



ARCHITECTS & INTERIOR DESIGNERS

Date: March 2022

Design & Access, Heritage and Planning Statement

Project: Extension and alterations and erection of new detached garage to:

7 Norcroft Cottages,
Norcroft Lane,
Barnsley,
S75 4DY

Job No. 3478

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1. Introduction

The proposal seeks Planning Permission and Listed Building Consent for a first-floor extension and internal alterations to 7 Norcroft Cottages on Norcroft Lane as well as the erection of a new detached garage within the grounds of the property.

The property sits in on the west side of Norcroft Cottages as highlighted on figure 1.



Figure 1

2. Amount

Internal floor area in the cottage is increased by 25.14 m². The available garage space is increased by 21.80 m²,

Existing floor area of cottage: 76.73 m²

Proposed floor area of cottage: 101.87 m²

Floor area of existing garage (to be demolished): 21.21 m²

Floor area of proposed garage: 43.11 m²

Net additional proposed: 46.91 m²

3. Layout

The proposed layout is indicated on drawings 3478 (0-) 02 A and 3478 (0-) 03 B. The proposal will include a first-floor extension to the south side of the property and the

demolition of the single garage to the south. The proposed double garage will be sited to the south west of the existing garage footprint.

4. Scale

The scale of the extension will be in-keeping with the surrounding cottages, following the same roofline of the existing property.

The proposed garage will be of a similar size and height to the surrounding garages.

5. Design

The form, materiality and design of the extension and proposed garage is to be in-keeping with the existing building and surrounding urban setting.

6. Landscaping

Any altered landscape will be in-keeping with the surrounding landscape.

7. Access

The existing garage will be demolished to allow access to the new double garage which will provide an extra parking space. This will encourage less parking on the road outside the cottages.

8. Heritage Statement

The application seeks permission to develop a new single storey kitchen extension to an existing detached dwelling, which sits in the curtilage of a Grade II listed building.

Assessment of significance

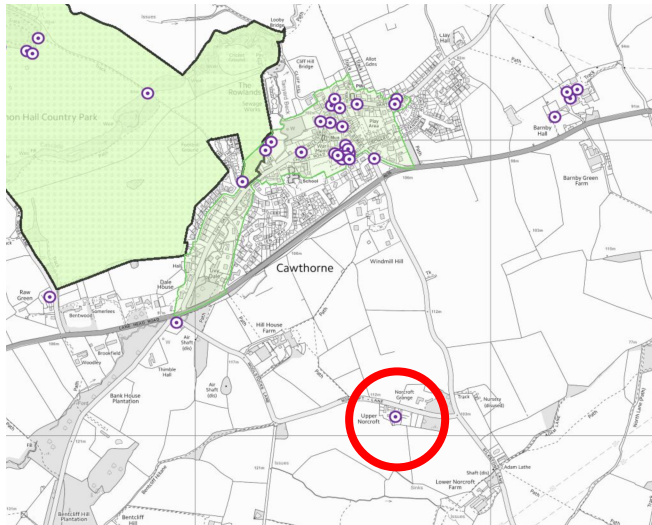
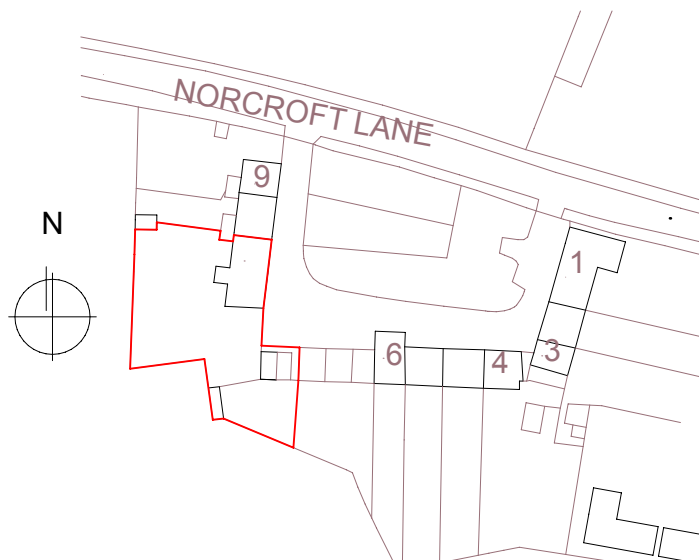


Figure 2: Extract from Barnsley Conservation Area map

On the Barnsley Conservation Area map, the site (circled in red) is located in the curtilage of a listed building. The building itself is not listed.

Built in the late C17 to early C18, Norcroft Cottages includes eight dwellings of which two are Grade II listed- numbers 4 and 6. The current planning and listed building application refer number 7 which does not carry a listed status but sits in the curtilage of the neighbouring listed buildings.

The dwelling is of natural stonework construction with a stone slate roof, which is repeated to the surrounding buildings on Norcroft Lane and Silkstone Lane as well as into the village of Cawthorne. The dwelling is typical of the West Yorkshire vernacular and for this reason it is important not to compromise the quality of the existing building.



OS Plan - 1:1250

Figure 3

Assessment of impact on the Conservation Area

The proposal is for a first-floor extension constructed from local stone and a stone slate roof to match the existing dwelling. The extension is of traditional design, retaining a scale and mass appropriate to the host building. It will have no detrimental impact on the listed building. The proposed garage will also be constructed from local stone and stone slate to match the existing properties and is tucked away behind other existing garage buildings, this will also have no detrimental impact on the listed building.

Justification for works

The existing property is a small cottage, capable of withstanding a moderately sized extension. The present scheme will greatly enhance the existing property without causing detriment to visual amenity.