

Design and Heritage Statement

June 2016

Address:

Bramble Cottage, Bank House Lane, Thurlstone, S36 9QA

Proposal:

Extension and alterations to existing building including demolition.

Description of building and location:

The property is situated at end Bank House Lane within a greenbelt area of Thurlstone and in vicinity of a Listed Building that is an adjacent farm house. The property is situated at end of single track driveway entered from Leapings Lane. Bramble Cottage was originally a single storey barn that received planning consent for change of use to a dwelling in October 1994 (Ref B/93/0580/PU). The building includes attached garage and sits within overall site area of 7.23 acres including approximately 5 acres of grass land. There is also a stable block and timber clad pole barn and recently constructed open fronted barn.

Description of proposed works:

The proposed work is to extend the existing accommodation including replacing existing utility room, garage and attached timber outbuilding.

Design Issues

Context

Use:

The proposed use is solely residential.

Extent and Layout:

The proposals include extending building including some internal modifications and demolition of utility room, garage and out building as shown on dwg no 1. The existing external floor area is 182 sq.m. The proposed design uses the existing changes in external levels allowing extended space to have scope for two storey accommodation but retaining the existing ridge height of host building. The proposed layouts are as shown on dwg no's 3 and 4 and extended external floor area is 167 sq.m.

Scale:

The proposals are considered to be contained within the existing height of host building. The existing building's footprint is generally of linear formation and the proposals are intended to maintain a sympathetic scale. The proposals use only parts of site that can maximise genuine opportunity whilst retaining and fully

exploiting the existing changes in ground level. The overall appearance should therefore reflect a scale that relates naturally to its surroundings and landscape. The eventual foot print of the dwelling is also considered to be reasonable in relation to the 7.23 acre area of land that it is an integral part and will provide sustainable family sized accommodation.

Appearance:

The design is based on introducing a transept that connects the extension to the retained host building. This avoids the building being purely linear in nature and offers an opportunity to use the existing changes in external level by forming a natural division within the building plan. It is intended to harmonise the building's external fabric with use of matching natural stone, slate roof and oak timber frame elements. The appearance is as shown on dwg no's 3 and 4.

Access

Access issues are not affected by these proposals.

Climatic Change Implications

It is considered that these proposals will have a positive impact on the energy performance of property. There is an opportunity to considerably improve the thermal performance of the building's fabric within the proposed refurbishment.

Heritage Statement Summary

A pre application "Householder" enquiry was submitted to Barnsley MBC (ref 2105/ENQ/00889). Advice was subsequently received suggested that although Bramble Cottage is not a Listed Building it is considered to be a curtilage building to a Grade 2 Listed Farmhouse (shown on dwg no 1). On this basis it was also suggested that a Listed Application might supplement a formal planning application.

It was confirmed that it appears reasonable to replace existing utility room, garage and out building with a two storey extension. It is worth noting that the overall design approach has paid close attention to the setting and deliberately set the extension low into the existing landscape. The nature of the transept plan was considered to be an approach that allows for a connection to the host building and form an overall harmonious solution. All external materials will also be matching existing fabric.

Ron Lister RIBA