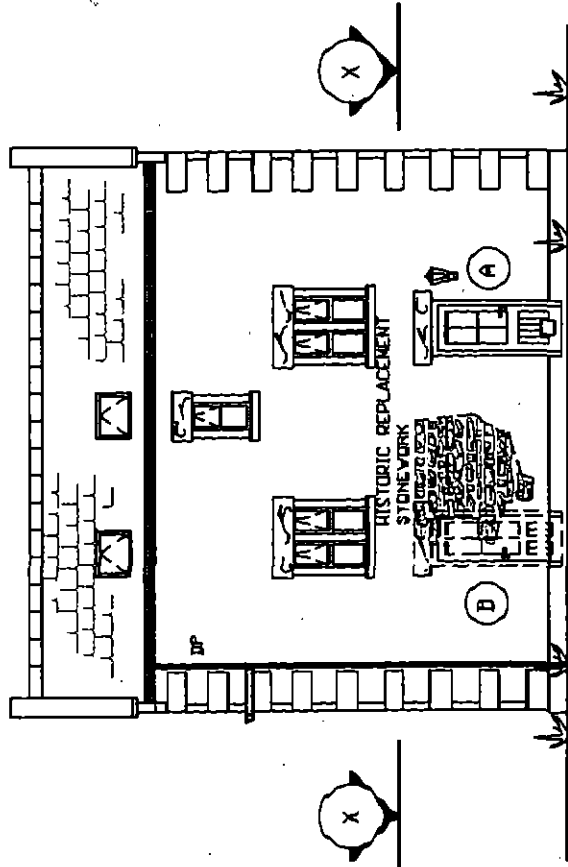
- 7.1 This statement is written in support of a planning and listed building consent application on behalf of Mr & Mrs G Ogden by Quill Architecture Ltd.
- 7.2 It can be demonstrated that the minor works proposed, discussed and recorded within this statement provides justification of an appropriate level of alteration and that due consideration has been afforded to the heritage asset.
- 7.2 In conclusion, the minor works proposed to the rear elevation of the heritage asset meets the requirements and standards of national, regional and local planning policies.

DO NOT SCALE DRAWING

ALL DIMENSIONS IN MILLIMETRES

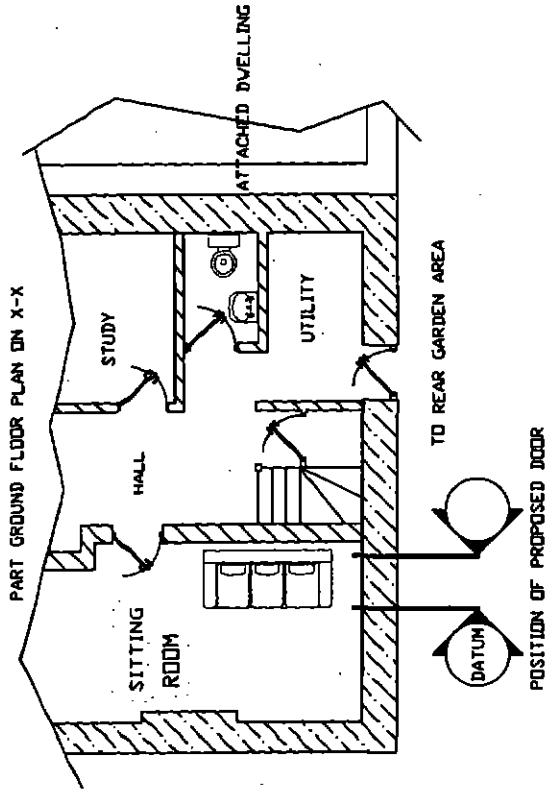
IF IN DOUBT ASK

EXISTING REAR ELEVATION



(B) POSITION OF NEW DOOR DOOR DISPLAYING 3/4 GLASS PANEL TO TOP OVER HARDWOOD LEDGED BOTTOM PANEL.

(A) EXISTING ACCESS DOOR DISPLAYING A CAT FLAP SET WITHIN THE REAR ELEVATION TO BE REMOVED WITH REPLACEMENT DOOR OF THE SAME DESIGN, QUALITY, STYLE AND FINISH TO BE INSTALLED.



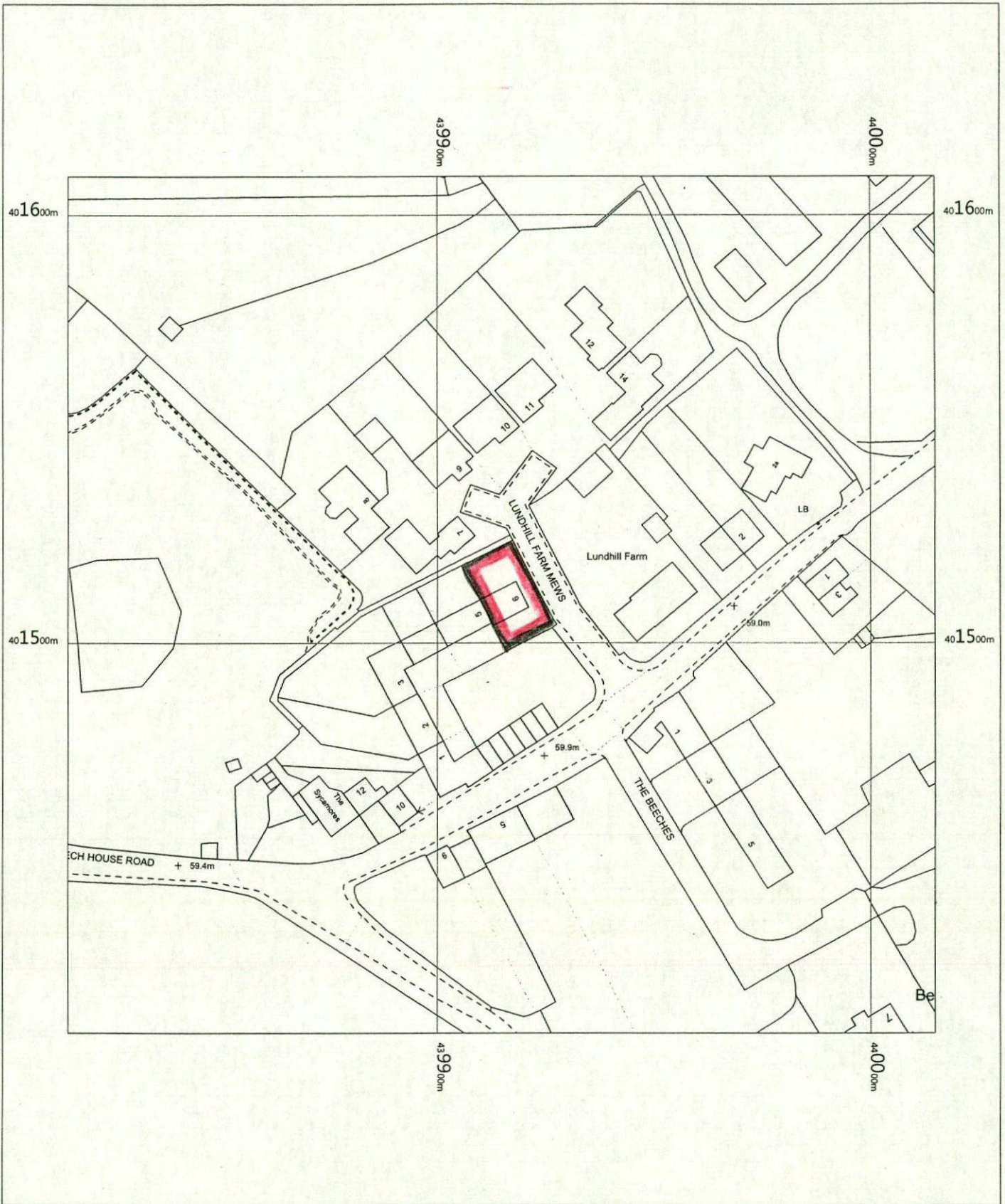
CLIENT
MR & MRS G OGDEN
6 LUNDHILL FARM HEWS
BEECH HOUSE ROAD, HEMINGFIELD

TITLE
SURVEY DRAWING SHOWING STONE INFILL AND
PROPOSED POSITION OF NEW DOOR TO SITTING ROOM

Quill
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REG No 5210984
TELEPHONE (01226) 755446

SCALE 1 : 125
DATE 05/03/18
DRAWN AD
REV
DRG No CAD/QA/1800



6 Lundhill Farm Mews
 Hemingfield
 Barnsley
 S73 0PJ

OS MasterMap 1250/2500/10000 scale
 Monday, March 5, 2018, ID: BW1-00694945
 www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 439915 E, 401509 N

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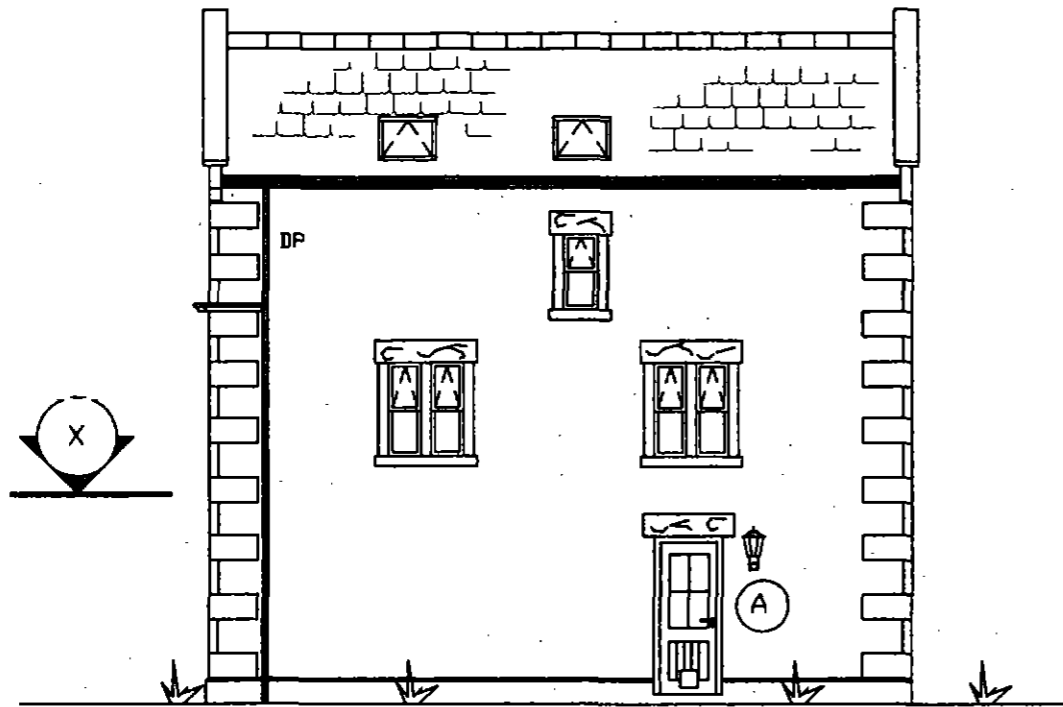
TEL: 0114 268 7658
 maps.sheffield@blackwell.co.uk

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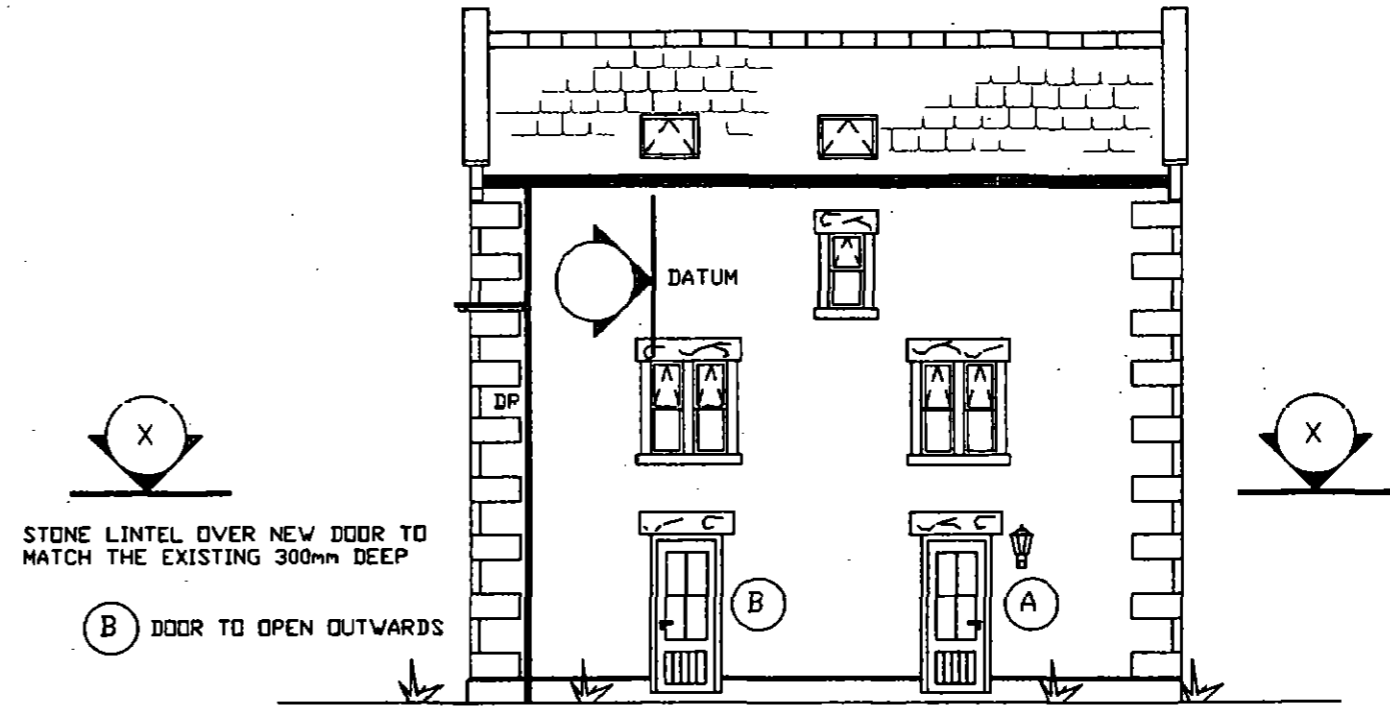
EXISTING REAR ELEVATION



(A) EXISTING ACCESS DOOR DISPLAYING A CAT FLAP SET WITHIN THE REAR ELEVATION TO BE REMOVED WITH REPLACEMENT DOOR OF THE SAME DESIGN, QUALITY, STYLE AND FINISH TO BE INSTALLED.

REPLACEMENT DOOR TO BE CONSTRUCTED DISPLAYING 3/4 GLASS PANEL TO TOP OVER HARDWOOD LEDGED BOTTOM PANEL.

PROPOSED REAR ELEVATION



STONE LINTEL OVER NEW DOOR TO MATCH THE EXISTING 300mm DEEP

(B) DOOR TO OPEN OUTWARDS

REVEAL OF DOOR TO BE IN-LINE WITH UPPER WINDOW REVEAL AS REQUESTED BY THE LA CONSERVATION OFFICER

DATUM

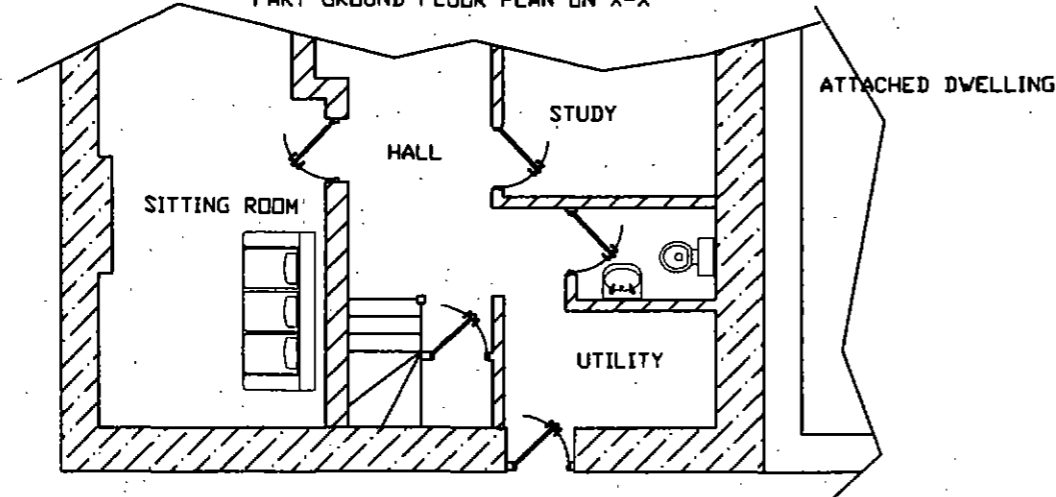
(B)

NEW DOOR INSTALLED WITHIN THE REAR ELEVATION TO BE IN LINE WITH UPPER WINDOW & CONSTRUCTED FROM HARD WOOD, PAINTED WHITE TO MATCH THE EXISTING FENESTRATION.

(A)

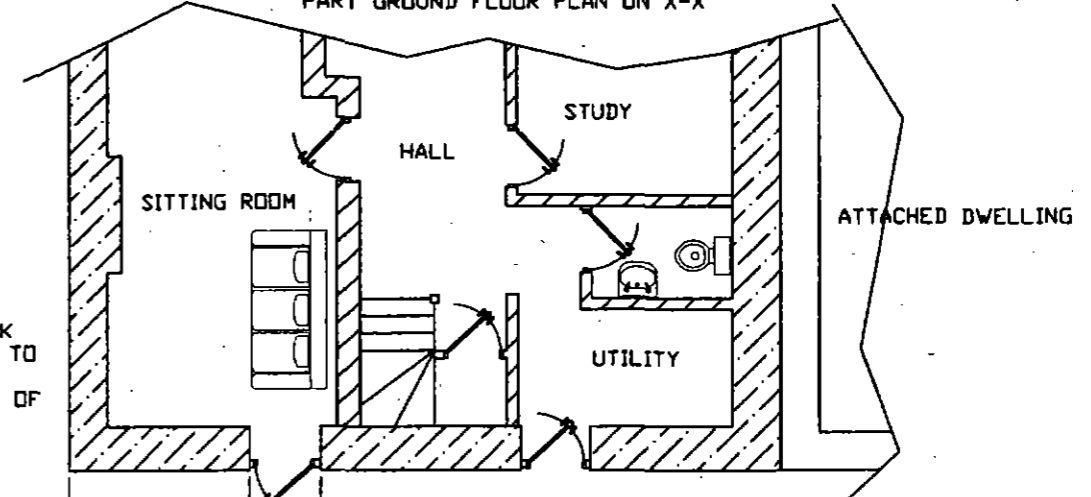
REPLACEMENT DOOR TO BE INSTALLED WITHIN THE EXISTING OPENING

PART GROUND FLOOR PLAN ON X-X



TO REAR GARDEN AREA

PART GROUND FLOOR PLAN ON X-X



TO REAR GARDEN AREA

NEW DOOR OPENING FORMED THROUGH EXTERNAL STONEMWORK TO REAR ELEVATION TO BE ACHIEVED BY CAREFULLY REMOVAL OF FACING STONE WHEN FORMING REVEALS

NEW DOOR OPENING TO MATCH EXISTING IN WIDTH & HEIGHT

CLIENT
MR & MRS G OGDEN
6 LUNDHILL FARM MEWS
HEMINGFIELD, BARNSELY, S73 0PJ

TITLE
DRAWING SHOWING EXISTING & PROPOSED REAR
ELEVATION WITH PART FLOOR PLAN

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SCALE 1 : 100	DRAWN AD
DATE 05/03/18	REV
DRG No CAD/QA/P/1801	