CONSERVATION & HERITAGE IMPACT STATEMENT

location	The Granary, Elmhirst, South Lane, Cawthorne, Barnsley S75 4EF.
application	Listed Building application for Internal Alterations and Alteration of Kitchen Window Opening (within conservation area)
client/applicant	Mr & Mrs B Lovidge
job number	17/502
date	October 2017



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INTRODUCTION

This heritage impact assessment forms an integral part of the listed building application for the proposed works to The Granary, Elmhirst, South Lane, Cawthorne, Barnsley S75 4EF.

The subject property is a grade II listed building. The property is not within the Cawthorne conservation area.

The listing description is below:-

SE 20 NE CAWTHORNE SOUTH LANE (south side,)

3/73 L-shape range of barns and stabling at Upper Elmhirst Farm

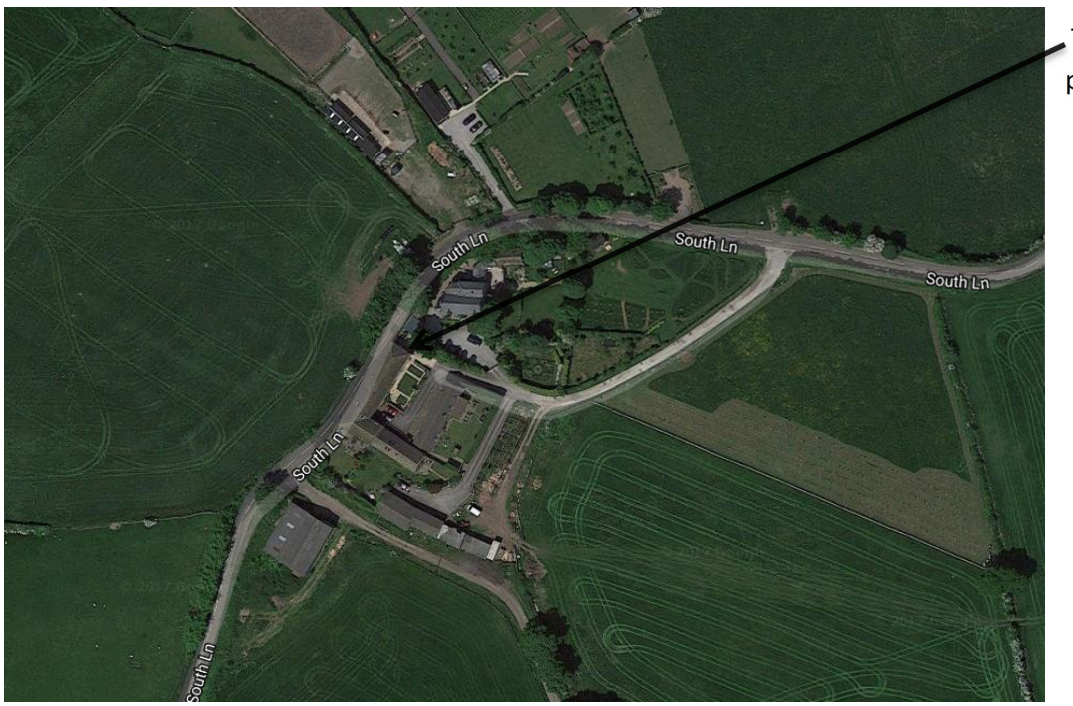
II

Range of barns and stabling. Late C18 or early C19. Thinly-coursed rubble. Stone slate roof. L-shape plan. 2 storeys. 2, large, segmental-headed cart entries, to left, with quoined jabs. 3 small quoined entrances to right, 2 of which have slightly-cambered heads. Two square pitching-holes at high level. At far left the range returns at 90° and has a quoined entrance and a single-light window. Roof hipped at right end. Rear main range: two, quoined, square-headed opposed cart entries. Some later lights. Symmetrical arrangement of round-arched ventilation loops.

Interior: slender queen-post roof trusses.

Listing NGR: SE2635906023

The property is accessed off a long sweeping private drive from South Lane, Cawthorne.



EXISTING SITE/ THE PROPOSALS

Consent is being sought for the internal alterations and the alteration to the non-original opening on the secluded North East Elevation.

The property was originally converted to residential use back in 2000. Given the former use the bulk of the internal walls are new/non original features that have been formed to subdivide the building for its converted new use. It is these internal walls which we propose to alter to re-shape the internal layout of the property.

Planning applications on agricultural conversions usually restrict the number, position and size of new openings to retain their rustic appearance and to retain character. Further restrictions apply to listed buildings to prevent the loss of historical significance. It is obvious existing openings have been retained with the insertion of some new openings, the current kitchen side window being assumed a new/altered opening, this is backed up by the difference in materials (stone) around the opening, along with a lack of bonding. Refer to images below/overleaf.





New stone



Original stone



The proposal will allow more natural light into the property. The location of the current window is secluded and not a prominent focal point of the property. The external dry stone boundary wall and bin store/oil tank wall further seclude the window.

The current poor selection of mixed stone surround to the opening will be removed with new ashlar stone surround provided

USE

The use of the land/property is domestic. No change of use or intensification forms part of these proposals.

HERITAGE ASSESSMENT

The host property is grade II listed. The internal walls to be removed are non-original.

The current kitchen window that we propose to alter is not considered an original feature, the mixture of material and poor workmanship in forming/altering this opening will be eradicated as a result of our proposal.

The current opening offers little heritage value. We contend no harm will be caused to the heritage asset by these proposals.

CONCLUSION

The proposed alterations, we feel, have minimal effect on the visual amenity of the immediate locality/adjoining listed building and poses no detrimental effect to the host listed building.

It creates a more open spacious layout/feel with the provision of additional required natural daylight.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.