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Thwaite Hall Barn Garage

1. Special architectural or historic interest and Fabric (The Listed Building)

Thwaite Hall barn was probably originally a stable block serving Thwaite Hall (Now demolished) It later became a barn and was converted for residential use in 2003/43. The main part of the building is thought to have been built in the 17th century. It is constructed of red brick with weather-boarded gables and a weather-boarded lean-to addition

2. About the Garage

The Garage/store is a single story modern concrete block wall structure, situated within the curtilage and around 25m away from the grade 2 listed barn. The roof, which is currently cement fibreboard over modern timber frame, is in poor condition and not weatherproof. There are two front openings, each with a pair of side hinged softwood timber barn doors which are in poor condition

3. Setting

The barn is situated just outside the village of Thwaite. It is approached by a long driveway that is shared by a neighbouring cottage. It overlooks the surrounding farmland

4. Features

The original listing document (No. 281678) does not list any items of special interest

5. Principles

The garage, has suffered a long period of neglect and has fallen into disrepair. It is our aim to make the garage weather-proof and halt the decline for continued use as a garage and store. No changes are proposed that will adversely change the character of the building

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6. Justification

Overall, the current Garage roof and front doors are in poor condition past their economic use. The roof has many cracks and holes and is not weather-proof, with multiple leaks. The softwood front doors are insubstantial, awkward to open/close and are falling apart

7. Mitigation

It is believed that the proposed changes present minimal impact on the building's special interest, fabric and setting

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