

4 Park Drive, Stainborough. S75 3EW

Design & Access & Heritage Statement – 07.03.2019

Revision 07.04.21 – Amendments to current planning approval (additional notes in blue)

The site

4 Park Drive is located in the popular residential hamlet of Stainborough, approximately 3 miles from Barnsley. The village is washed over green belt with a conservation area; it is most noted for Wentworth Castle a grade 1 listed building, access to the castle is via park Drive, passing the application property; Park Drive also gives access to The Stafford Arms Public House.



The Asset

The property is a stone built grade 11 listed building estimated at around 300 years old, originally believed to be a Coach House it is noted for its external arches; the neighbouring property Kembla (Lowe Lane) also forms part of the original building. No 4 Park Drive and the surrounding properties were formerly a primary school building; there have been many additions over the years. No2 Park Drive is a stone built flat roofed property; the adjoining property Kembla has had the original stone slates removed and replaced with modern concrete tiles. The application property has a dilapidated timber and glass conservatory attached to the south elevation. The stone arches to the south and east elevations have been infilled with stone and smaller windows at some point in its history. Internally as expected the layout has been modified many times over the years and it is currently in need of further modernisation, some of the original roof timbers remain visible in the master bedroom.

The Proposal

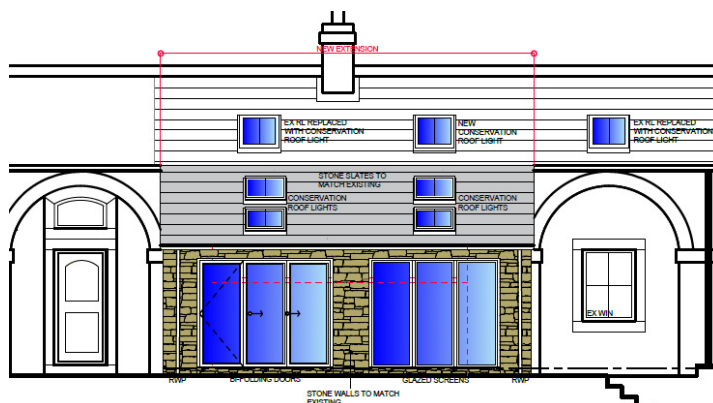
South Elevation



Garden View

The proposal is for a modern single storey lean to glass and stone extension to the South (side) elevation to replace the existing lean to timber conservatory which will require conservation area consent for demolition. The proposed extension will work with the form of the building (whereby the existing conservatory does not) by fitting to and around the arches, the solid side walls will be central to the columns and the glass infill will allow expression of the 2 arches from inside and out. The proposal respects and enhances the original form and so can be seen as an improvement on the existing conservatory which does not and is also an eyesore as it is in a very poor state of repair; as such demolition of the existing conservatory is justified.

Following a change of ownership, the new owner submitted an application 2021/0204&0206 (by others) for a stone roof with Velux and stone returns to the walls, the application was withdrawn after comments from the conservation officer recommending refusal on the basis that it was not in line with the ethos of the approved scheme, too much stone slate roof and too many Velux windows, it was clumsy and overbearing on the original building.



A stone roof solution by others

This application takes a step back to the glass roof of the original but tries to overcome some of the applicant's worries about too much glass creating an uncomfortable 'too hot or too cold' space, by incorporating stone returns and a strip of stone slate roof to each side of the glazed roof.



The current proposal

The proposal retains its contemporary feel and still draws a line between old and new while allowing the expression of the original arches (a key feature of the listed building) both from outside and in.

The new proposal must be seen as an improvement on what is still a building in a poor state of repair with many poor interventions over the years.

As can be seen from the images below there is little difference in the views from Park Drive between the approved and current application.



View down Park Drive towards

the property



View from Park Drive South towards the property (approved scheme)



View from Park Drive South towards the property (current application)

Park Drive Elevation

The main views of the property are from Park Drive, due to the listing the east elevation should be preserved and enhanced where possible. The majority of this elevation remains original but the three arches have over the years been infilled with a mix of coursed stone and larger ashlar and parallel punched stones that have been added at some point in the buildings history in a quite rudimentary manner.



View from Park Drive



Infilled arch

It is proposed to remove the stone infill panels to the East elevation and replace them with timber framed windows and timber infill panels, this has been done successfully to the West elevation of Kembla and is a step to restoring the original design intent of the building, allowing the arches to be clearly expressed and this should be considered an improvement to the listed building and conservation area. Currently set within the arches are ashlar and parallel punched cills and stones that have been added at some point in the buildings history in a quite rudimentary manner, although not original these do form a part of the buildings history and it is therefore proposed to re-use these in the small retaining wall to the terrace area.

The extensions entrance elevation will be visible from Park Drive; it is a modern intervention done so as to clearly define new and old, clearly an improvement over the existing conservatory which will require demolition due to the dilapidated condition.

It is intended to remove the side entrance door from the current approval; access will be by the glazed doors to the garden side. Removal of the door to give a simple stone gable wall will be in keeping and no detriment to the listed building.



Current application

North Elevation (Lowe Lane)



View from Lowe Lane

A small section of stone wall and flat roof of the property is visible from Lowe Lane. This elevation is thought to be of less importance to the listing as it has been added to over the years with other buildings. It is proposed to construct a pitched roof to the first floor above the existing flat roofed kitchen, this will replace a small dormer and area of flat roof, it will be visible from Lowe lane but can be seen as an improvement as it will add a traditional pitched roof in place of a flat roof, it will also be roofed in artificial stone slate as befitting the original building.

Following the change of ownership the new owner would like to install a window in the rear stone elevation in place of the Velux shown below, this will be in keeping with the current elevation, please refer to the revised technical drawings for detail.



Low Road Elevation

The Garages



The existing garages



Brick outbuilding

Part way along Park Drive the boundary hedge and wall of the property is broken with two dilapidated off road garages which clearly require demolition due to their condition. A double detached garage is proposed to replace the existing garages and also a small brick outbuilding which is tucked in between the hedge and trees and will require demolition to make way for the garage. The outbuilding is of a very basic form and not considered of any value to the conservation area and so removal and replacement with a high quality stone built garage is justified. The new garage will require a new highway access, visibility is good in both directions and Park Drive is a quiet road with hatched area to the roadside which assists with safe manoeuvring in and out of the proposed drive. The garage will be set back into the site so as to provide off road parking and also to have less impact on the conservation area and listed building. Following a meeting with the conservation officer the garage orientation was amended to align with the southern boundary so that it is less prominent from Park Drive. As can be seen from the photograph above, this stretch of Park Drive is in a poor state and not befitting of the conservation area and so a proposal to improve this section of frontage as well as improving the parking should be welcomed. The proposed garage will be of a

local sandstone with a grey tiled roof in keeping with the conservation area. There are a number of smaller trees to the garden which require removal and a tree survey will be provided with the householder application. The section of boundary with the removed garages will be replanted to extend the existing hedge.



View from the junction of Park Drive of the proposed garage



View from Park Drive of the proposed garage