

Wiseton Estate

October 2023

Heritage, Design & Access Statement
Hall Farm Clayworth



1. Introduction

- 1.1. Savills have prepared this Design and Access Statement on behalf of The Henry Smith Charity in support of an application for Listed Building Consent for the replacement of ventilation structures on a former cow house roof at Hall Farm, Town Street, Clayworth.
- 1.2. Clayworth is a village and civil parish in Nottinghamshire, situated 6 miles north east of Retford, close to the River Idle.
- 1.3. This proposal comprises the replacement of two ventilation structures as the original vents have been damaged by high winds and fallen into disrepair, and now require action.

2. Heritage

- 2.1. The building lies within the Conservation Area of Clayworth village as outlined by Bassetlaw District Council Map. The building's south west elevation is set directly on the roadside of Town Street.
- 2.2. Forming part of Hall Farm yard, it is now used for general farm storage, but was formerly a cow house. It is thought that the vents were originally added to the building in the late 19th century.
- 2.3. Although not listed, this building is adjacent to Hall Farmhouse which is Grade II (Listing 1212224) as defined by English Heritage.

3. Design Proposal

- 3.1. The aim of the proposed work is to reinstate two ventilation structures on the roof.

Use

- 3.2. Although no longer of use for modern agriculture, the building is used for general farm storage. The proposal will not alter this use.

Amount

- 3.3. Two vents will be installed to replace the two original structures.

Layout

- 3.4. There will be no change to the current layout of the building.

Scale

- 3.5. There is no change to the current scale of the property.
- 3.6. The existing roof openings and remains of the existing vent will be used as a template to replicate two like for like structures in size and shape.

Landscaping

3.7. There will be no change to the current landscaping of the site.

Appearance

3.8. The frame of the vent structures will be constructed from softwood. Larch cladding will be used to replicate the vents. Although the remaining structure is roofed in asbestos, lead will be used on the new roofs.

3.9. Lead flashing will be fitted around each structure and pantiles refitted.

3.10. The larch will weather naturally to a silver grey, to give an overall soft appearance from the road.

Access Statement

3.10 There is no change to the existing access to the site which is provided through the yard via Gringley Road.

4. Conclusion

4.1. The roof of this former cow house is currently missing one vent and the other is beyond repair and hazardous. The installation of two new vents as described above will conserve the character of the building.

Appendix 1

Photographs of building

1. Building in Hall Farm yard – south east and north west elevations



2. Building Town Street - South west elevation



3. Remaining original structure



Appendix 2

Hall Farm House Listing

