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Enlargement of house into barn
Carr Bottom, Green Lane, Bury Woodhead LS29 7BB

- HERITAGE STATEMENT

Please refer to separate heritage statement by Stephen Haigh, Building Archaeologist.

Carr Bottom Farmhouse and barn are separately listed Grade II and form a typical Wharfedale 'longhouse'. The buildings are set to run east/west at the southern end of Green Lane on the edge of open moorland.

Carr Bottom Reservoir is some 300m west of the farm on higher ground.

The buildings are all stone with stone slate roofs. Carr Bottom is unusual as a small farm with no contemporary outbuildings, and stands in a plot of 0.36ha, generally as it was originally built.

The farmhouse is the oldest section dating from around 1640, since which time numerous alterations have been made, including removal of some mullions from multi-light windows and likely repositioning of the house stair.

The barn and shippon elements are of later construction running west of the house and have been subject to less alteration.

Having lived at Carr Bottom for 40 years the current owners wish to move down to the valley bottom for their retirement.

This application seeks consent to enlarge the house into the barns with a scheme designed to bring the whole building into a good state of repair with a layout to meet contemporary expectations, respecting the existing building. This is much more sensitive than attempting to create a new dwelling in the barn.

The proposals are designed around making best use of existing building form around effective use of all existing openings and using the minimum number of new openings. The cant doorway bay of the barn will remain a full height open volume up to the roof.

The existing house stair is very restricted in width and is steep, likely not in its original position. A new stair is proposed in the barn, more centrally located in the enlarged dwelling.

The proposals are for the minimum of external changes, thus retaining the original appearance of the farm, and minimising harm to the buildings.

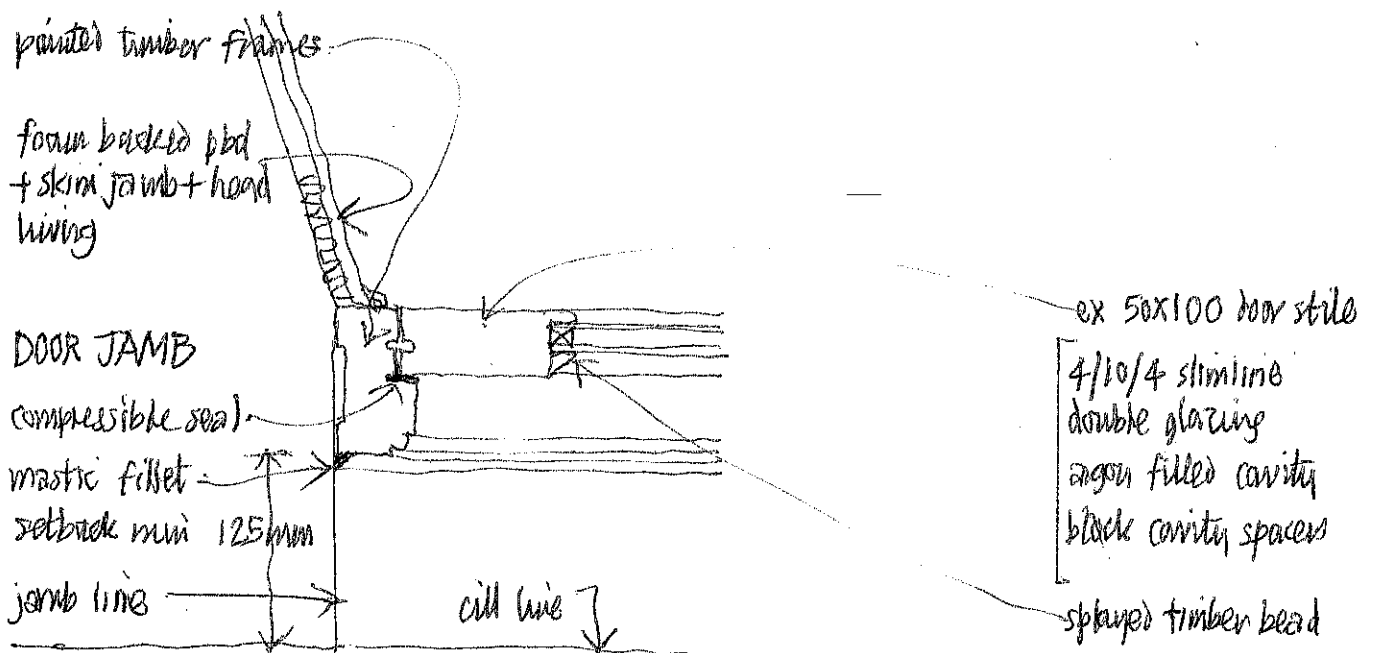
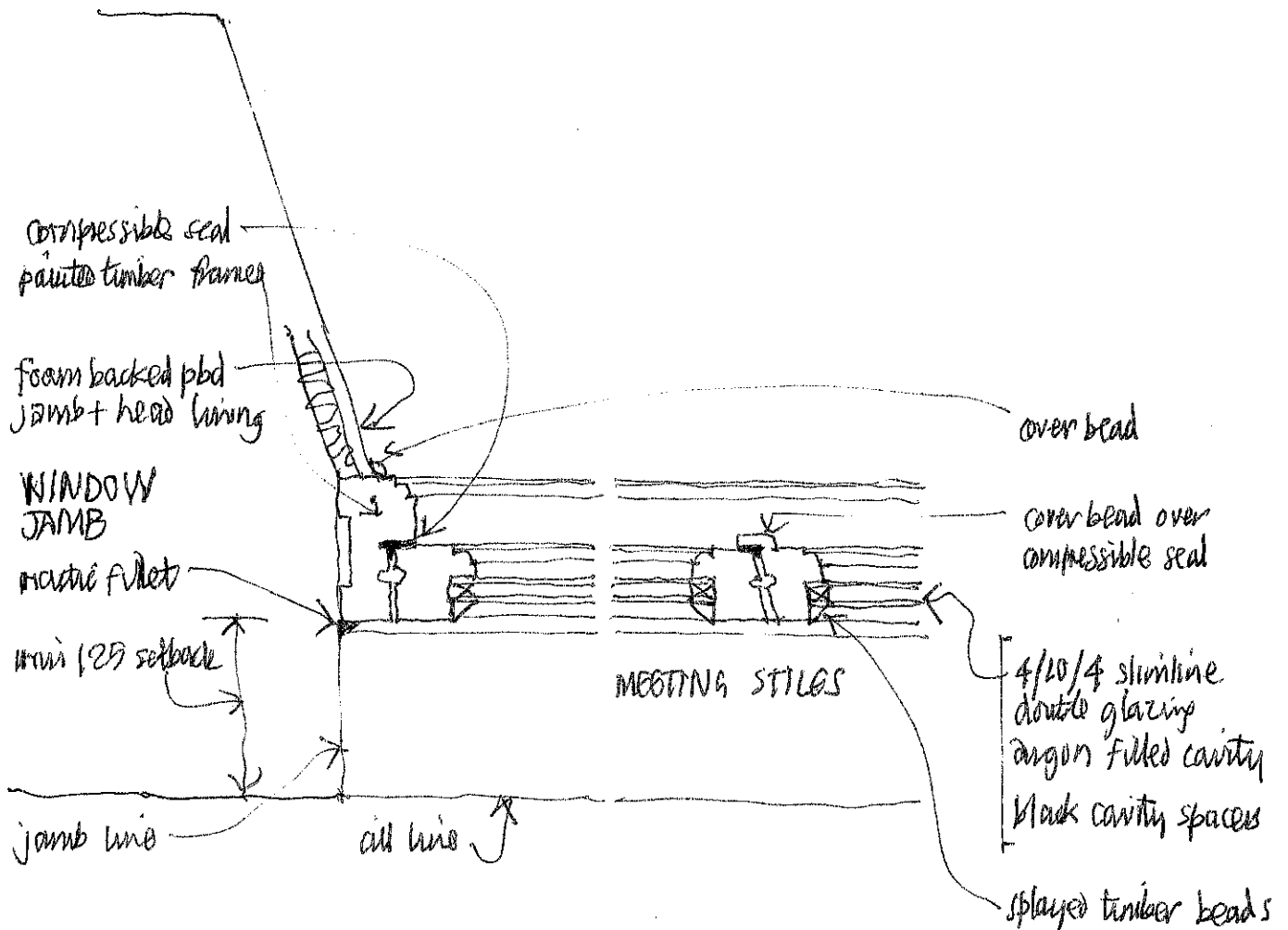
The existing barn roof already has a collapsed section, and the balance of that roof is in poor condition requiring full replacement. The proposals are to construct new crosswalls carrying a new glulam timber ridge beam. New, deeper rafters will enable in-slope insulation to be used. The existing stone slates can be re-used. The proposed roof replacement removes the existing headroom restriction caused by the roof truss tie beams, and enables a new first floor to be installed.

It is considered that the proposals are informed by the existing buildings and that this is an acceptable way to bring the whole building back into full use and in a good state of repair.

John R Wharton
Architect
July 2023

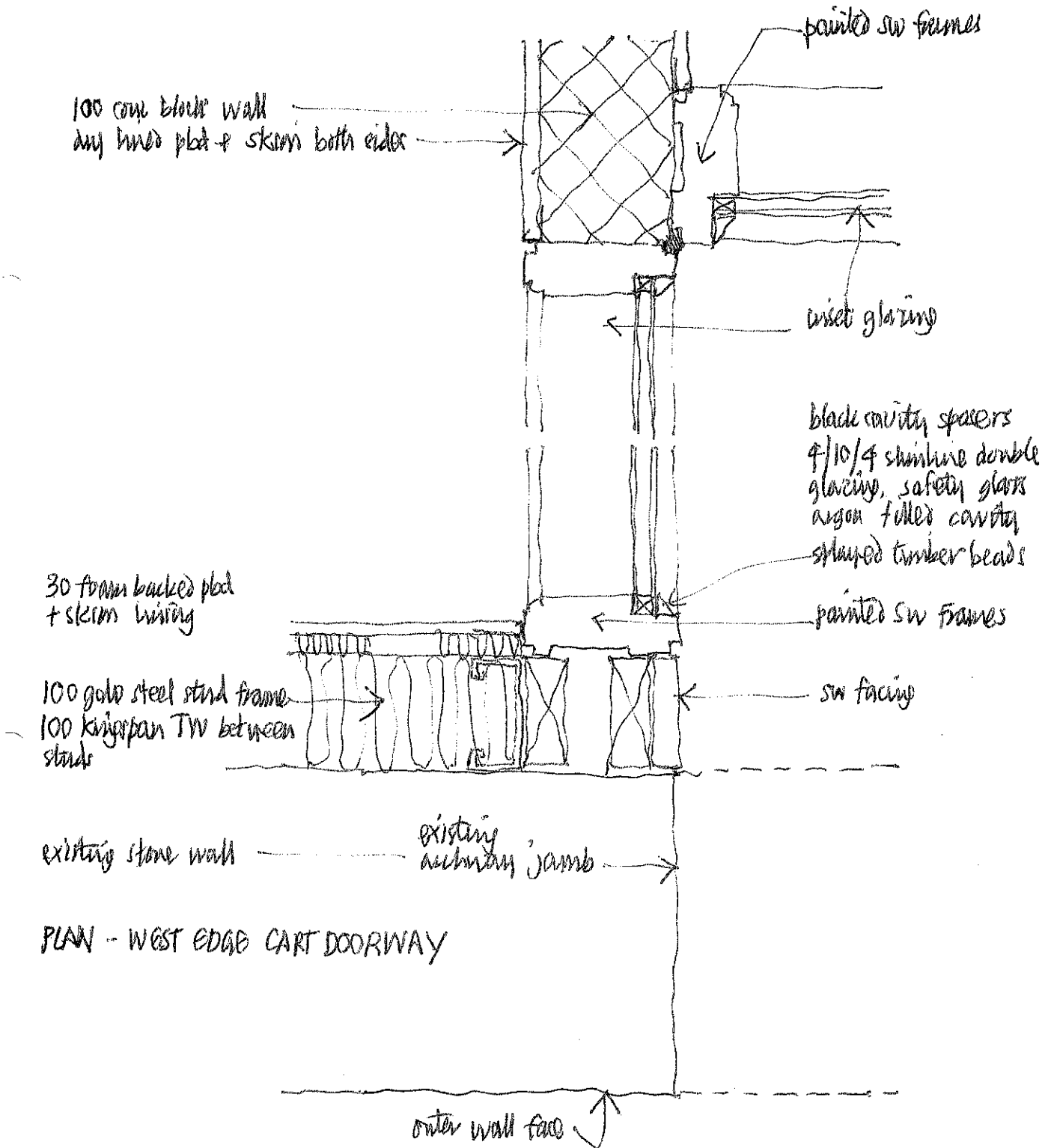
CARR BOTTOM
BURLEY WOODHEAD

WINDOW + DOOR DETAILS
SCALE 1:5



CARR BOTTOM
BURLBY WOODHEAD

WINDOW DETAILS
SCALE 1:5



PLAN - WEST EDGE CART DOORWAY