

COMBINED DESIGN & ACCESS / HERITAGE STATEMENT

PROJECT TITLE

Proposed Replacement Single-Storey Extension, External Alterations and Boundary Improvements

19 Church Street, Cawthorne, Barnsley, S75 4HL

JOB NUMBER

2452

CLIENT

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DATE

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1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for the following works at 19 Church Street, Cawthorne:

- Demolition of an existing single-storey rear extension;
- Erection of a replacement single-storey rear extension;
- Removal of sections of cement render to reveal and restore existing natural stonework;
- External alterations including the application of a stone-coloured render finish to existing modern brick-built extensions;
- Replacement of the existing boundary treatment with a new stone wall, stone pillars and horizontal timber slatted fencing; and
- Associated repair and improvement works.

The property is an unlisted residential dwelling located within the Cawthorne Conservation Area.

The proposals have been carefully developed to improve the appearance, quality and longevity of the property whilst preserving and enhancing the character and appearance of the Conservation Area.

2. Site Context and Local History

Cawthorne is one of the most attractive and historic villages within the Barnsley Borough and is widely recognised for its distinctive rural character, historic built form and high-quality stone architecture. The village has medieval origins and is centred around the historic Church of All Saints, parts of which date from the thirteenth century. The village retains a strong historic identity, characterised by traditional sandstone buildings, stone boundary walls and a cohesive palette of natural materials.

Historically, Cawthorne developed as a rural agricultural settlement and later benefited from its association with the Cannon Hall Estate and the Spencer-Stanhope family. The village today remains highly regarded for its architectural quality and conservation value and is designated as a Conservation Area in recognition of its special historic and architectural interest.

The Cawthorne Conservation Area Appraisal identifies the extensive use of local sandstone and traditional boundary treatments as defining characteristics of the area. Historic buildings within the village are predominantly constructed from natural stone, with stone walls forming an important element of the public realm and streetscape.

3. Existing Property

The application property is a traditional dwelling which has been altered and extended over time.

Whilst the original stone-built elements of the dwelling contribute positively to the character of the property and wider Conservation Area, a number of later additions and alterations are less sympathetic.

These include:

- A single-storey brick-built rear extension;
- A two-storey brick-built rear extension;
- Areas of cement render covering original stonework; and
- A modern timber panel fence with concrete posts and gravel boards.

Collectively, these elements detract from the traditional appearance of the property and fail to reflect the predominant materials and detailing found elsewhere within the Conservation Area.

4. Design Principles

The overriding design objective has been to enhance the appearance of the property through the use of materials and detailing that better reflect the established character of Cawthorne.

Rather than introducing new or competing architectural forms, the proposals seek to reinforce the traditional qualities of the dwelling through:

- Increased use of natural stone;
- Improved craftsmanship and detailing;
- Replacement of visually intrusive materials;
- Improved boundary treatments;
- Restoration of original building fabric; and
- Higher quality and more sustainable construction methods.

The proposals therefore represent an enhancement to both the host dwelling and the wider Conservation Area.

5. Proposed Development

Replacement Single-Storey Extension

The existing single-storey extension is proposed to be demolished and replaced with a new extension constructed using natural stone materials more reflective of the original dwelling and surrounding Conservation Area.

The replacement extension will provide significant improvements over the existing structure, including:

- New foundations designed to current standards;
- Improved thermal performance;
- Robust external wall construction;
- Improved roof construction;
- Greater long-term durability and sustainability; and
- A significantly enhanced visual appearance.

The existing extension is of limited architectural merit and makes little positive contribution to the character of the Conservation Area. Its replacement presents an opportunity to create a more sympathetic and attractive addition that integrates more successfully with the original dwelling.

Restoration of Existing Stonework

Sections of existing cement render are proposed to be carefully removed to expose original stonework beneath.

The exposed stonework will be repaired, repointed and restored where necessary using appropriate materials and techniques.

This element of the proposal represents a clear heritage benefit by revealing and reinstating original historic fabric that is currently concealed.

External Materials

The existing brick-built extensions are visually prominent and do not reflect the traditional palette of materials found throughout the village.

The application therefore proposes the use of a high-quality stone-coloured render finish to these extensions in order to create a more cohesive appearance and better integrate them with the original stone-built dwelling.

The proposed finish will significantly soften the appearance of the extensions and reduce their visual prominence within the Conservation Area.

Boundary Treatment

The existing timber fence, concrete posts and gravel boards are proposed to be removed.

These will be replaced with:

- A natural stone boundary wall;
- Stone pillars; and
- Horizontal timber slatted infill panels.

The proposed boundary treatment will provide a substantial enhancement to the appearance of the site and will better reflect the traditional stone walls that are characteristic of the village.

6. Heritage Impact Assessment

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The application property is not a listed building and the proposals do not affect any designated heritage assets directly.

The principal heritage consideration relates to the contribution that the site makes to the wider Conservation Area.

The proposals are considered to preserve and enhance the significance of the Conservation Area for the following reasons:

- The replacement extension introduces traditional materials in place of an unsympathetic modern addition;
- Original stonework will be revealed and restored;
- Existing visually intrusive brickwork will be improved through the use of more sympathetic finishes;

- The replacement boundary treatment reflects traditional local forms of enclosure;
- The proposals reinforce the established character of the village; and
- The overall visual quality of the property will be significantly improved.

The development therefore results in heritage enhancement rather than harm.

7. Planning Policy Assessment

National Planning Policy Framework (NPPF)

The proposals accord with the objectives of the National Planning Policy Framework (NPPF), particularly those relating to achieving well-designed places and conserving and enhancing the historic environment.

Section 12 of the NPPF seeks to achieve well-designed places and confirms that planning decisions should ensure developments:

- Function well and add to the overall quality of an area;
- Are visually attractive as a result of good architecture, layout and appropriate materials;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting; and
- Create places with a high standard of amenity for existing and future users.

Section 16 of the NPPF requires local planning authorities to conserve heritage assets in a manner appropriate to their significance and to give great weight to the conservation of designated heritage assets, including Conservation Areas.

The proposals seek to replace unsympathetic modern additions with materials and detailing that are more reflective of the historic character of the property and the wider Conservation Area. Furthermore, the removal of cement render to reveal and restore original stonework represents a positive heritage enhancement and better reveals the significance of the historic building.

As such, the proposals are considered to fully accord with the objectives of the NPPF.

Barnsley Local Plan (Adopted January 2019)

The proposals are considered to accord with the relevant policies of the Barnsley Local Plan, including:

Policy D1 – High Quality Design and Place Making

Policy D1 requires development to respect, reinforce and take advantage of the distinctive local character of Barnsley, including its heritage assets, building styles, materials and townscape character. The policy further seeks development that complements and enhances the character and setting of distinctive places, including Conservation Areas, whilst making use of high-quality materials and design solutions.

The proposed development directly supports these objectives through:

- The replacement of an unsympathetic brick-built extension with a more appropriate stone-built extension;
- The restoration and exposure of original stonework;
- The use of materials more reflective of the traditional character of Cawthorne;
- The introduction of a high-quality stone boundary wall and pillars; and
- The overall enhancement of the property's appearance within the Conservation Area.

Policy HE1 – The Historic Environment

Policy HE1 seeks to protect, conserve and where appropriate enhance Barnsley's historic environment and heritage assets, including Conservation Areas. Development proposals are expected to preserve or enhance heritage significance and ensure that any alterations are sympathetic to the character, appearance and significance of the heritage asset and its setting.

The proposed works are considered to deliver a clear enhancement to the Conservation Area by replacing visually intrusive modern materials with more traditional and sympathetic alternatives, whilst restoring historic fabric and reinforcing local distinctiveness.

Policy HE2 – Heritage Statements and General Application Procedures

Policy HE2 requires applications affecting heritage assets or their setting to demonstrate an understanding of the significance of the asset and assess the impact of the proposed development upon that significance.

This Design, Access and Heritage Statement has been prepared in accordance with Policy HE2 and demonstrates that the proposals will preserve and enhance the character and appearance of the Cawthorne Conservation Area through sensitive design, improved materials and the restoration of traditional features.

Policy GD1 – General Development

Policy GD1 requires development proposals to be compatible with neighbouring land uses, avoid adverse impacts upon amenity and provide an appropriate standard of design and environmental quality.

The proposed development remains domestic in scale and character and will not adversely affect neighbouring properties. The proposals instead deliver a substantial improvement to the appearance and quality of the site.

Supplementary Planning Guidance

The proposals have also been developed having regard to the Council's adopted Supplementary Planning Documents, including the House Extensions and Other Domestic Alterations SPD, together with the Cawthorne Village Design Statement, which promotes the use of traditional materials, high-quality detailing and the preservation of the distinctive character of the village.

Summary

The proposals accord with the relevant provisions of the National Planning Policy Framework and the Barnsley Local Plan, particularly Policies D1 (High Quality Design and Place Making), HE1 (The Historic Environment), HE2 (Heritage Statements and General Application Procedures) and GD1 (General Development). The development will preserve and enhance the character and appearance of the Cawthorne Conservation Area whilst delivering a significant visual and heritage improvement over the existing situation.

8. Access

No changes are proposed to the existing means of access to the site.

The development relates primarily to alterations and improvements to the existing dwelling and boundary treatment and will not adversely affect accessibility.

9. Conclusion

The proposed development represents a high-quality scheme that will significantly improve both the appearance and performance of the property.

The replacement extension, restoration of original stonework, improved external finishes and new stone boundary treatment will collectively enhance the character and appearance of the dwelling and contribute positively to the wider Cawthorne Conservation Area.

The proposals preserve and enhance the significance of the Conservation Area, accord with the objectives of the NPPF and Barnsley Local Plan, and represent a clear visual improvement over the existing situation.

For these reasons, planning permission is respectfully requested.