Heritage Statement

Yarnold Lane Farmhouse was built in the mid 18th century , it has had various alterations and additions since then . It is currently a listed building , the listing reads as follows-

Description

SO 97 SW DODFORD WITH GRAFTON CP YARNOLD LANE (west side)

9/115 Yarnold Lane Farmhouse

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Farmhouse, now house. Mid-C18 with mid-C19 and mid-C20 alterations and  
additions. Handmade brick, partly rendered with blue brick dressings; plain  
tiled roofs with end stacks; right end stack has large external chimney with  
tiled offsets. Three storeys with blue brick modillion eaves cornice. Two  
bays; ground floor has C19 canted bay windows with central 16-pane sash windows;  
16-pane first floor sashes and 12-pane second floor sashes. Central entrance  
has a flat canopy, a pilastered surround and a half-glazed door. At the left  
side is a two-storey single-bay addition with a large 3-light C20 casement on  
both floors. Large three-storey wing to rear left with lean-to in angle in  
which is situated the present main entrance with a C20 door.

Listing NGR: SO9419573758

It is our understanding that the farmhouse is an example of 3 storey rural Georgian farmhouses of the 18th century , particularly the appearance of the front facade on the south side of the building looking out over rural Worcestershire from its elevated position half way up Yarnold lane. The neighbouring property to the south below the front facade is also listed and consists of renovated original barns previously part of the farm. Although both now dwelling houses, both house and barns retain their context in the rural environment.

Our proposal is to renovate the 2 bay windows within the front facade which are currently rotten and beyond continued repair work . We wish to retain the appearance of the building . We propose replacing the bay windows , frames and sills using materials similar to those in the original . We intend to use traditionally styled and constructed wood joinery with dimensions and proportions to replicate the old windows This restoration will have a positive impact on the appearance of the building restoring it to a good state of repair. Replacing the windows with double glazed panes will also enhance the property making it compatible with modern day living and less liable to deterioration as a result of damp and condensation. The interior of the farmhouse has many original features including original beams , wooden floors and shutters which we strive to maintain in an appropriate style. We plan to use double glazed panes as a prefered option to secondary glazing in these replacement bay windows as this will more closely replicate the original appearance inside to match or enhance the appearance of all existing residual features. Our glazier proposes to replace the bay windows in Accoya timber to a paint finish, with traditional sash weights. He will use slim slopping bead to match existing putty lines. Styles would match.

We have lived in the property for 13 years and repeatedly repaired and filled existing rotten window frames and sills, further repair is not possible therefore we are seeking permission to replace. We wish to replace like for like as closely as possible whilst maintaining and enhancing functionality.  The proposals adopt the philosophy of minimal intervention whilst actively taking the opportunity to enhance the heritage asset. The internal floor plan remains unaltered, there will be no alteration of brickwork surrounding the bay windows. Internally and externally the proposals aim to repair and/or replicate the historic features.