DESIGN AND HERITAGE STATEMENT Version A

This statement has been prepared in support of an application for Full Planning Permission for change of use, partial demolition, alterations and extension to an existing building within The Cawthorne Conservation Area and includes a Conservation Area Impact Assessment.



Fig 01. 23 Church Street Cawthorne.

1.0 Proposals

1.1 The works involve the partial demolition and replacement of an existing two storey rear addition to the original building, a rear extension, the change of use of part of the ground floor from retail sales to bar, formation of an access and parking and associated alterations.

1.2 This statement is part of supporting documents which include:

a. Site Location Plan
b. Topographical and Building Surveys
c. Proposed Plans and Elevations
d. Proposed Block Plan
e. Bat Survey Report

2.0 Location

2.1 No 23 Tivy Dale is located at the north-eastern access to Cawthorne Village at the junction of Church Street and Orchard Terrace.
An indicative location plan is shown in Fig 02. and a scale site location plan is included as part of the application documents.

DESIGN AND HERITAGE STATEMENT Version A



Fig 02. Aerial view and location plan with approximate boundaries edged red.

3.0 Assessment

3.1 No 23 Tivy Dale is a prominent two-storey building that faces Church Street and Orchard Terrace and includes single storey elements to the rear. It is constructed from natural stone to principal elevations and partially rendered to the south-west. It includes later red brick additions in the form of a two-storey rear extension to the north-east gable and the single storey infill to the east.

3.2 The existing building occupies most of the site although there are small garden areas to the north and west along the Orchard Terrace frontage.



Fig 03. View from Church Street showing south-east rendered elevation and high rendered boundary wall with tops of single storey brick infill gables visible above boundary wall.

DESIGN AND HERITAGE STATEMENT Version A



Fig 04. View from corner of The Green showing the Church Street frontage, with rendered south-east and partially rendered south-west elevations.
Current signage associated with existing retail use.



Fig 05. View of south-west elevation facing Church Street.



Fig 06. View of south-west and north-west elevations from the junction of Church Street and Orchard Terrace looking east.

DESIGN AND HERITAGE STATEMENT Version A



Fig 07. View of north-west elevation from Orchard Terrace showing later two storey brick addition to rear.



Fig 08. View of north-east elevation showing two storey brick addition and rear of single storey building (adjacent to boundary wall).



Fig 09. Similar view to 07 of rear north-east elevation.

3.2 The later brick additions to the principal building are in the main utilitarian, constructed in single skin common brickwork and of poor quality.

3.3 There are no interesting or historic features inside the building which has previously been remodelled several times from its original layout.

4.0 Trees and Hedges

4.1 There are no significant trees or hedges on the site. The proposals show the replacement of an existing hedge. It is considered that a Tree Survey is unnecessary. Refer to Para 9.5 – Landscaping.

5.0 Ecology

5.1 A bat survey and nocturnal inspection has been undertaken by Middleton Ecology and their report is included as part of the application documents. It found no evidence of roosting bats or nesting birds.

5.2 The report recommends that an integrated bat box and a swift next box are included and located at the north-east gable wall and these have been incorporated into the plans.

5.3 Due to the size of the site, i.e. less than 0.2Ha, the application is exempt from BNG.

6.0 Planning History

6.1 The Planning Explorer makes reference to three previous planning applications:

- *B/90/1487/PR – Installation of new shop front to form two separate shops. Decision not know.*
- *B/91/0491/PR – Change of Use of Dwelling to Shop – Granted 13 June 1991.*
- *B/91/0486/PR/AD – Application for shop sign – Granted 13 June 1991.*
- *B/02/0661/PR – Erection of side single storey extension to dwelling. Decision not know.*

Previous applications appear to confirm the use of the ground floor as a shop/s.

7.0 Drainage and Flood Risk

7.1 The site is served with a combined foul and surface water drain at the rear. Drainage within the site will be renewed and ultimately connected to the existing outfall into Orchard Terrace. This is no significant increase in drainage discharge.

7.2 The Environment Agency Flood Risk Maps indicate that the site is in Flood Zone 1 where there is a low risk of flooding. There are no watercourses or culverts passing

through or close to the site and the risk of the works causing an increase in flood risk elsewhere in minimal. A full Flood Risk Assessment is not required for this site.

8.0 Coal Mining Risk Assessment

8.1 The site is located within a coal mining high risk area where a CMRA would normally be required, however the works are limited to the reconstruction of part of the existing building and a small rear extension, as such a full coal mining risk assessment is deemed to be unnecessary.

9.0 Proposals

9.1 Use

The existing building is currently vacant and was last occupied in March 2026. Its previous use was Class E(a) Retail at ground floor level and Class C3 Dwellinghouses i.e. a residential flat at first floor level.

The proposed use is E(a) Retail to the Health Food sales at ground floor level and E(b) Food and Drink to the Wine Sales/Bar. The Wine Sale/Bar will operate as a retail sales outlet during daytime and as a Wine Bar during evenings with opening times as follows:

Opening Times:

Class A1 Retail Health Food sales

Mon-Fri	09:00 to 18:00
Sat	09:00 to 18:00
Sunday	10:00 to 16:00
Bank Hols	10:00 to 18:00

	Class A1 Wine Sales	Class A3 Wine Bar
Mon	Closed	Closed
Tues	Closed	Closed
Wed	12:00 to 22:00	16:00 to 22:00
Thur	12:00 to 22:00	16:00 to 22:00
Friday	12:00 to 23:00	16:00 to 23:00
Sat	12:00 to 23:00	12:00 to 23:00
Sunday	12:00 to 22:00	12:00 to 22.00
Bank Hols	12:00 to 22:00	12:00 to 22:00

The Class A3 use at first floor level will be unchanged but subject to alterations and a new rear extension to provide independent staircase access.

The only change of use relates to part of the ground floor from A1 Retail to A3 Food and Drink in relation to the Wine Sales/Bar. It is the applicant's intent to operate the Wine Bar

for a limited number of patrons and based upon the floor area of 28sqm the occupancy is estimated to be around 30 persons. The applicant intends to provide live (acoustic) music for partons on a once monthly basis.

9.2 Amount

The site area is 271sqm (0.03 Ha), the existing building has a total GIFA of 215.4sqm. The small brick building to the rear is to be taken down and rebuilt over a similar footprint and there is a small rear extension to house the separate staircase to access the first floor flat which has a floor area of 7.3sqm.

Existing Gross Int Floor Areas:

Ground Floor Retail (E(a))	126sqm
First Floor Flat (C3)	89.4sqm
Total	215.4sqm

Proposed Gross Int Floor Areas:

Ground Floor E(a) Retail Health Food:	69.2sqm
Ground Floor E(b) Wine Sales/Bar:	50.6sqm
Flat (C3) incl rear extension (14.6sqm)	102.9sqm
Total	222.7sqm

The proposals result in a small increase in the floor area.

9.3 Layout

The existing building occupies the majority of the site and there is currently a small overgrown garden to the north fronting Orchard Terrace.
The overall layout remains unchanged, however the proposals include alterations to an existing vehicular access to a single parking space from Orchard Terrace which serves the first floor flat, in order to accommodate the rear staircase extension.

The staircase extension creates a small rear enclosed yard suitable for bin storage and access for waste/recycling bins associated to the domestic flat to be brought to the roadside for collection.

The first floor flat has existing access to the roof via a tall window from the hallway to Bed 2 at the rear, and this has been improved by the partial replacement of the pitched roof over the single storey infill building with a flat roof, providing some discrete external amenity space.

9.4 Scale

The existing building has two storey frontages to both Church Street and Orchard Terrace with a single storey element to the rear (east).
The works involve the reconstruction of a later two storey brick addition to the rear (north-east) and a small extension to house a new stair to the first floor flat. Both the

rebuilt element and the stair enclosure are of a scale that is in keeping with the existing building and have no adverse impact upon any adjacent dwellings.

The area of rebuild has been designed to replace an unattractive red brick later addition to the original stone building and is of the same size and scale. The staircase enclosure emphasises its role as an extension by the introduction of contrasting appearance utilising an oak frame and glazing materials, it is much smaller overall, lower and subservient to the host building.

9.5 Landscaping

There are no significant trees or hedges on the site. There is a small, poor quality, privet hedge to the Orchard Terrace frontage and two small trees comprising a conifer and a multi-stem holly which has outgrown its location.

The proposals show the holly and conifer removed and the privet hedge removed and replaced with a semi-mature beech hedge which will enhance the visual aspect of this prominent corner site in the Conservation Area. Due to limited space, no replacement tree planting is proposed.

Details of proposed hard landscaping is provided on the proposed plans ref P01D.

9.6 Appearance

The Councils planning policies state that:

.. development within a conservation area will only be permitted if it is considered to enhance or preserve the character and appearance of the area; and

Development within a conservation area including demolition allows for controlled change to promote the viable use of buildings (and land).

The existing building will be subject to renovation, re-roofing in blue slate, replacement of gutters rainwater pipes, window and doors, and the reconstruction of an unattractive red brick addition to the rear and a small, glazed extension.

The proposed alterations are of a minor nature, they employ good quality materials and together with improvements to landscaping, will improve the appearance of the existing building and make a positive contribution to the wider conservation area.

10.0 Conservation Area Impact Assessment

10.1 Assessment

Barnsley Council has adopted its Cawthorne Conservation Area Appraisal and Management Plan. In addition to the local and national planning policies this document helps inform the council in making decisions on proposals for change.

No 23 Tivy Dale is located at the eastern approach to the village, opposite ‘The Village Green’ an area of attractive open space created by the construction of a village by-pass in the 1930’s.

DESIGN AND HERITAGE STATEMENT Version A



Fig 10. 1888-1913 OS Plan showing 'L' format of original building.



Fig 11. View of Church St frontage.



Fig 12. View of Orchard Terrace Frontage

The existing building is not listed nor is it identified by the Conservation Area Appraisal as a building that makes a positive contribution to the Conservation Area.
Whilst not unattractive it is therefore considered to have a neutral impact upon the Conservation Area.

There are no listed buildings adjacent to the site, there are two Listed Buildings on Church Lane approximately 60m to the west of the site which are:

- Grade II* Listed All Saints Church on Church Lane;
- Grade II Listed Parish Rooms on Church Lane; and

There is also a Grade II Listed Guide-Post located at the northern edge of The Green just to the south-east of the site, see Fig 12.



Fig 13. View of No 28 Church Street (on the left) and Grade II listed Guide Post at the northern edge of The Green (in the foreground).

10.2 Proposal

The proposal is to demolish the two-storey brick built rear addition to the original building shown in Fig 12. and replace it in stone to match the existing building. A straight joint will be retained at the junction to indicate the extent of the original building although partially disguised with a rainwater pipe.

The proposals include a partially glazed rear extension to enclose a staircase which provides separate access to the first floor flat. The staircase extension adopts a more contemporary appearance with the use of glazing subdivided and set within an oak frame located at the rear of the building and sheltered from primary views to the Church Street frontage.

The existing building will be renovated with a replacement blue slate roof and black aluminium gutters and rainwater pipes. Modern windows will be replaced with off-white sliding sash windows and painted timber doors and frames set into deep reveals. External walls will be carefully raked and repointed in lime based grit-sand mortar and the existing rough-cast render will be removed and replaced with a fine textured through colour render with a cream finish to enhance the external appearance.

10.3 Impact and Mitigation

We consider that the proposals will have NO impact upon the setting of Listed Buildings and the Grade II Listed guide-post. There are no significant changes to the building that are detrimental to its appearance or affect the setting of any of the listed structures.

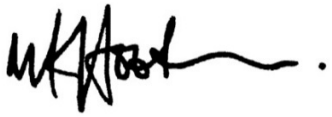
The renovation and improvements to the existing building are considered to have a POSITIVE impact and will enhance the appearance of the Conservation Area at the eastern approach to Cawthorne Village.

Any changes proposed are mitigated by good design and the use of good quality local materials and building techniques.

11.0 Summary

The proposed changes relate to the re-use of an existing building in a sustainable location and are capable of maintaining community facilities and job opportunities for local people.

The changes provide an opportunity to improve the existing building and enhance the appearance of the wider conservation area. As such we consider that the proposals are local and national planning policy compliant and we look forward to receiving the local authority's support.



MBooth Design Ltd