

DESIGN STATEMENT

25 April 2012
Ref 12.08
Version 01

Formation of double door opening in south elevation, raising of window cills and window replacements:

Carlton House Cottage Woodhead Road Wortley Sheffield S35 7DA

This statement has been prepared in support of an application for Listed Building Consent submitted to Barnsley MBC for minor works at Carlton House Cottage, Wortley. The extent of the statement is limited and proportionate to the scope of the works.



Carlton House Cottage – South Elevation

1.0 Assessment

Carlton House Cottage forms part of a group of three dwellings at Carlton House, Woodhead Road one mile south of Wortley Village. It comprises a two storey two bedroom cottage with attached single storey buildings in ancillary use.

A photographic record is attached at Appendix A and a survey drawing of the building is provided as part of the application documents.

The cottage is not listed in its own right but is attached to Carlton House and Carlton Court which is a Grade II listed building and described in the listing as '*Early C19 house with late C18 rear wing*'. Carlton House Cottage is described as '*Attached dwelling to rear not of special interest*'.

Planning Permission (2008/0052) and Listed Buildings Consent (2008/0053) for '*Demolition of existing rear lean-to extension and internal subdivision of Carlton House into dwellings. Alterations and extensions to existing Carlton House Cottage*' was approved on 9 January 2008 and the works consented to Carlton House and Carlton Court were carried out in 2008. At that time Carlton House Cottage had a tenant and therefore the works to the cottage were limited to the reroofing of the single storey buildings to the rear.

The original planning permission and listed building consent are extant by virtue of a material start being undertaken. The current application seeks a variation to the former approval and additional works shown on the proposed drawing ref: P3, as follows:

1. The original consent made allowance for a new double door opening in the rear, north elevation of the single storey buildings. This opening which has not been constructed is to be repositioned into the inner south elevation of the same building giving access from the Breakfast Room to the courtyard.
2. Two existing window openings on the south elevation have low cills at first floor level. These are to be raised by 300mm.
3. Window and door replacements are proposed where shown.

2.0 Involvement

The proposals have been discussed with Mr A Wiles, the Conservation Officer at Barnsley MBC who raised no objection in principal.

3.0 Evaluation

The repositioning of the double door openings onto the inner south elevation has no detrimental impact. The window replacements, particularly those to the south elevation will enhance the external appearance of the cottage and listed building as a whole.

The cottage is not considered as a significant historical asset in its own right and, as described by the listing, '*is not of special interest*'. It is important however that the alterations are carried out in a manner that improves and enhances and is not detrimental to the setting of the listed buildings at Carlton House. We consider that the proposed alterations will have such an effect.

4.0 Design

The new glazed double doors are to be carefully formed in the inner south elevation to minimise disruption to the existing walling and include a reclaimed stone lintel and cill. The door and frames are to be in timber with white paint finish and set into 75mm deep reveals.

The works to the first floor windows on the south elevation are required due to the very low cill heights within first floor bedrooms and the desire to introduce sliding sash windows. Building regulations require a minimum cill height of 800mm above floor level to reduce the risk of falling. There is an option to introduce internal fall restraint by some form of barrier across the window but this is impractical in conjunction with a sash style window. The reduction in height of the first floor windows is not considered to be detrimental to the external appearance.

The window replacements attempt to restore the external appearance of the cottage to its original form by the use of sliding sash and casement windows which will reinstate the vertical emphasis to the openings which has been lost with the current window replacements. Window and door frames will be in timber painted white set in 75mm reveals. It is not considered that the building is of such significance to warrant single glazed windows. The window designs do not require fine glazing bars and therefore will be double glazed to provide energy efficiency for compliance with the Building Regulations.

5.0 Summary

The proposals are of a minor nature and designed to improve the external appearance of the existing cottage and enhance the setting of the adjoining listed building by replacing unsightly window frames with a more traditional and appropriate design. The cottage is not listed in its own right and the alterations to the fabric of the structure have no impact on the historical significance of the existing building.

We look forward to receiving the support of local authority officers with regard to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal wavy line and a period.

Signed for MBooth Design Ltd

PHOTOGRAPHIC SURVEY



01. Front Elevation – South



02. Courtyard view of North Elevation and entrance door.



03. Single storey courtyard buildings *



04. Gable window of outbuildings – West Elevation



05. Gable North Elevation of single storey outbuilding *



06. North Elevation of single storey outbuildings *

*Since this photograph taken single storey outbuildings have been reroofed in stone slates as part of previously approved works.