



HERRITAGE STATEMENT

REPLACEMENT WINDOWS AND EXTRACT VENTS TO:

The Old Coaching Inn,
Midhope Court,
Midhopestones, Stocksbridge,
Sheffield S36 4GW

INTRODUCTION

The statement supports a planning application relating to The Old Coaching Inn, Midhope Court. The proposals comprise the replacement of the timber sash windows with timber top hung simulated sash windows and replacement vents to improve acoustic amenity and energy efficiency within the property. The windows will replicate the existing white timber frames, the design and glazing bar profiles to ensure there will be no change to the character or appearance of the property or streetscape.

The application site is located on the North of the A616 (Manchester Road). The A616 is a main arterial route between Manchester and Sheffield. The application site is on the junction with Mortimer Road. The building was originally built in 1811 as the 'Rose and Crown Coaching Inn' and was built by William Payne, when he was Lord of the Manor of Langsett. It closed as a half-way house on 29th May in 1876, the building has since been converted into private dwelling house known as Lower Hand Bank Farm, until recently when the property was redeveloped into 6no. apartments. The property is five storeys high, including basements and attic, and form part of a wider group of properties, including the Byre Cottage and Coach House.

The property is Grade II Listed and was first listed on 21st July 1986. The property was recently renovated with works completed in 2006, the property owner is seeking Listed Building consent for the replacement of the windows to South, East and West elevations. The details provided as part of the application include the product and specification. The interest of retaining the character and appearance of the Listed building.

PLANNING HISTORY

- **Application Number:** B/04/0918/PR **Application Type:** Full **Decision Letter Date:** 22/06/2004
Decision Status: Final Decision **Decision Type:** Approve with Conditions
Development Description: Conversion of farmhouse from two dwellings to six units and conversion and extension coach house to dwelling.
Development Address: Lower Hand Bank Farm, A616 Manchester Road, Midhopestones,
Officer: Historic
- **Application Number:** B/04/0494/PR/LB **Application Type:** Listed Building Consent **Decision Letter Date:** 07/06/2004
Decision Status: Final Decision **Decision Type:** Approve with Conditions
Development Description: Conversion of farmhouse from 2 dwellings to 6 flats, conversion of Byre/ Cottage to dwelling and conversion and extension of coach house to dwelling.
Development Address: Lower Handbank Farm, A616 Manchester Road, Midhopestones, **Officer:** Historic

PLANNING POLICY & GUIDANCE

The national and local planning policy and guidance relevant to the historic environment are set out below and considered in more detail in Section 5.0.

- National Planning Policy Framework (2012)
- Policy CL 1 Context and Character
- Policy CL 2 Design Quality
- Policy CL 3 Heritage Assets - Conservation Areas and Historic Spaces
- Policy CL 6 Small-scale Alterations and Additions

APPLICATION PROPOSALS

The works proposed comprise;

The replacement of all of the timber sliding sash windows to South, East and West elevations, with double glazed timber windows to improve the thermal and acoustic performance of the building and replacement vents.

The proposals seek to replicate this existing design and the glazing bars, including width and profiles, within double glazed timber sashes, to preserve the existing character and appearance of the property.

The sash windows shall be timber framed, white painted, double hung, sealed casements with the double glazed units to ensure they appear sensitive to the historic character of the building and would respect the historic proportions of the property.

SIGNIFICANCE OF HERITAGE ASSETS

This Section considers the significance of the designated and non designated heritage assets which would be affected by the proposals, in accordance with the NPPF.

The application property is not sited within a Conservation Area. The property is Grade II Listed, originally listed on 21st July 1986, known on the listing as Lower Hand Bank Farmhouse.

The application property has replacement timber sash windows but many of the windows retain the original design. This design is considered to form part of architectural the significance of the property. The architectural design and proportions, surviving historic fabric and the group value of the property all form part of its historical, architectural and archaeological significance.

The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the of the property.

The detailed drawings indicate that the proposed double glazing would be slim and elegantly proportioned, and would not represent a significant visual change over the existing, it is respectfully asserted that the materials and design would not harm the overall character and appearance of the property and would have no impact on the listed status.

No issues arise in relation to the impact of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposal is not for additional bulk or increased fenestration which allows for overlooking.

The proposals would cause no harm to the designated heritage assets and thereby accord with the NPPF and the local development plan.