

Heritage Statement for The Conversion of Outbuilding to Form Annex

Upper House Farm
North Lane
Cawthorne
Barnsley S75 4AF

The NPPF (National Planning Policy Framework 2019) defines the term for use with regards to a Heritage asset and Heritage Policy.

Heritage Asset

The heritage statement describes a heritage asset, as an existing natural stone walled structure with existing artificial stone tiles. There are no openings to the gable walls of the asset with three small triangle openings within the courtyard elevation. The elevation that overlooks the rear fields have two large segmental arches with a brickwork/stone arch and a central brickwork column that supports the arches in the middle of the elevation. The asset is not listed within Barnsley MBC records but the Upper House Farmhouse (listing Nr 1192147) and the barn approximately 25m south east of Upper House Farmhouse (listing Nr 1151791) are both listed as Grade II.

Significance

The asset forms part of the existing development within the curtilage of the site. The presence of the asset reinforces the enclosure feeling to the site. This development is not classed as a new infill build, but as stated within the application as a conversion. Due to the location of the grade II proximity little new external works will be carried to a minimum and the use of lime mortar will add in the visual impact of the asset.

New rooflights installed on the courtyard elevation will lessen the impact from the open field. These can be purchased from a company like....” The Rooflight Company” Which specialise in the construction of conservation rooflights.

Gutter used on the front and rear elevations will be of aluminium and ogee shaped to complement gutter shapes of the era of the asset.

Setting of the Asset

As stated earlier the asset is surrounded by a number of structures of which two of them listed buildings. The asset will have a neutral effect on the overall as three of the elevations are hidden by the attached and adjoining buildings. On the other hand, the asset will provide an increased aesthetic to the overall site when viewed from within the small courtyard to the front of the asset. The works proposed will have a very low impact on the overall surrounding of the site and the site itself and the listed buildings within the site. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance



Photo looking into outbuilding

