

HERITAGE STATEMENT

Mr Bryan Mangham and Mrs Dawn Dunbar

The Long Barn, 134 Genn Lane, Worsborough, Barnsley,
S70 6NW

This statement forms part of a planning & listed building application for internal and external alterations to the existing garage, outside patio, wall, kitchen, bathroom, drive and windows and doors plus new en-suite in order to restore elements of the existing dwelling.

It is not a standalone document it must be read with the plans which constitute the principle

1. INTRODUCTION

1. This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the creation of various elements listed above to be used in conjunction with the main house, known as The Long Barn.

2. PROPOSAL

2.1. Planning permission is sought for 8 elements: 1) The creation of a Dining/Living room to replace an internal garage 2) Outside Patio area replacing baron/unkempt grass area 3) Exterior boundary wall to match barn 4) Removal of one doorway in order to enlarge walkthrough, removal of part half wall to create a viewing area into the new Dining/Living area. Removal of party wall between the garage and lobby area in order to open up the Dining/Living area 5) Extend existing bathroom into bedroom 3 creating a master bathroom, removal of none load bearing wall, timber partition and plasterboard plus removal of bedroom 3 door which is to be filled in 6) Removal of old concrete drive to replace with Red clay pavers (200 x 100) in stretcher bond pattern 7) Replace old metal garage door with UPVC aluminium wrapped slim line profile with 2 side lights in colour period sage green, Replace existing windows with same including Georgian bar to match originals 8) Create an en-suite in the Master bedroom (bedroom 2) to incorporate sink, toilet and shower

2.2. The application includes for internal changes including restoration of original elements and consist of:-

Ground Floor

Knock down ½ load bearing wall on the left side of the kitchen to create a viewing area into the new Dining/Living area. Remove existing doorway which leads into the original lobby towards the downstairs WC, this will create a wider opening leading into the new Dining/Living area to form an open plan Kitchen/Dining/Living area which will expose the original features of the listed barn.

Removal of metal up and over garage in order to replace with a UPVC aluminium wrapped slim line double glazed French doors, to incorporate 2 side lights in period sage green, which in turn will create more light into the proposed existing dwelling. The existing baron/grass boundary lines will all remain as existing

Extend the original wall by adding random sand stone sizes which incorporates split faced, punched, hammered and pitch dressed stone to match existing original wall. This will be pointed in a flush finish then brushed.

The existing boundary lines, drive and outbuilding will all remain as existing

First Floor

Extend original white bathroom suite by removing bedroom 3 wall (none load bearing) this will incorporate a basin, toilet, bath and separate shower cubical. Fill in bedroom 3 doorway with plaster and timber board.

Create an en-suite bathroom in the Master bedroom (bedroom 2) by adding a timber stud wall with plasterboard the bathroom will comprise of a sink, toilet and shower cubical.

Windows

All windows to be replaced with UPVC aluminium wrapped slim line with Georgian bar in period sage green to match existing windows

3. IDENTIFYING THE HERITAGE ASSET

This is a difficult one due to the fact that this Barn was part of Genn House and not actually converted into a dwelling until 1991-1993.

The Long Barn is Grade II listed and dates from 1700

3.1 Entry Name: Genn House with Attached Outbuilding and Garden Wall

Listing Date: 11 November 1966

Last Amended: 4 December 1986

Grade: II

Source: Historic England

Source ID: 1315057

English Heritage Legacy ID: 333951

Location: Barnsley, S70

County: Barnsley

Electoral Ward/Division: Worsbrough

Traditional County: Yorkshire

Lieutenancy Area (Ceremonial County): South Yorkshire

Church of England Parish: Worsbrough Common St Luke

Church of England Diocese: Sheffield

WORSBROUGH GENN LANE
SE30SW

(south side)

1/76 Nos 130 and 132

(Genn House)

with attached outbuilding

11.11.66 and garden wall

(house-part of item

formerly listed as

part of Genn House,

Barn at Genn House)

GV II

Farmhouse with attached outbuilding and garden wall. c1700 for Dr. William Elmhirst (d1715) (Wright p29), house extensively rebuilt 1964. Name commemorates John Genn of Ouslethwaite who married a daughter of John Elmhirst in c1320. J. G. Wright, Worsbrough: In Times Past, 1983.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 The appearance of the alterations are traditional to respect the nature of the listed building, they are formed in stone to reflect those in the habitual barn, windows are of traditional style and function being a mix of UPVC aluminium slim line in period green with Georgian bar.

4.3 It is considered that the alterations proposed are the most effective and appropriate form of building design to achieve the required space whilst respecting the setting, appearance and character of the listed building.

4.4 The internal works to the barn are minimal and at ground floor remove walls which have previously been added by the previous owner, new stud walls at first floor provide for bathroom and en-suite provision will not damage the fabric of the listed building.

The moving of one door opening to the 3rd bedroom on the first floor are the minimum required to create the new bathroom.

5. CONCLUSIONS

5.1 It is considered that the proposed extension is sensibly designed, proportioned and respects the setting, character and appearance of the listed building.

5.2 Restoration of the Long Barn is sympathetic and in keeping with the original historic features of the property and should be commended.

5.3 The proposals are considered to positively contribute to the character, appearance and setting of the Grade II listed building and we hope as a result they should be approved.

15th April 2019

Mr Mangham and Dawn Dunbar