

Heritage and Design Statement revB

Project: New Annex building to be used by parents.

Address: [2 Low Grange Farm House, Thurnscoe, Rotherham, S63 0LG](#)

1) INTRODUCTION

The client wants to build an annex adjacent to their house. The plot allocated for the annex is where previously a double garage had been proposed and approved before. The annex will accommodate the owner's parents who will require a bedroom, bathroom, and kitchen / living area.



Land allocated for Annex

2) HERITAGE OF MAIN HOUSE

The main house at Low Grange Farm is a grade 2 listed building. The house is no longer part of a farm and is now converted into 3 separate dwellings. The client owns no.2 dwelling of the larger house.

The historic listing for the main house is;

House. Probably late C16 with C17 additions of rear wing (plinth inscribed 1664) and extension to left. Late C18 alterations. Red brick with diaper work in blue brick to earlier part, sandstone dressings. Welsh slate roof with stone slates to eaves and part of rear wing. L-shaped plan. Two storeys and attic, 5-bay front with 2-bay wing to rear. Chamfered stone plinth, large quoins. Entrance to bay 4 in early C20 glazed porch. 24-pane sashes in stone architraves. 3-course brick band to 1st floor. Plaque beneath central 1st-floor window inscribed 'T.T.T. / 1904'. Brick band to eaves continuous across central pediment with ashlar surround to oeil-de-boeuf. Shaped kneelers and ashlar copings to gables and pediment. Rebuilt ridge stack to left of centre. Rear: main range has 2 sashed openings as front, to right a 4-light double-chamfered mullioned and transomed window beneath similar window without transom. Rear of wing has a mullioned and transomed window to ground floor interrupted by insertion of later sash. Intact 6-light transomed window above. Right return: sashes as front to ground and 1st floors of main range, a chamfered 2-light window to gable. Wing to right has 24-pane and C19 4-pane sashes and 2 ridge stacks. Doorway in rear left corner of wing has 4-centred arched lintel. Interior: main range retains 2 deeply-chamfered spine beams. Front left ground-floor room (disused) has large ashlar fireplace, now infilled, with 3-piece lintel with keystone missing. Late C18 oak staircase in rear wing. Lime-ash floor to attic. Heavy principal- rafter trusses to main range, lighter scantling trusses to rear with collars. Erected on the site of a grange owned by Roche Abbey. Owned by Jane, Lady Constable until c1571 when the estate passed to her daughters.



Photo of front elevation of main house, G II listed



Photo of front elevation of main house, G II listed

3) DESIGN

The annex will be located on the land adjacent to the main house. It will be located where a previously approved double garage was to be situated. The garage which received approval was 5metres x 7metres. The annex will be slightly larger (7metres x 7.24metres) to suit the requirements of the annex. This makes the internal dimensions to be 6.60metres x 6.36metres which gives an area of 42m². This area is the same as that of a standard double garage.

The height of the eaves is 2.43metres which is below the permitted development height of 2.5metres. Also the roof ridge is 4metres which is the limit of allowed under permitted development for outbuildings.

There are no rooflights or solar panels on the roof so not to distract from the neighbouring listed building.

The annex is located as far away from the host house as possible so not to distract from the main listed building.

The requirements are one bedroom, bathroom, and kitchen / living area. The kitchen area will be limited as these facilities can be shared with the main house. Also all the utility facilities will be shared with the main house.



The materials of the annex has been designed to reflect the appearance of the main house using red traditional brickwork and stone detailing. The roof will be clay pan tiles to match the existing house.

- The facing brick shall be a red brick with a rusticated face
- The roof covering shall be red clay pantiles of a type
- Stone detailing (quoins, heads and cills) should be natural sandstone
- Rooflights to be genuine conservation style rooflights, with black framing, a single vertical divider, and low profile.
- Gutters shall be plastic ogee section in black. Downpipes shall be black.

The annex will be located so to leave the minimum of 5metre of land which is used for car parking by the client. As a result the existing car parking will not be affected by the build.

4) PRECEDENT

The neighbours at number 3 of the main house have a similar annex built for the same purpose. Their annex is of similar size and also replicates the appearance of a garage / outbuilding.



5) PHOTOS OF THE SITE



Photo of the plot for the annex



Photo of the site



6) FLOOD RISK

The property is in Flood Zone 1, an area with a low probability of flooding

7) CONCLUSION

In conclusion we hope that the annex will be supported. The materials and style are to match the existing listed grade 2 main house with the design not to detract from this. As the annex will be a small addition away from the main house and reflects the size of other outbuildings on the land which have been previously approved. The dimensions / areas have been designed to comply with permitted development requirements for garages and outbuildings. We believe that the annex will not affect the scale/massing of the area and not alter the street scene in a negative way.