

Lewden Farm Design & Access Statement

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The following document should be used in conjunction with other attached documents; most specifically the one entitled 'Lewden Farm Heritage Impact Statement'. This outlines the plans in more detail as well as including all relevant photos.

Existing Setting

Lewden Farm is a 17th Century Farmhouse located in a small hamlet of other dwellings consisting primarily of the converted associated farm buildings. None of the buildings still function as a farm. The hamlet is surrounded by farm/ paddock land but easily accessible by local roads and nearby villages.

The buildings are general constructed of local sandstone with either stone slates or slate roofs. Most are two storeys with some conversions into the loft space. Roads are tarmacadam with; drives, patios and paths block paved.

The farmhouse itself is semi-detached to the adjoining cottage. Historically these would have formed a single dwelling but have been divided at some point in the past. Other buildings are either detached or semi-detached.

Impact of Proposal to Existing Setting

There are several elements of the application that may affect the existing setting:-

- Addition of an additional 1st floor extension on top of the existing rear extension
- Inclusion of balcony to new extension
- Creation/ re-instatement of a window in the 1st floor rear elevation 2nd bedroom
- Window Replacement with steel casements
- Guttering

The addition of the proposed 1st floor extension has the potential to significantly improve the visual aesthetic of the existing ground floor flat roof extension, which is unsympathetic to the significance of the original building. The existing flat roof extension of this type are more commonly found on more modern buildings or buildings without significant historic importance. The proposed extension has significant potential to remediate the out of keeping flat roof and create a more in keeping roof structure that reflects the heritage significance of the original building and site.

The replacement of the fixed window panes with opening steel casement windows will make the rear façade of the building more in keeping with how it would have been historically. It will be in keeping with the remaining existing casements in the upstairs bedroom on that elevation of the building. At the front of the house it is proposed that the existing softwood casement windows are also replaced with steel casement windows, in line with how the building windows would have been throughout the majority of the 20th century. The type and colour of the replacement windows would be the same as per the recently replaced adjoining cottage windows (Application 2017/1288), creating a seamless window aesthetic across the two dwellings.

The replacement of plastic guttering supported on wooden blocks will improve the aesthetic nature of the building as well as well as conforming to all the other adjacent properties.

Design Approach

1st Floor Extension

It is proposed that the existing ground floor extension at the rear of the property (Ground floor extension built via application B/02/0645/WB) is extended upwards by the addition of a 1st storey. The facing stone to the proposed extension shall match that of the ground floor extension in; colour, type and coursing. The surroundings to the new window and door openings shall be natural sawn stone and shall match the existing ground floor extension.

The proposed roof shall be hip/ ridge and utilise stone slates matching the existing main house roof. Tiles removed to tie in the new roof shall be re-used as part of the creation of the new roof.

To provide access to the proposed first floor extension the existing corridor from the landing providing access to the 2nd bedroom shall be extended through the 2nd bedroom by the creation of a stud wall. A new doorway shall be created at the end of this corridor extension, through the external wall to provide access into the new 1st floor extension. Stone removed shall be recycled as part of the 1st floor extension creation.

The existing rear facing window in the second bedroom would face into the proposed 1st floor extension so it is proposed to retain and conceal, so as not to cause irreversible damage to the historic fabric. This window will be replicated in the proposed extension in the same manner that the ground floor one was when the ground floor extension was created.

In order to provide a new window to the 2nd bedroom it is proposed to create a new window on the rear aspect of the existing building. There is some evidence to show that there would have been a window present in this location historically, so would in effect be a re-instatement. It is proposed that this window and fenestration shall be created in the same manner as the other windows on the façade using a mullioned chamfered approach. It is proposed that the window framing shall be steel framed casement with double glazed panels, as per the additional proposal within this application to replace other windows.

Internally the new 1st floor extension shall create; a 5th bedroom, an en-suite shower/ bathroom, a walk in wardrobe and potentially space for a water storage tank.

The proposal is comparable to the work undertaken on the adjoining cottage to create the addition of a 1st floor extension to the existing ground floor extension (Application 2007/1997).

Balcony

The proposal also includes a balcony attached to the new 1st floor extension. This would provide additional assurance from a fire safety perspective, given the existing stairs are narrow and at the other end of the building.

This would be of a steel cantilever construction with a balustrade of either glass or wrought iron railings.

Living Room, Dining Room, Hall, kitchen casement, bathroom, 1st/ 3rd / 4th bedroom Casement Window Replacement

The windows in the highlighted rooms will be replaced with steel casement double glazed windows. These casement windows will be comparable with the existing remaining in the highlighted bedrooms, as well as the steel casements recently replaced in the adjoining cottage. The glazing will be double glazed in order to try and minimise environmental impact through heat loss. These double glazed units add minimal extra framing (5mm) to the units so make no noticeable difference to the comparable single glazed units.

Some of the current windows in the building and surrounding buildings have been replaced with timber, but the framing is large and would be inappropriate for the narrow apertures in the stone mullioned windows.

The proposed units will also be similar to the steel double glazed casement ones installed in the Listed Barnsley Town Hall.

Existing sash windows will be retained.

Guttering

The existing plastic guttering mounted on wooden blocks will be replaced with wooden guttering on forged brackets. These changes are more in keeping with what would be expected on a building of this period. It also reflects the approach on most of the adjacent buildings in the location.

Environmental Management

The proposal includes:-

- Double glazing to any new windows
- Thermostatic radiator valves to any new radiators
- The conversion of remaining single glazed windows to double glazed windows in order to improve the thermal efficiency of the property.
- The addition of a properly insulated 1st floor extension will alleviate heat loss through existing flat roof
- Insulation of any walls and roof spaces in accordance with or beyond current regulations
- LED lighting with SMART control to minimise electric consumption

Privacy

The proposal makes no alteration to the access arrangements to the site.

The addition of the 1st floor extension will effectively bring forward some of the existing façade windows by four metres. This won't have any significant impact to the visibility of the adjacent property as the garage with pitched roof is in between the line of site.

The proposed balcony doesn't overlook any of the adjacent properties and would look out over the rear garden and towards Wombwell woods.

Access

The proposal doesn't make any changes to external access to the property or any fundamental changes to the internal access and layout. Access to the newly created 1st floor extension would be via a newly created door aperture through the external wall from the existing level.

Given the listed status of the building it isn't possible to make any significant changes to the existing access throughout the existing building.

It does however make a couple of access improvements in the following manner:-

- The addition of opening windows in the lounge and dining room (Currently there are no opening windows) will improve emergency exit potential from the downstairs living space in the event of a fire.
- The addition of a balcony would provide an additional exit route in the event of a fire, especially as the original stairs are narrow and at the other end of the building.