

Planning + Heritage Statement_

Planning_

Proposed_

Demolition of existing bungalow and
erection of single storey replacement
dwelling

10_

Kirkfield Close
Cawthorne
Barnsley
S75 4DU

January 2025



For + on Behalf of_

Mr + Mrs Nutt

CONTENTS_

1.0_Introduction

- 1.1_ Red Line Boundary**
- 1.2_ Conservation Boundary**
- 1.3_ Heritage Assets**
- 1.4_ Site Analysis**
- 1.5_ Existing Context**

2.0_Design Brief

3.0_Layout_ Ground Floor Plan

4.0_Form

5.0_Appearance

6.0_Precedent Studies

7.0_Planning Drawings

8.0_Conclusion



1.0_ INTRODUCTION

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client, as we seek planning permission for demolition of the existing bungalow, and erection of single storey replacement dwelling.

The site is located within in an established residential area, where the properties are varying in age and differing in appearance and style of construction. There does not appear to be a singular vernacular within the village.

The site benefits from easy access to local amenities, schools and public transportation services via the A629, which is one of the main arterial routes into Huddersfield and Sheffield.

The property is not listed, but is within a defined conservation area and sited within locally important views.

The site is however defined as a non-designated heritage asset as part of the wider Kirkfield Close, and is also noted to be located adjacent to a number of Grade II and Grade II* listed buildings. The site is therefore recognised as being of a sensitive nature, and within an important location within the village of Cawthorne.

It should be noted that because of the site sensitivity that this design guide, and the proposal itself has been designed in conjunction with the following documents (as well as the National Planning Policy Framework and the Barnsley Development Plan)_

CAWTHORNE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN [NDP] 2021-2033

CAWTHORNE VILLAGE DESIGN GUIDE (2019)

CAWTHORNE CONSERVATION AREA APPRAISAL

Of particular note is the Neighbourhood Plan vision which seeks to keep a foothold in the past whilst moving the Parish forward.

Attention is also drawn to the Neighbourhood Plan objectives which focus on protecting and enhancing the natural and physical environment of Cawthorne Parish, including local landscape character, wildlife and biodiversity assets, amenity areas, green open spaces, open farm land, and community allotments. (Through Policies C1, C2, C4, C5, C6, C7, C9 and C10)



1.1_ RED LINE BOUNDARY

The proposed works include the following_

- The complete demolition of the existing property; and
- The formation of a new single storey detached dwelling

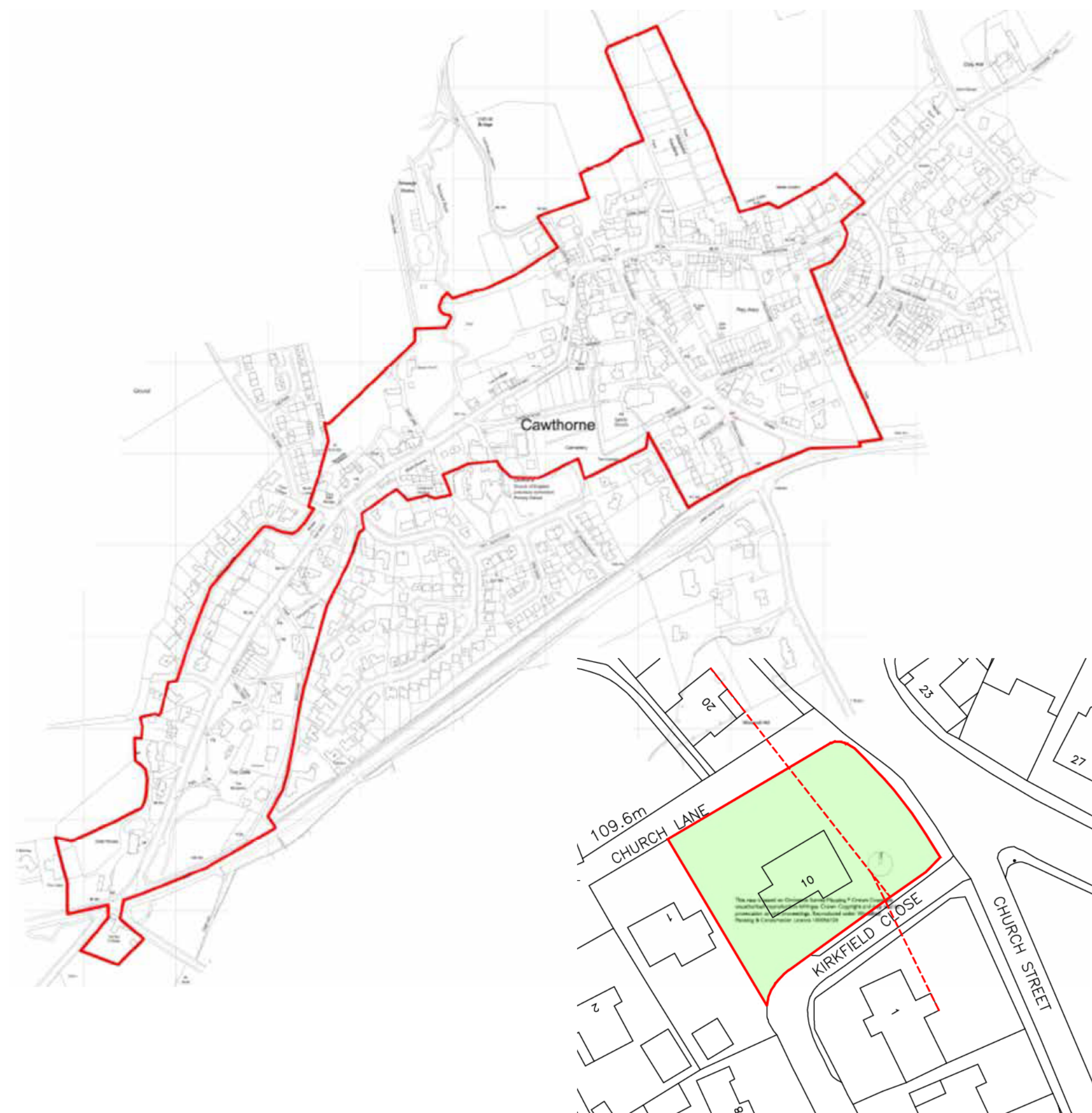
The site has an area of approximately the following_

1200 Square metres

0.12 HA

0.298 Acres

The site has an area of approximately 12998 square meters (1.2 Ha).



1.2_ CONSERVATION LINE BOUNDARY

The site lies within the local authority of Barnsley Metropolitan Borough council. The following extract below sets out the ambitions of the authority_

The adopted Local Plan (2019) and associated policies map sets out how the council will manage physical development within the borough on behalf of residents and businesses. This includes providing sufficient land in the right places to attract more businesses into the borough, and to allow existing businesses to grow. The aim of this is to create more and better jobs to improve earnings and increase opportunities for local residents. It also aims to provide improved housing to meet existing need and the needs of future generations whilst at the same time protecting what is special about the borough.

<https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/>

1.3_ HERITAGE ASSETS

The interactive guide on the Council website sets out the local adopted plan (2019) and shows the proposed site is within the settlement boundary of Cawthorne, and also within a defined Conservation Area. This is illustrated with a green hatch on the location plan.

The Cawthorne Conservation Area is understood to have been originally allocated in 1979, and is understood to have been subsequently extended to now include the application site. The Conservation Area Appraisal confirms that_

"2.05 In addition, significant elements of the 20th century development of the village are now included. The village green, Kirkfield Close, and the entrance to Tivydale Close are now included as areas of 1930's development which are increasingly valued by the local community. The village green is a valued community asset and was created as a result of the construction of the bypass in the 1930's. Kirkfield Close and the plot on Tivydale Close are distinctive and relatively intact forms of housing from this period. On Low Collier Fold, the two timber houses donated by the Canadian government after the Second World War are now included in the conservation area."

In addition to the application site's location within the Conservation Area, it is noted from a review of the Cawthorne Neighbourhood Plan, to also be defined as a non-designated heritage asset, given its location on Kirkgate Close (which is understood to have been constructed after the second world war and noted for its art deco characteristics). The application site is also noted to be located in close proximity to a number of designated heritage assets including the Grade II* listed Church of All Saints, as well as the Grade II listed Parish Rooms, and other listed structures.

The impact of the proposed development on these assets and the wider heritage environment have been at the forefront of the design process, including in relation to the retention of a single storey structure on site, the proposed siting of the development, the use of materials, inclusion of design features such as the roof slope and design, and the reorientation of the building to focus into the Conservation Area and village centre, and fronting onto the main road, as opposed to presenting a less active frontage onto a key throughfare within the village.

The existing building also fails to reflect the key design and form characteristics of the other buildings sited on Kirkfield Close, and in that regard the loss of the existing building is deemed to result in a neutral to positive impact on the historic environment.

In this instance, whilst the proposal inevitably results in change, in our view that change will result in an enhancement in the character and appearance of the Conservation Area, and will result in no greater than less than substantial harm to the historic environment. Any harm is also in our view deemed to be outweighed by wider public benefit including the removal of an existing unsightly dwelling within the centre of the village, and its replacement with a dwelling more in scale and which respects and reflects its wider village setting in relation to built form, development to plot ratio and use of materials. Its proposed positioning within the street scene will also result in visual enhancements in the wider locality, and without resultant harm on the protected views through the village (as detailed within the Neighbourhood Plan).

The development in relation to its policy impact is therefore deemed to be wholly consistent with the provisions of the National Planning Policy Framework, the Barnsley Local Plan, the Conservation Area Appraisal, the Cawthorne village Design Guide SPD, and the Cawthorne Neighbourhood plan, and to meet the relevant visions and objectives as detailed within earlier sections of this statement.

1.4_ SITE ANALYSIS

There is a mixed vernacular when it comes to the architectural massing and layout of the buildings surrounding the site. Due west of the application site is a large two storey dwelling which appears arts and crafts inspired and which fronts onto Church Lane. A further attractive two storey dwelling of merit is also noted to be located to the north of the application site, which is noted to be set back from the highway behind vegetative screening, as would remain the case at the application site.

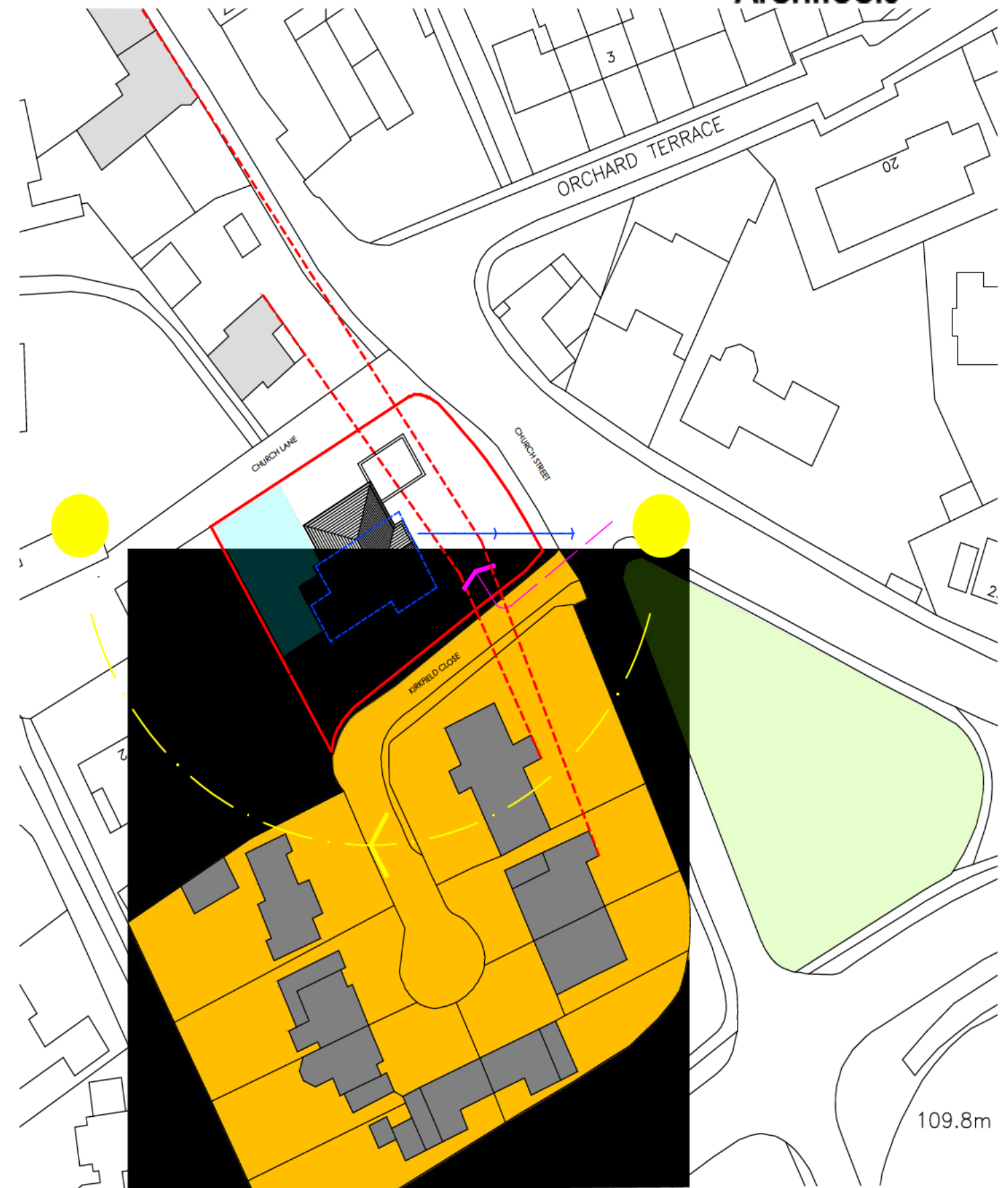
There is a single storey dwelling on the other side of Kirkfield Close, with the proposed development reflecting the height and hipped roof form of this neighbouring dwelling. The proposed development will be read in the context of this neighbouring property, with the properties creating a well considered frame into the Close.

The concept behind the site layout is to enhance the relationship of the application site with the village and the Cawthorne Conservation Area. This desire has dictated the need to front the property on to Church Street, where it is better reflected in the scale, form, character and appearance of its wider context, than its current relationship with other properties on Kirkfield Close.

The proposed dwelling seeks to retain and protect the existing and established building line, but will increase the footprint overall to provide a more efficient use of the site, and offer the generous living space required by the Applicants, and reflect what would attract the market looking for a home within an exclusive quintessential village such as Cawthorne. The overall scale of development does not however dominate the plot, does not result in over development nor results in harm to the amenities of neighbouring residents, or visual harm on the street scene and wider Conservation Area. The scheme is therefore deemed to support and promote the objectives and aspirations of the Neighbourhood Plan and Village Design Guide.



RED LINE BOUNDARY
SUN PATH POSITION
ENTRANCE TO THE SITE
BUILDING LINE
VIEWING ACROSS THE SITE
PRIVATE GARDEN AREA
KIRKFIELD CLOSE
VILLAGE GREEN
EXISTING POSITION OF
NO 10



Eight_OneTwo

Architects



1.5_ EXISTING CONTEXT

The site is noted to be located within the heart of the village of Cawthorne, close to the village green. The site is therefore well located for access to key services, facilities and public transport connections.

The site is bounded to the south, north, east (on the other side of Barnsley Road) and west by other residential properties, which are mix of single and two storey units, with a further mix of heights, styles and use of build materials.

One key characteristic within the wider local area is the delivery of gabled elements on the site frontage, as well as the use of both pitched and hipped roof styles.

The village is also noted to be heavily characterised, as evidenced within the both the Design Guide and Neighbourhood Plan, through the use of natural stone building materials, which is also noted to be proposed for use within this development.



Eight_

OneTwo

Architects

1.5_ EXISTING CONTEXT

The site is located on Kirkgate Close, which is noted to be a non-designated heritage asset within the Cawthorne Neighbourhood Plan given its art deco characteristics.

The application site does not however bear much resemblance in form and style to the other properties on the Close, and in reality needs to be read more in conjunction with Church Road, and to front onto the village, as opposed to the current layout which results in the property turning its side to the centre.

This result in a disjointed appearance in the street scene.

The site is noted to be well screened through existing vegetation on the site boundaries and it can be confirmed that these existing features will be retained within the as proposed development.



2.0_ DESIGN BRIEF

We aspire to provide design proposals that comply with local and national planning policy and that respects the existing architectural context and heritage of Cawthorne, with a sensitive solution incorporating an element of traditional and contemporary design.

We will seek to create a design that draws on the architectural details of surrounding dwellings and wider Conservation Area, whilst providing a modern interpretation of the local typology with contemporary detailing.

The design will promote high quality design and a positive, coherent identity which is complementary of the surrounding built form with regard to height, shape, form, use of materials and architectural detail, and therefore meets the aims and objections of the Made Neighbourhood Plan. The architectural response aims to bring order, hierarchy and a sense of 'completion' to the existing site.

The proposed dwelling will include the following schedule of accommodation and features_

Ground Floor_

Kitchen / Dining / Living for everyday living

Private seating snug

Cloak room

W/C

Utility/pantry

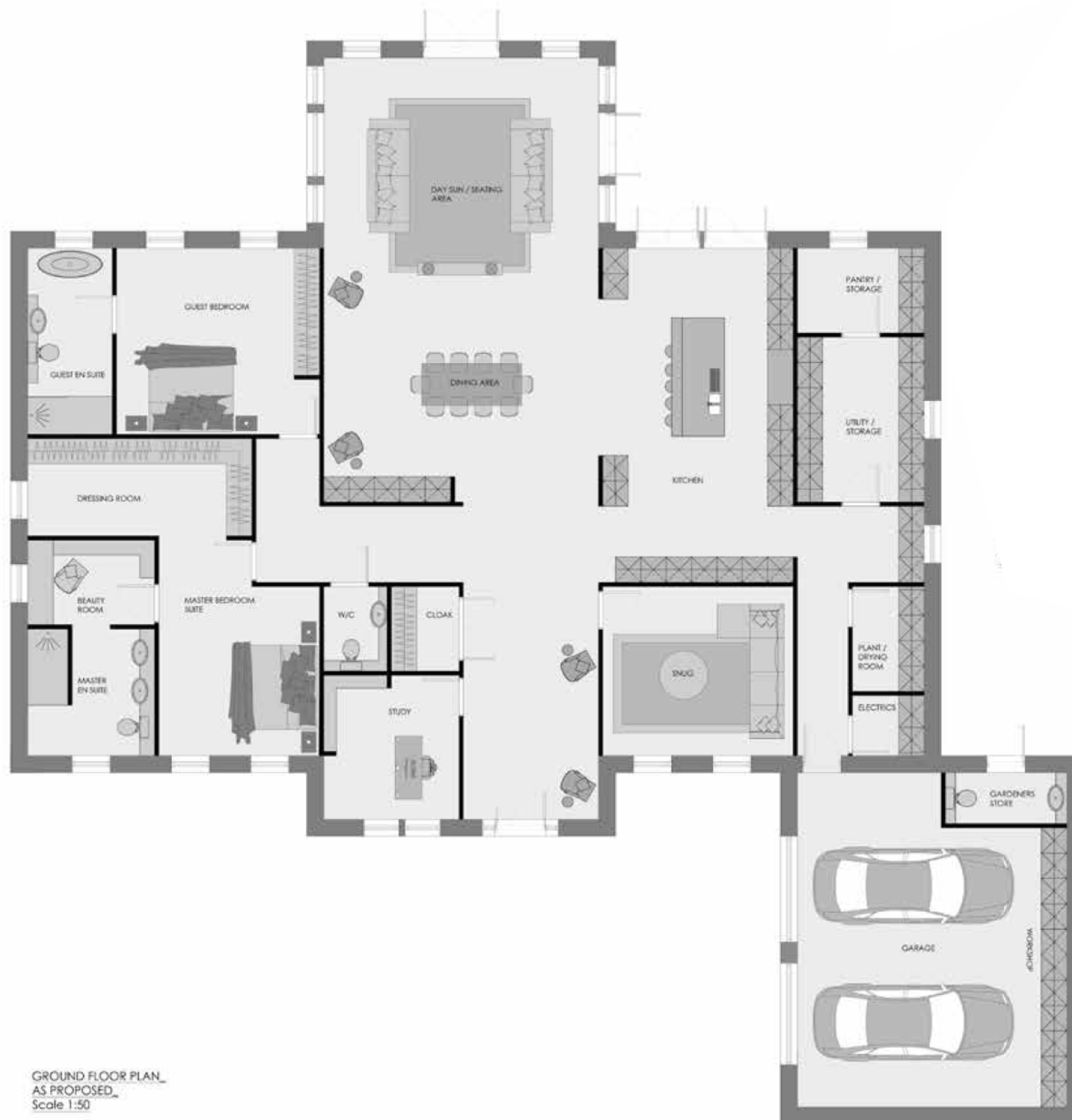
Study

Spacious entrance hall

Good storage

Light and south facing

Integration between internal and external space



3.0_LAYOUT_PROPOSED GROUND FLOOR PLAN

Light and open plan living are paramount to ensuring that the design proposal is successful. The intention is to create architectural drama, anticipation and excitement through a well lit, open plan living space. The design forces those entering the property into a journey from the front door to the large open plan living spaces at the rear of the property and beyond, to the newly created landscaped gardens.

Utilitarian areas are placed off the hallway to maximize living spaces. It is imperative when creating the open plan living, the kitchen and dining area work well together, but equally serve to work independently if required without feeling separated.

As illustrated on the floor plan design, it is noted that everyday open plan living spaces are concentrated to the rear of the design helping to emphasise the interaction with inside and outside living, as well as benefitting from evening sunshine. Consequently, private and more solitary spaces are placed towards the front of the proposed dwelling to the east of the site, benefitting from good morning light,



Street scene from Church Street looking into Kirkfield Close. Street Scene examples of gable fronted and overall massing of ridge heights



Examples of modern interpretations of tall slim windows and porch detail

4.0 FORM

There is a mixed vernacular when it comes to the architectural form of the buildings surround the site, although there are clear patterns of design including in relation to build height, use of gables, hipped roofs etc. The proposed dwelling offer a contemporary take on the proportions and form presented within the immediate vicinity and wider village.

The proposed dwelling mimics the lower eaves height and use of gables on the site frontage and hipped roofs, whilst also introducing tall, slim windows and design features in order to remain consistent and respect the context of the locality.

The immediate neighbouring properties fronting onto Church Street and the village centre all display gabled elements on the site frontage, including the existing property at 10 Kirkfield Close, as evidenced within the images included within this section of the statement. A number of neighbouring properties, including those immediately adjacent to the site also bear characteristic hipped roofs. These features are emulated in the design of the new dwelling, in order to create a contemporary aesthetic, and to ensure the retention of key build styles seen throughout the Conservation Area.

The proposals are therefore deemed to meet the aims, objectives and policy requirements of the Local Plan and the Neighbourhood Plan

5.0_ APPEARANCE

The proposal will have a differing but simple material palette to that of the existing brick work. As previously stated, the street scene varies in materials with red brick, stone, and render (all images shown are within 100m of the site). We have opted to use natural stone [and elements of Ashlar stone around the Gables both front and rear] as this is the primary material used for the buildings directly around the site, and is specifically identified as a preferred material within the Cawthorne Neighbourhood Plan.

The proposals will predominantly employ stone coursed at the standard 140mm, with the use of stone effect tile on the roof.

With there being equal visual exposure of both the front and side elevations, the proposals seek to create an equal level of positive impact to both Church Lane and Kirkfield Close; albeit the focus is on the relationship of the application site with the village centre. A handful of design principles have been created and applied to the proposed dwelling. However, to add visual diversity on the street scene, the most dominant features are applied to the front of the property in order to enhance the buildings relationship with its wider context and setting.



Eight_OneTwo

Architects



6.0_ PRECEDENT ARCHITECTURE_

- _Steep roof pitch
- _1.5 stories
- _Floor-to-ceiling windows
- _Covered Entrance
- _Integrated garage
- _Ashlar Stone
- _Stone as the primary material
- _Symmetrical
- _Stone Heads / Cills / Mullions
- _Traditional in design

Tel_ +44[0]7761 570735

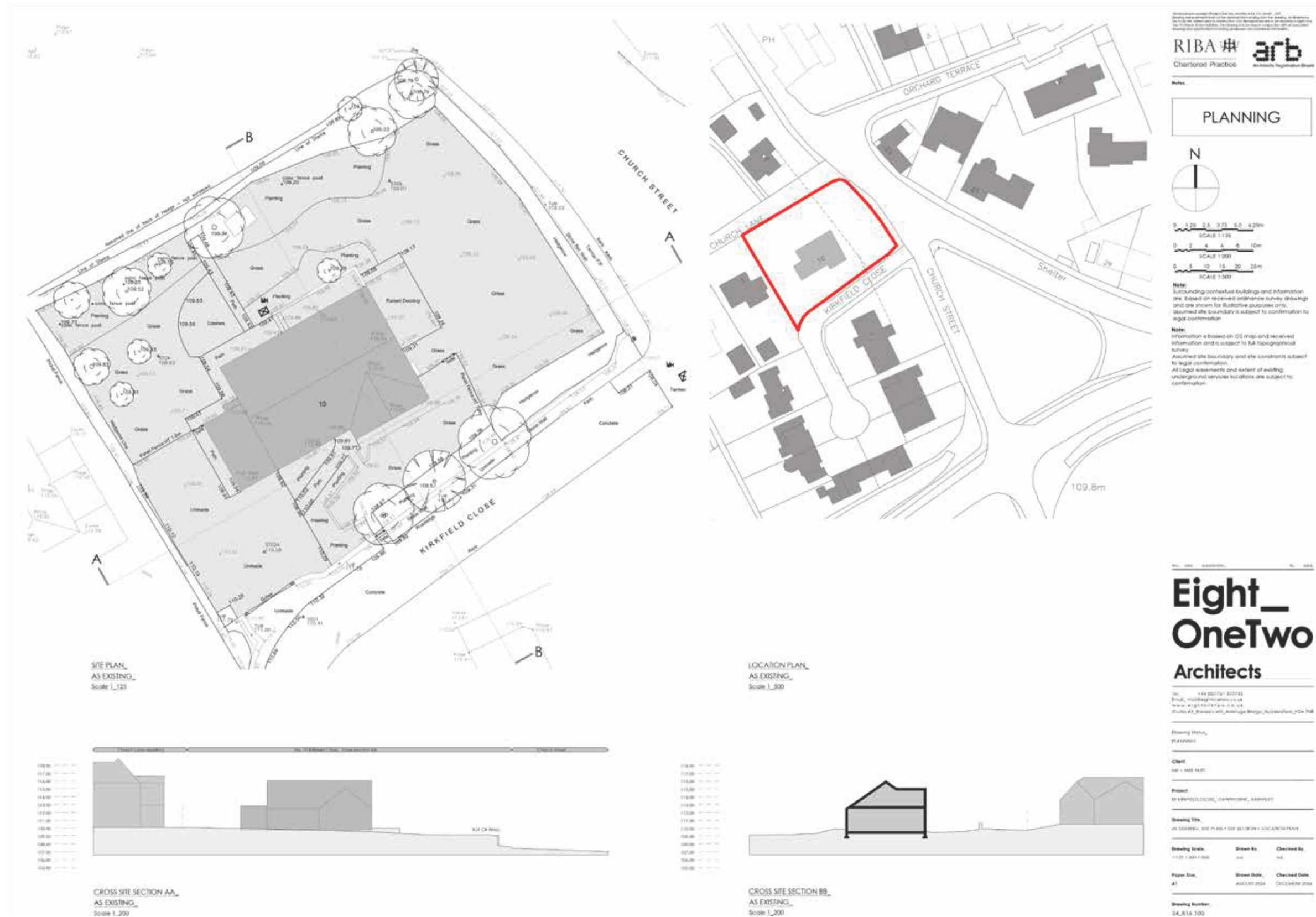
E-Mail_ info@eightonetwo.co.uk

www.eightonetwo.co.uk

Studio A5_ Brooke's Mill_ Armitage Bridge_ HD4 7NR

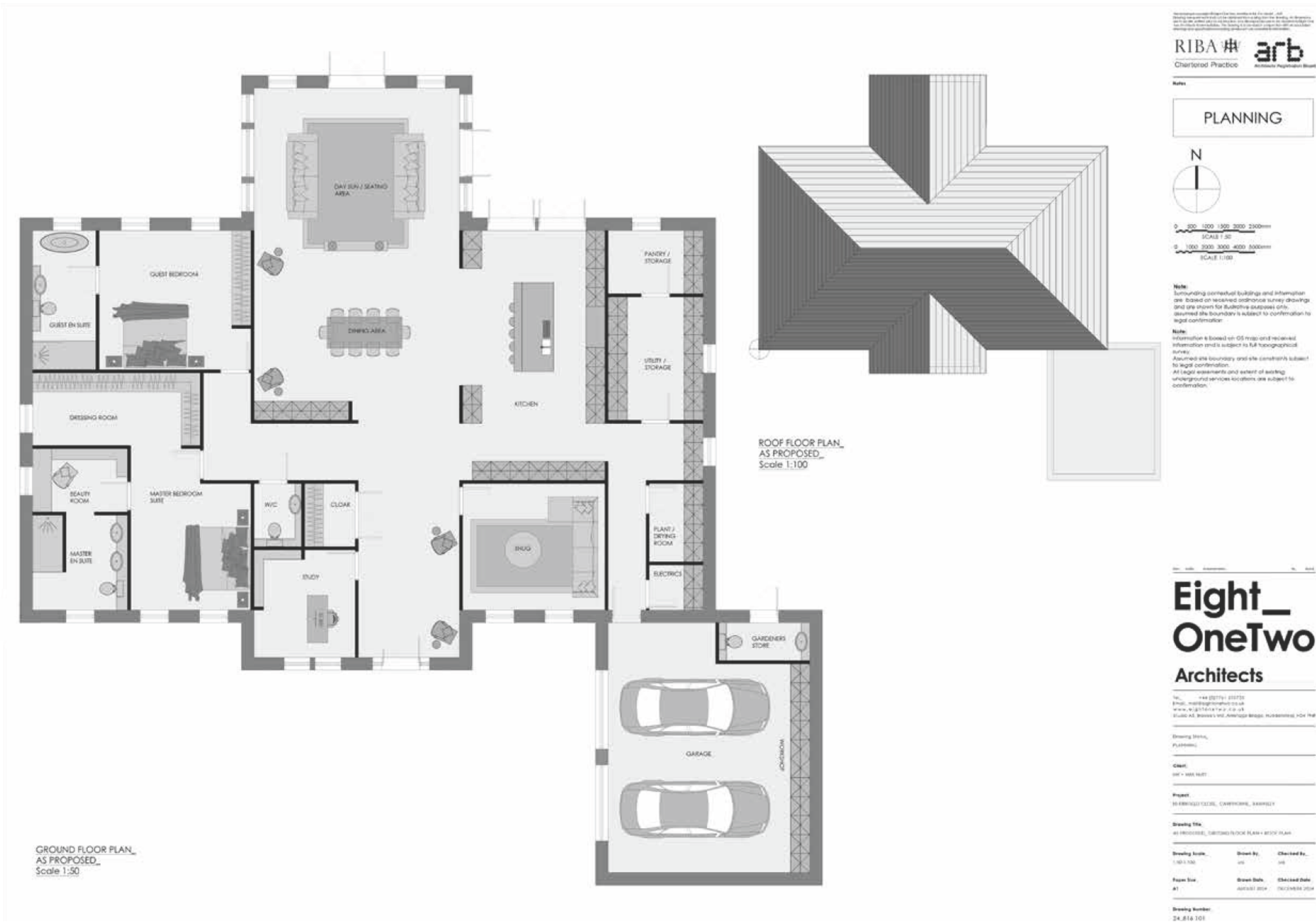
7.0_ Planning Drawings

As Existing Site Plan + Site Sections



7.0_ Planning Drawings

As Proposed Ground Floor Plan + Roof Plan_



7.0_ Planning Drawings

As Proposed Front + Rear Elevations_



FRONT ELEVATION (Facing North East)_
AS PROPOSED_
Scale 1:100



REAR ELEVATION (Facing South West)_
AS PROPOSED_
Scale 1:100

Architectural drawings are the work of the architect and are not to be used for any other purpose without the written consent of the architect. The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect.

RIBA **arb**
Chartered Practice
Architects Registration Board

PLANNING

Notes:
Surrounding contextual buildings and information are based on received Ordnance Survey drawings and are shown for illustrative purposes only. Assumed the boundary is subject to confirmation to legal confirmation.
Information is based on OS map and received information and is subject to full topographical survey. Assumed the boundary and site constraints subject to legal confirmation.
All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

tel: +44 (0)1753 210726
Email: info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A5, Bracken's Way, Ankerage Bridge, Huddersfield, HD4 7HP

Drawing Status:
PLANNING

Client:
MR + MRS HART

Project:
10 KIRKWOOD CLOSE, CANNYMORE, BARROBY

Drawing Title:
AS PROPOSED, FRONT + REAR ELEVATIONS

Drawing Issue:	Drawn By:	Checked By:
1.00	MR	MR

Drawn Date:	Drawn Date:	Checked Date:
04/03/2024	04/03/2024	04/03/2024

Drawing Number:
24_016_100

7.0_ Planning Drawings

As Proposed Side Elevations_



SIDE ELEVATION [Facing North]_
AS PROPOSED_

Scale 1:100



SIDE ELEVATION [Facing South]_
AS PROPOSED_

Scale 1:100

Architectural drawings are the work of the architect and are not to be used for any other purpose without the written consent of the architect. The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect.

RIBA Chartered Practice **arb** Architects Registration Board

PLANNING

Notes:
Surrounding contextual buildings and information are based on received ordinance survey drawings and are shown for illustrative purposes only. Assumed the boundary is subject to confirmation to legal confirmation.
Information is based on OS map and received information and is subject to full topographical survey. Assumed the boundary and site constraints subject to legal confirmation.
All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

tel: +44 (0)1753 210731
Email: info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A5, Bracken's Way, Ankerage Bridge, Huddersfield, HD4 7HP

Drawing Status:
PLANNING

Client:
MR + MRS HART

Project:
10 KIRKSTON GATE, CANNYHORN, HARRLEY

Drawing Title:
AS PROPOSED, BOX ELEVATIONS

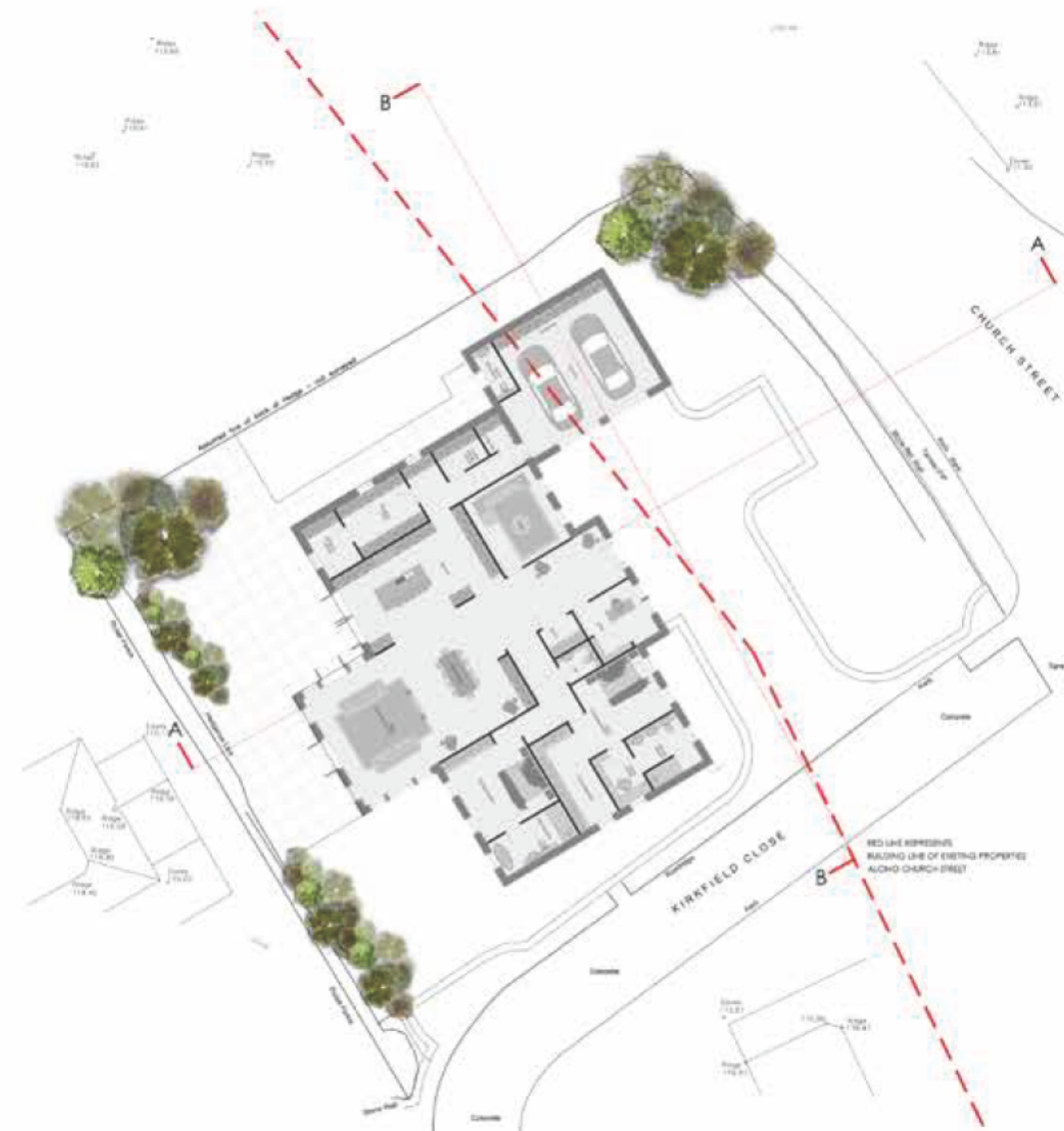
Drawing Issue:	Drawn By:	Checked By:
1.00	WJS	WJS

Drawn Date:	Drawn Date:	Checked Date:
04/03/2024	04/03/2024	04/03/2024

Drawing Number:
24_016 108

7.0_ Planning Drawings

As Proposed Site Plan + Street Scene Site Sections_



SITE PLAN,
AS PROPOSED,
Scale 1:125



CROSS SITE SECTION AA,
AS PROPOSED,
Scale 1:200



LOCATION PLAN,
AS EXISTING,
Scale 1:500



CROSS SITE SECTION BB,
AS PROPOSED,
Scale 1:200

RIBA  
Chartered Practice Architects Registration Board

Notes

PLANNING



0 1.25 2.5 3.75 5.0 6.25m
SCALE 1:125
0 5 10 15 20 25m
SCALE 1:500
0 5 10 15 20 25m
SCALE 1:1000

Note:
Surrounding contextual buildings and information are based on received Ordnance Survey drawings and are shown for illustrative purposes only. Assumed site boundary is subject to confirmation to legal confirmation.

Note:
Information is based on OS map and received information and is subject to full topographical survey. Assumed site boundary and site constraints subject to legal confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

tel: +44 (0)1791 210731
Email: info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio A5, Riverside Way, Annesley Bridge, Rotherham, S64 7PL

Drawing Status:
PLANNING

Client:
B&B + B&B PART

Project:
10 KIRKFIELD CLOSE, CROFTON, ROTHERHAM

Drawing Title:
AS PROPOSED, SITE PLAN + CROSS SECTION + LOCATION PLAN

Drawing Scale:
1:125 1:500 1:1000

Drawn By:
JLH

Checked By:
JLH

Drawn Date:
10/01/2018

Checked Date:
10/01/2018

Drawing Number:
24_816_104

| 8.0_ CONCLUSION

The design introduces a new single storey replacement dwelling at 10 Kirkfield Close, Cawthorne, allowing the demolition of the existing brick dwelling.

The existing building provides little architectural merit upon which to exemplify and therefore, influence has been taken from neighbouring properties, the wider Conservation Area, and the aims and objectives laid out in the Neighbourhood Plan and Village Design Statement.

The proposed design seeks to replicate elements of the local built environment and ensures that the building lines, ridge heights, roof design and orientation are sensitive to the street scene.

Suitable stand-off distances have been introduced between the proposed building and the site boundaries to allow for the relationships between the neighbouring properties and the surrounding natural environment to integrate fully and provide privacy where required.

The density of the site, the form of the building and its response to the site topography, ensures that the site use is maximised fully and efficiently without causing undue harms to neighbour and visual amenity.

The architectural detailing and proposed orientation of the new dwelling seeks to create an identity along the street scene which is sensitive to the local vernacular, through the use of prevalent materials, but adds contemporary elements which provide positive contrast and contribute to the rich character of the local area.