

Heritage Statement-Listed Building Consent Application 2017/1499/Invalid.

1. Description and History of the Heritage Asset.

2/3 Hilltop Cottages form part of a terrace of three cottages created from a single detached property called Hilltop Hall many years ago.

The Cottages are reached via an unmade unadopted lane leading from Beacon Hill, Silkstone Common. The Cottages enjoy an open rural feel looking west, east and north over adjacent green belt land.

The interior of all the Cottages has undergone many transformations over the years, from a single dwelling house to four cottages. The latest major transformation was in the 1950's when Cottage number 3 was knocked through into Cottage 4, main drains were installed and a bathroom was created and a staircase removed.

In December 1988 the Cottages were declared Listed Buildings (Grade 2) . See attached extract of listing in Appendix 1.

Since that Listing there have been two Listed Building Consents granted as follows.
On February 17th 2014 permission was granted (Application 2014/0052) for extensive repairs to the roof of 3 Hilltop Cottages. This work was duly carried out with the removal of the bitumen covering mentioned in the original listing.
On 26th November 2014 permission was granted (Application 2014/1172) for extensive renovations to 2 Hilltop Cottages. These works were duly completed with the removal and replacement of the C20 glass porch mentioned in the original listing.

In October 2017 the Applicant completed the purchase of 2 Hilltop Cottages.

2. What is proposed?

Listed Building Consent is sought to create a discrete internal access between 2 and 3 Hilltop Cottages through the party wall on the ground floor. No other work is planned.

In the Lounge of number 3 there is an existing walk in store. The rear wall of which forms part of the party wall between the two Cottages.

Tests , at the request of The Conservation Officer, M T Wiles, have shown the Party Wall to be a coursed sandstone rubble partition wall, without any special features, probably constructed with lime mortar and of a relatively recent vintage compared with the age of the Cottages.

It is proposed to install a solid rustic ledged door to exactly match an adjacent door in number 2 which was installed as part of the renovations described above. Matching

iron door furniture, matching casings and architraves would be utilised. Any making good round the doorway would utilise a compatible lime mortar mix.

3.Impact of the Proposal.

Any impact of the Proposal would be minimal.

The proposed doorway would not be visible in number 3 because of its position, and not easily visible within number two from the lane because of the distance , and again due to its position.

The new doorway and door would be entirely sympathetic to the age and style of both the building and to the recent renovation works carried out under Listed Building Consent (2014/1172) to number 2.



ALAN KEELING
(APPLICANT)

25 / 11 / 2017

SE 20 SE

SILKSTONE

HALL ROYD LANE
(North side, off),
Silkstone Common

5/152

Nos 1, 2 & 3 Hill Top
Cottages

II

Group of cottages. C17. Altered. Thinly coursed rubble with quoins, rendered front. Stone slate roof part bitumen covered. Two storeys. The main 3-cell range has a lower, later, short, gabled wing to rear left, and a parallel range to rear right giving a U-plan. Near-central entrance in C20 glass porch. Entrance with cambered head at right end. Two, double-chamfered windows survive at right end: one of 2 lights to ground floor and one of 3-lights to first floor both with one mullion missing. Other windows are of C18 or C19 type with square-cut surrounds, those to left end formerly probably of 3-lights. Hollow-chamfered gable copings on moulded kneelers. Low corniced ashlar stacks to left and to ridge. Taller corniced ashlar stack with twin flues to right and a similar one to rear range. Left return has 2-light double-chamfered windows, with mullions removed, and a later entrance. Blocked ventilation slits in gable apex.

Interior altered.

HERITAGE STATEMENT 2/3 HILLTOP COTTAGES

APPENDIX 1