

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

HERITAGE STATEMENT

CLIFFE HILL LANE

WE DESIGN.

WE MANAGE.

WE BUILD.

3.0 Design

1. The proposed design has been established through the client brief and a series of design options to achieve the following: - Refurbish, Renovate and extend the house to enhance the existing building and the wider Cawthorne Area.

Maximise natural light into the property

Improve the energy efficiency of the dwelling

Provide a sustainable scheme for the current and any future occupant

Enhance and improve the amenity space to the rear

2. The existing principle elevation and elevations that are visible from the street are proposed to be retained and unaffected by the works which is in keeping with the local vernacular of Cawthorne. We are proposing a material palette that will be sympathetic with the existing building through the use of a glazed corner abutting the existing and dark timber cladding that will allow the existing building to be read and the dominant feature on site whilst providing the internal space needed. The choice of charred timber cladding will show a clear contrast of old and new and minimise any visual impact.

4.0 Planning Policy Appraisal and Assessment

I have referred to Cawthorne Parish Neighbourhood Development Plan (NDP) and Barnsley Local Plan when designing the proposal, taking into account the policies referred to.

Policy C7 Heritage and Design in the Conservation Area

New development within the conservation area should be sensitive to the character and setting of the conservation area, and to other identified nationally significant heritage assets, and to the locally significant heritage assets identified in the non-designated heritage assets list as listed in Policy C8 below. All buildings, views, green spaces and trees which contribute to the character of the conservation area should be protected and enhanced. Proposals should have regard to the Cawthorne Village Design Statement Supplementary Planning Document and incorporate the following design principles:

1. There will be a presumption in favour of retaining buildings that make a positive contribution to the conservation area. Where buildings are demolished, any replacement building should be of a proportionate size and scale, be in keeping with the density and character of the surrounding area, and be appropriate in terms of design and materials.

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2. Extensions to dwellings should be subordinate in scale to the original building and of a design that reinforces the historic character and appearance of the conservation area.
3. Alterations to buildings of heritage value should whenever possible use traditional materials and designs for roofs and roof pitches, chimneys, porches, elevations, walling, joinery and windows and doors. Historic detailing should be retained and repaired wherever possible, and where replacement is necessary these should copy the historic detail. Pointing should be flush or rounded off to a gently concave joint and lime pointing is preferable for re-pointing of historic buildings and walls. Strap or ribbon pointing which utilises hard cement should be avoided.
5. Traditional window openings are a significant local feature. Replacement windows should whenever possible reflect the original period design and where appropriate new buildings should use stone jambs, heads and sills. Doors should reflect the age and character of the property and be in balance with the architectural form.
6. Porches on the older houses tend to have an exposed wooden framework on a stone base or sometimes on pad stones and should be retained. Where possible the pitch of the porch roof should be similar to the pitch of the house roof.
7. Chimneys are important features of many historic and traditional houses and form an attractive characteristic of the village. Where chimneys are of stone or of two shades of brick they should be retained whenever possible.
8. Materials such as locally quarried coursed stone or rustic brick are characteristic of the village and should be used in new buildings and in alterations to older buildings where appropriate. Historic stone walling and other stone in reasonable condition should be retained wherever possible.

Policy HE1 The Historic Environment

We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by:-

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.
- c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

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f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials;

5.0 Assessment of Impact and Justification of Design Response

1. We are proposing to renovate and refurbish the existing dwelling in order to improve and enhance the host dwelling on the edge of the conservation area
2. The extensions will clearly be subservient to the host dwelling and will not detract from the host dwelling
3. The host dwellings principle elevation is proposed to be retained to show the historic value of this material to the site with openings on the host dwelling traditional in size and style

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4. Historic features such as chimney stacks are to be retained
5. Locally sourced stone will be used where appropriate in the proposed alterations to the elevations and within the landscaping to the rear
6. The chosen material of dark charred timber clad for the extension will allow the massing to subtly blend in with the surrounding reducing any impact on the conservation area
7. The timber cladding has been specifically chosen to minimise impact on the conservation area with the extension to the dwelling creating a connection between the house and its amenity space to the rear.
8. Eco improvements are proposed through green roofing improving the energy efficiency to the house along with providing additional habitat space for wildlife within the area.
9. The well established mature planting on site coupled with the placement of the outbuilding and chosen material along with the extension will not impact the listed building.

6.0 Conclusion

1. The works will enhance and improve the existing building and will have a minimal impact on the character of the building.
2. The primary appearance and elevation will retain the original stone frontage and remain in keeping with the conservation area.
3. The work will improve the quality of residential amenity for the occupant, improving light levels and access to the private amenity to the rear.
4. The extension to the rear, the glass corner junction show a clear contrast and juxtaposition between old and new whilst still being able to rear the original building as one
5. It is considered that the proposal is sympathetic to the local surroundings and meets the requirements of local planning policy.

This Document has been prepared to the best of my knowledge.

Please feel free to contact myself should you have any questions of queries.

Yours Sincerely,

Edward Gribbin

Architectural Designer & Technologist

Orange Design Studio Limited