

LEWDEN FARM HERITAGE IMPACT STATEMENT

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Summary of Proposal

- Creation of 1st floor extension on top of existing rear extension at Lewden Farm, including a balcony
- Opening of new window to 2nd bedroom
- Replacement of windows with steel casements

Lewden Farm, Station Road, Worsbrough, Barnsley, S70 4SZ.

Mr Steven Powell & Susan Barrowclough

List Entry Number = 1315082

<https://historicengland.org.uk/listing/the-list/list-entry/1315082>

History and Character

Lewden Farm is an early 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 is easily accessible by local roads.

The buildings are general constructed of local sandstone with either stone tiles or slate roofs. Most are two storeys. Roads are tarmacadam with block paved drives.

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

The Farmhouse was extended circa 2002 with a ground floor extension to the rear (Ground floor extension built via application B/02/0645/WB). The style and appearance is roughly in keeping with the original farm House. This extension has a flat roof which isn't particular sympathetic to the status and historical importance of the building. The flat roof isn't particularly sustainable as it allows a large amount of heat to escape and has been prone to leaking.

Farm Cottage (Attached)

The existing Farm cottage was extended in circa. 2002 to create a single storey ground floor extension at the rear of the property. It was subsequently further extended in circa. 2008 to include an additional 1st floor high quality stone built extension on top of the existing ground floor extension at the rear of the property (as per application 2007/1997). This is comparable with the work being proposed to the farm House.

Archaeology Significance

As no disturbances to the ground is required, no disturbance of any archaeology will occur.

Justification and Impact to Character and Setting

We are extremely conscious around the history and character of the building and surrounding area and are dedicated to doing our best to maintain and improve this. We feel all of the elements of the proposal will enhance the aesthetic appearance of the building, in line with the historical significance, as well as enhancing the usable living space. They should also ensure the atmospheric conditions are improved helping to preserve the building fabric (i.e. reduction in damp and mould).

The changes should also help improve the environmental impact of the building.

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).

1st Floor Extension

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.

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. Additional slates are likely to be reclaimed to match, creating a seamless appearance to the new roof addition. New valleys shall be lead lined in keeping with the approach that would have been employed historically on the original building. It is suggested that the addition of a traditional roof construction in the style of the existing roof would significantly enhance the appearance of the elevation when compared with the existing awkward flat roof single storey extension.

Windows to the new extension shall be timber in line with the existing ground floor and windows present in the original building elevation. It is proposed that these shall be hardwood to improve longer term environmental impact by significantly increasing their lifespan. It is also proposed that hardwood would allow the reduction of individual glazed panels and therefore framing, ensuring a significantly cleaner appearance, as well as allowing more light into the building. Existing wooden windows on the elevation would also be changed to match.

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. As this will be constructed on top of the original oak flooring fixings shall be minimised and in suitable places to ensure minimal damage to the boards, should the partition be removed in future and the room restored to its previous configuration. 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.

This work will reflect the work undertaken at the adjoining Lewden Farm Cottage property (Application 2007/1997), which also created a 1st floor addition to the existing ground floor extension. This work similarly created the same style of roof as the proposal as well as the creation of a new access doorway through the external wall of the historical building.

The photo is shown below:-



Balcony

As part of the addition of the first floor extension it is proposed that a balcony is also included. The CAD submission depicts glass balustrades but conversely these could quite easily be wrought iron.

Given this would be part of the new modern extension section of the house it is felt that this wouldn't detract from the original structure. Given it is also to the rear of the property facing into the garden there would be no change in character to the outward appearance of the property from neighbouring properties in the hamlet or courtyard.

This would be a similar addition to the balcony on the listed property; Far Broad Oak Farmhouse, Gunthwaite, S36 7GE as can be seen in the following photo:-



Or similar to a neighbouring property which included a balcony addition (Ref:2009/1022), albeit this wasn't listed.

CAD Sketches

The following CAD sketches give an impression of what the addition may look like. The historical building is depicted in a darker colour stone with the modern extension in a lighter colour (Existing ground floor extension and proposed 1st floor addition):-



Drawings over Photos

Imposing the drawings over photos of the existing building assists with visualising where the additions and changes would be made:-





Containment of Existing 2nd Bedroom Window

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.

The following photographs show the window in question from both the inside and outside.



Creation/ Re-instatement of Window in 2nd Bedroom

In order for the 2nd bedroom to remain viable as a bedroom there is a requirement to provide a new window, so 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 affect 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.

Suggested Historical Window Position

Looking at the side elevation there is some evidence that historically there was an additional window in the bedroom that has been removed in the distance past. It is therefore suggested that re-instating this window would be the sensible approach which would also have the added benefit of improving the aesthetic balance of windows in the elevation.

If the stonework is observed there is some evidence that a window may have existed in the past and has been filled in:-

Rear Façade Elevation



If the area in question is expanded it is apparent that there are a number of odd shaped infill stones as well as a consistent lack of running bond, especially on the right hand side. It is therefore suggested that there was once a window present, that if re-instated would be in keeping with the original construction of the building.



This can be crudely represented by superimposing the downstairs window onto the façade:-



Internally this would necessitate the removal of the modern en-suite within the corner of the 2nd bedroom.

Creation of New 1st Floor Door

In order to provide access into the new 1st floor extension a new doorway needs to be created between the existing 2nd Bedroom and the new extension. Ideally this would be in place of the existing window to minimise damage to the existing external wall of the original building. Unfortunately though, in order to maintain the 2nd Bedroom as a viable bedroom, as well as avoiding a turn in a corridor that could be hazardous in the event of having to exit in a fire, a new doorway at the end of a newly created corridor through Bedroom 2 is deemed the only real viable way of creating this access.

This would be a similar approach to the new doorway that was created in Lewden Farm cottage when the similar 1st floor extension was added.

The photo below shows the approximate position of the proposed opening.



Plan View

A plan view helps illustrate:-

- The new window in the historical building
- A new partition wall in the existing bedroom to create a corridor to the new extension
- How the existing bedroom window would need to be enclosed
- How a new door way through the historical building external wall would be required for access
- Balcony Addition



Removal of Small Window on Side of Existing Ground Floor Extension

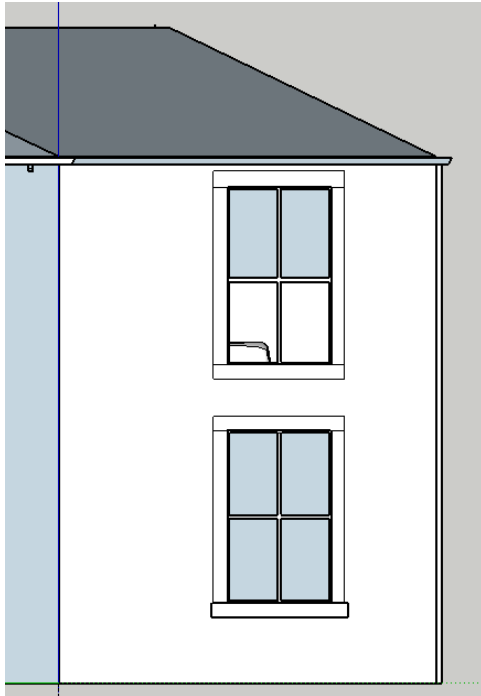
The proposal is requesting the removal of an existing small window that was part of the previous downstairs toilet, within the modern ground floor extension. Now that the toilet has been moved this no longer serves any real purpose.

It is suggested that the sawn window surrounds would be removed and repurposed for the creation of the new window in the downstairs cloak, as per the next section.

It is perceived that this would have minimal interest from a heritage perspective, given it is a modern extension, as long as the remediation is in keeping with the existing extension.



The drawing below shows the elevation with the proposed first floor extension addition and ground floor the window removed:-



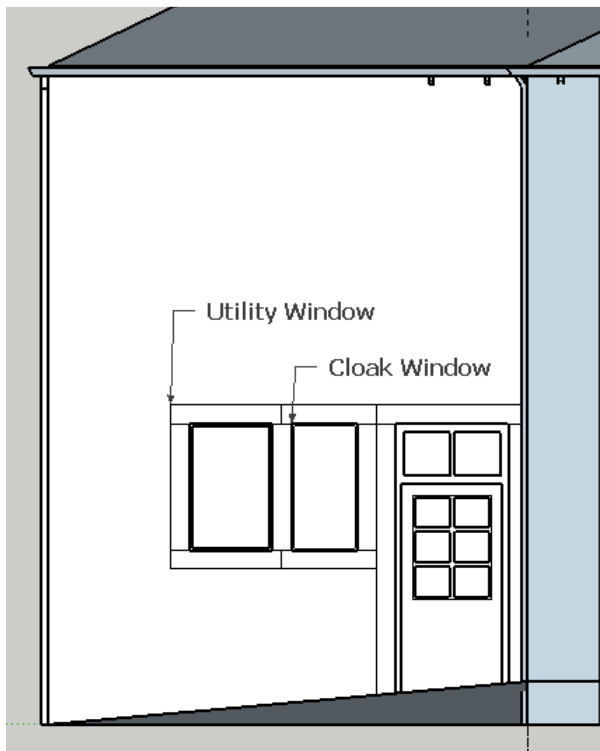
Addition of Window to Downstairs Cloak

The proposal is requesting the addition of a new window to the downstairs toilet within the modern ground floor extension. This would be in keeping with the existing window surrounds, constructed of sawn stone surrounds repurposed from the removal of the window in the previous section. The window would be changed to a steel framed casement style window to provide uniformity across the façade, as per the overarching window proposal.

It is perceived that this would have minimal interest from a heritage perspective, given it is a modern extension as long as it is in keeping with the existing extension.



This would create a new Cloak window as per the following drawing:-



Windows

In recent years the attached Lewden Farm Cottage undertook a replacement of many of its existing windows with new steel heritage replacements. This application is advocating a similar replacement to windows on the common facades using the same style and colour of window. This will create a seamless façade across the once adjoined farmhouse and cottage, creating significant aesthetic symmetry to both properties. The windows in the adjoining cottage are shown in the following photo:-



The addition of double glazing to the property will reduce condensation and subsequent mould, this will help protect the original stone mullion windows which are a prominent feature of this property and are showing signs of deterioration.

It is important that we retain the appearance of the original building and the manufacturer of metal window we use will only be selected if they can provide windows that match the character of the building and also are able to match the existing profile of the current windows.

The existing metal windows fitted to the property are Crittall steel windows and in keeping with the existing property it has been decided to replace these with Crittall steel windows. We are replacing like for like. Below is an example of the type of window we would look to install, albeit without the lead.



Given the narrow stone mullions the ingress of light is an important factor, so use of steel allows the framing to be as small as possible due to the strength of the material.

The picture on the left shows the proposed framing while the picture on the right shows existing:-



Traditional heritage window furniture also dark grey in colour will be used to match the character of a building of this type as well as the recently replaced windows in the adjoining cottage. The double glazed units will consist of 4mm glass + 8mm krypton gas + 4mm glass. (Pilkington).

Window Replacement Front Elevation



Utility Window – The existing window is a softwood timber framed double glazed casement opener, with four glazed panels.

This window will be replaced with a non-opening Crittall double glazed unit with one glazed panel.

Colour Heritage Dark grey.

Cloak Window– This will be a newly created window.

This window will be created with a non-opening Crittall double glazed unit with one glazed panel.

Colour Heritage Dark grey.

Kitchen Windows - The existing windows are softwood timber framed double glazed casement, 1 x fixed and 1 x openers, each with one glazed panel.

These windows will be replaced with Crittall double glazed units; 1X opener and 1X fixed, with one glazed panel in each. Colour Heritage Dark Grey.

Hall Window - The existing window is a softwood timber framed double glazed casement opener, with a one glazed panel.

This window will be replaced with an opening Crittall double glazed unit with one glazed panel.
Colour Heritage Dark grey.

Bedroom 1 Windows - The existing windows are softwood timber framed doubled glazed casement, 1 x fixed and 1 x openers, each with one glazed panel.

These windows will be replaced with Crittall double glazed units; 1X opener and 1X fixed, with one glazed panel in each. Colour Heritage Dark Grey.

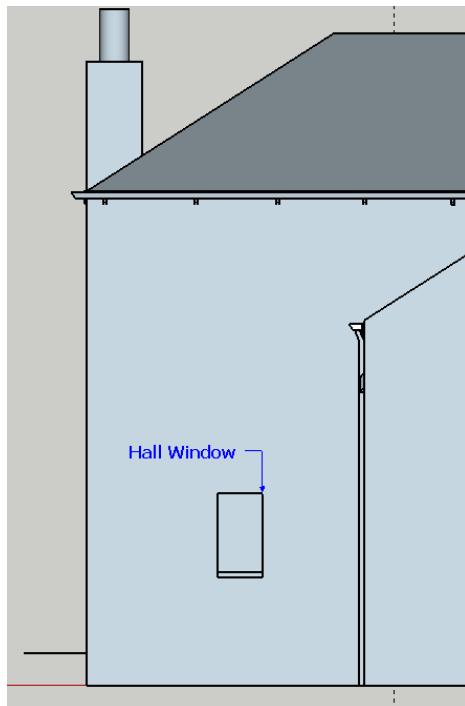
Bathroom Windows- The existing windows are softwood timber framed doubled glazed casement, 1 x fixed and 1 x openers, each with one glazed panel, with privacy glass.

These windows will be replaced with Crittall double glazed units; 1X opener and 1X fixed, with one glazed panel in each and privacy glass. Colour Heritage Dark Grey.

Stairs Windows - The existing windows are stone mullioned, each with a single glazed panel mounted directly into the stone. 2X Fixed.

These windows will be replaced with Crittall double glazed units; 2X fixed, with one glazed panel in each. Colour Heritage Dark Grey.

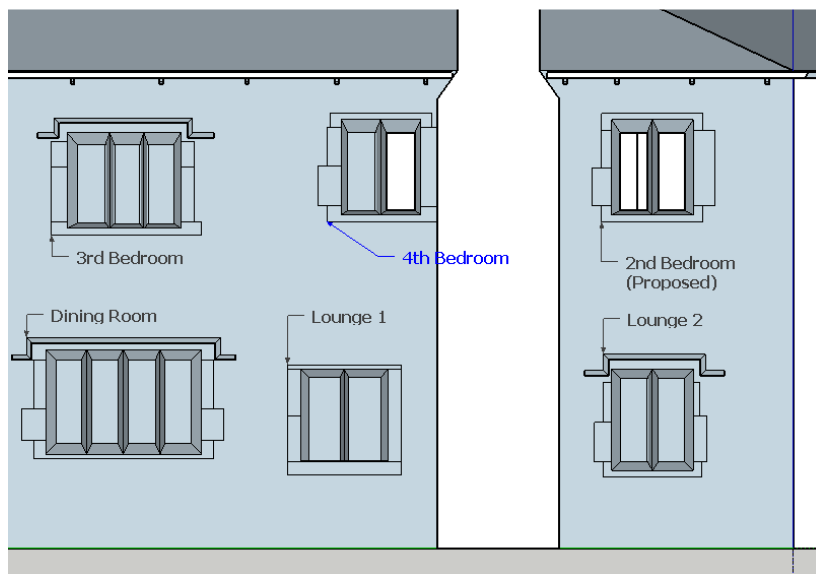
Window Replacement Side Elevation



Hall Window – The existing window is a softwood timber framed double glazed casement opener, with one glazed panel.

This window will be replaced with a non-opening Crittall double glazed unit with one glazed panel.
Colour Heritage Dark grey.

Window Replacement Rear Elevation



Dining Room - The existing windows are stone mullioned, each with a single glazed panel mounted directly into the stone. 4X Fixed
These windows will be replaced with Crittall double glazed units; 2X fixed and 2X openers, with one glazed panel in each. Colour Heritage Dark Grey.

Lounge 1 - The existing windows are stone mullioned, each with a single glazed panel mounted directly into the stone. 2X Fixed
These windows will be replaced with Crittall double glazed units; 1X fixed and 1X openers, with one glazed panel in each. Colour Heritage Dark Grey.

Lounge 2 - The existing windows are stone mullioned, each with a single glazed panel mounted directly into the stone. 2X Fixed

These windows will be replaced with Crittall double glazed units; 1X fixed and 1X openers, with one glazed panel in each. Colour Heritage Dark Grey.

3rd Bedroom - The existing windows are stone mullioned, 2X outer with a single glazed panel mounted directly into the stone and the central a steel framed Crittall opener.

These windows will be replaced with Crittall double glazed units; 2X fixed and 1X opener, with one glazed panel in each. Colour Heritage Dark Grey.

4th Bedroom - The existing windows are stone mullioned, 1X a single glazed panel mounted directly into the stone and 1X steel framed Crittall opener.

These windows will be replaced with Crittall double glazed units; 1X fixed and 1X opener, with one glazed panel in each. Colour Heritage Dark Grey.

Second Bedroom (Proposed) – This is the proposed re-instatement of a historical window.

These windows will be replaced with Crittall double glazed units; 1X fixed and 1X openers, with one glazed panel in each. Colour Heritage Dark Grey.