

GRANARY COTTAGE, BLACK HEDLEY FARM, SHOTLEY BRIDGE HERITAGE, PLANNING & DESIGN STATEMENT.

Granary Cottage forms part of a comprehensive range of stone farm buildings dating from the mid C18. They were listed Grade 2 in 1986. The cottage is at the east gable end of a two storey building range forming the north side of a courtyard with the farmhouse forming the south side. This courtyard, entered through an archway in its east wall, was and remains the service courtyard for the farmhouse. The north range originally comprised: an arcade of four segmental brick arches to house carriages/carts, with a lean-to stone porch attached on the north side of the east bay; granary store above serviced from its north side; and, at its east end, one room at each level used as accommodation for farmhands. These accommodation rooms have a corner fireplace and the ground floor room a small utility room attached on its south side. If these rooms were connected it was probably via a ladder style stairs. Walls comprise 500mm. coursed rubble with dressed stone window surrounds. One of the original granary window openings has been enlarged and a metal window inserted without stone surrounds. There are quoins and raking stone copings with moulded kneelers to the east gable. The roof comprises tie beam trusses with collars and purlins over the principal rafters. The original rafters and stone slates were replaced mid 20C with new timber rafters, roofing felt battens and natural slates.

Early in the 20C the middle two arches were lost to make a large double garage suitable for motor vehicles and the other arches were stoned up and small windows inserted. A single skin porch was attached to the north side of the g/floor accommodation. A proper staircase was inserted and a further first floor room added to the accommodation by partitioning off a section of the granary store and making the enlarged opening for a metal window referred to above. The eastern, former arched, bay with its attached rear stone porch was added to the accommodation allowing a bathroom to be inserted and the single skin porch altered to form a tiny kitchen which has subsequently deteriorated and lost its roof. A dressed stone buttress was added to the east gable in mid C20 presumably to counteract movement. This comprises the cottage we see today.

The passing of a long-term elderly tenant has presented the opportunity to upgrade the accommodation to satisfy modern standards. The main aims are to: increase day/sun lighting; enhance insulation; provide a better kitchen;

provide a dining area, and; provide a f/floor bathroom. The constraints imposed by the listing are acknowledged and welcomed. The opportunities for improvement are seen as: f/floor granary space has been redundant/vacant for many years; the existing kitchen extension is in obvious need of redevelopment, and; the re-opening of the south facing segmental archway offers potential for conservation gain as well as enhanced amenity.

RECONFIGURE & EXTEND FIRST FLOOR SPACE

A five metre extension of the accommodation would allow: more convenient bathroom facilities; free up valuable g/floor space, and; the provision of a small (home working) office. The existing opening with metal casement is to be reduced to match the original openings with stone surround. The existing timber casement to the proposed bedroom is in very poor condition and needs replacement. Detailed design of these replacement casements is shown on drwg.no,189/09 and with glazing bars to give a four pane design matching the casement to the left of the range as agreed on site with the Conservation Officer. Three metal conservation rooflights (Clement 1 668w x 870h) with central glazing bars and fitted flush to the roof covering are proposed on the north roof slope to serve bathroom, office and bedroom as shown on drwg.no .189/15. Balusters and handrail details to proposed landing are to match those of replacements to stairs(see below). timber ledged and battened doors to match existing with 50mmpencil architraves and 100mm pencil skirtings to timber stud walls are proposed. The SVP to the bathroom will be routed internally through the roof and drain through the C20 concrete floor of the proposed kitchen. This will allow the removal of the existing SVP on the south elevation.

RE-OPENING BRICK ARCH

This intervention allows increased south facing glazing and, together with the removal of the C20 bathroom and partition, make's an ideal area to create a much improved kitchen. The proposed timber glazed frame would include two side opening casements above bench height with vertical timber boarding below as shown on drwg.no.189/14. The design reflects the Conservation Officers view relating to glazing bars.

REDEVELOPMENT OF EXISTING KITCHEN EXTENSION

This single skin C20 porch cum kitchen is in very poor condition and its rotten, asbestos cement sheeted, roof has collapsed and been removed. It cannot be widened due to the proximity of the access lane but it is proposed to increase the length by 700mm and widen the existing opening to the living room to provide a dining alcove. A substantial timber framed corner glazed frame is proposed to include a flush fitting side opening casement and a half glazed fire escape door within a cavity wall with matching stone external leaf. The proposed lean-to roof is of natural slate to match the proposed slate replacement of the existing adjacent sheeted porch.

GROUND FLOOR CLOAKS

It is proposed to convert the small utility building attached to the living room to a cloak room. This will require a new drainage connection to the existing drain. The installation of an air admittance valve will not require a SVP to be fitted. The existing timber lintels to the door opening are collapsing and will require replacement with matching. The existing batten door is possibly, original, and is capable of repair and refurbishment. The existing small timber 'hit and miss' vent, with single glazing above, window is to be repaired with or without secondary d/glazing. A small privacy lobby is proposed with a ledged battered door to match existing

LIVING ROOM

The existing mid C20 window is of single glazed timber framed construction approx. 1660(h)x1050(w) and it is proposed to be replaced with a vertically hung cord and weights sliding sash window. The corner chimney breast has received a mid C20 makeover with dark timber panelling and stone cladding surrounding an open solid fuel fire. It is proposed to remove the timber and stone cladding and return the chimney breast back to its original plastered size with a simple opening to receive a closed wood burning stove. The traditional staircase has had a 'ranch style' baluster makeover with matching

dark panelling to the strings -it is proposed to remove these items and install square timber balusters and a traditional timber handrail. It is proposed to replace the existing 'supalux' type ceiling panels with a plasterboard and skim finish ceiling. A new door opening between the living room and the kitchen is proposed to increase convenience and,when open, daylighting to the former.

ENTRANCE PORCH

The existing asbestos cement sheeted roof covering is coming to the end of its life and is to be replaced with natural slates. At present there is an air source heat pump adjacent to the the main entrance with somewhat intrusive associated external pipework.

EXISTING FIRST FLOOR GABLE BEDROOM

The door to this bedroom is an original batten door and is to be repaired refurbished and rehung. The existing window is very interesting and probably original.It is similar to a horizontal sliding sash in that one casement moves behind a fixed casement but in this case the moving casement is side hung and inward opening The meeting stiles are approx.25mm and the moulded window bars approx 13mm. Whilst not capable of d/glazing, it is capable of repair and is to be retained with or without secondary d/glazing. The door to the cupboard is a modern ply door in poor condition and is to be replaced with a ledged batten door.The existing ceiling is timber boarding which is to be retained.

MISCELLANEOUS ALTERATIONS AND SPECIFICATIONS

All external walls are to be thermally upgraded internally with woodwool boards and lime plaster as shown on drwg.no 189/15 Finishes to internal walls/partitions are to be repaired/re-plastered as necessary. New partitions are to be timber insulated stud with plasterboard and skim finish Existing asbestos insulation board ceilings are to be replaced with plasterboard with

skim finish. There are no existing or proposed cornices. Skirtings are to be 100mm pencil and architraves 75mm pencil.

The existing HWT and associated controls for the ASHP are situated in the gable bedroom c/board. Relatively new but uninsulated concrete ground floors preclude underfloor central heating and has resulted in very large intrusive radiators. The system proved extremely costly to run and the owner is considering changing to an oil combi-boiler system.

ACCESS, PARKING AND OUTSIDE SPACE

Access to the cottage is via the existing private tarmaced road from the B6278 and the existing concrete wheeltracked lane to the rear of the cottage. A hardstanding area suitable for two cars is shown next to the existing parking area for the Doctor's Cottage and is in addition to informal parking on the tarmac road. The small existing utility yard of approx. 11sq.m bounded by a 900mm adjacent to the main entrance to the cottage is included within the residential curtilage as is an amenity area, mainly grassed, of approx. 270sq.m immediately to the west of the yard. All the above are outlined on the proposed site plan, drwg.no. 189/17

CONCLUSION

The range of buildings covered by the listing is extensive. It is felt that the limited proposals in this application do not detract in any way from the character of the listed building group. Indeed it is our opinion that they enhance the character.

