



Project: Replacement Garage
2 Hill Top
Cawthorne
Barnsley S75 4HG

Document: Design, Access and
Planning Support
Statement, including
Heritage Impact
Assessment

Job No: 3222

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ONE17

ARCHITECTS & INTERIOR DESIGNERS

THE DYEHOUSE, ARMITAGE BRIDGE
HUDDERSFIELD, WEST YORKS HD4 7PD

TEL 01484 668 000 FAX 01484 668 001
E SOLUTIONS@ONE17DESIGN.COM

WWW.ONE17DESIGN.COM

1.00 Introduction and Policy

This statement has been prepared by One 17 Architects in support of a planning application to demolish the existing Garage and rebuilt in a different orientation adjacent to an existing detached dwelling. The main house is currently under reconstruction as per application ref: 2018/0970 in the village of Cawthorne to the west of Barnsley. The property, at 2 Hill Top, is within the Cawthorne Conservation Area (CCA) that covers the majority of the old centre of the village.

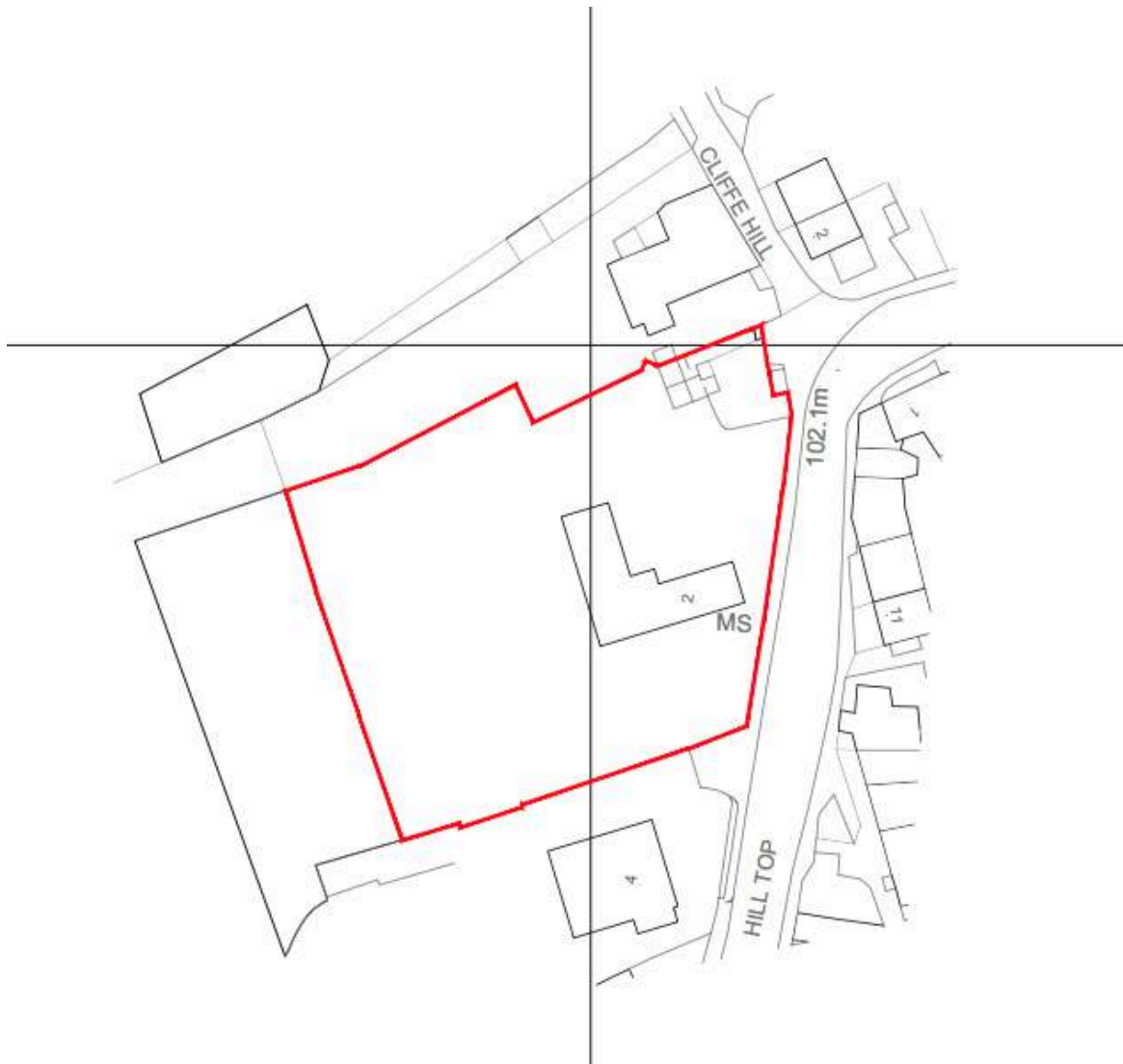


Fig. 01 - Location Plan

Boundary of Conservation Area



Fig. 02 - Plan of upper section of conservation area

The principle of the demolition and reconstruction of the garage has already been approved under application 2018/0970. This application seeks to gain approval of a similar orientation as approved but a slightly different form to accommodate a plant room and small home office in the roof space.



Fig. 03 – Photo of Existing Garage from the south west

2.00 Layout

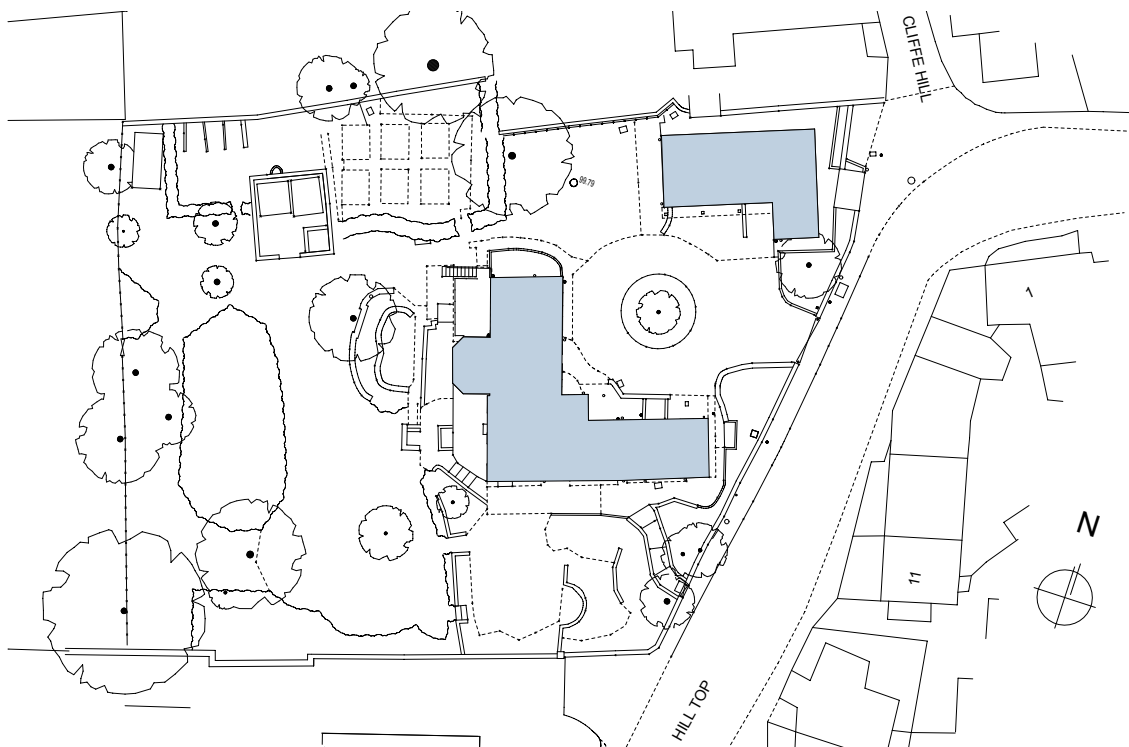


Fig. 04 - Site plan as existing

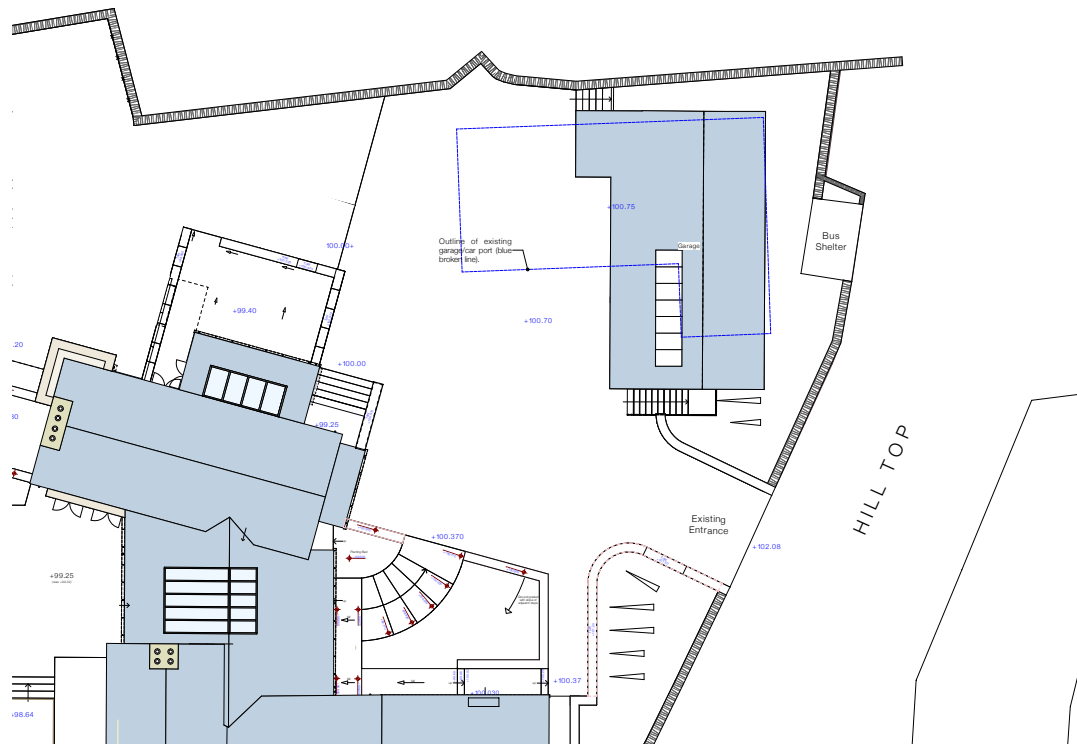


Fig. 05 - Site plan as proposed

The site access remains as before but the overly dominant hipped roof original garage is replaced with a less intrusive building, with a more typical duo pitch roof with catslide roof with lower eaves over the plant room.

3.00 Scale

The highest ridge point is reduced from 106.84 to 106.25.

4.00 Amount

The replacement garage would be 77 sq.m. as against 85 sq.m. in the existing.

5.0 Design/Appearance

The whole is achieved using natural local materials, vernacular forms, traditional proportions but with contemporary elements that show the evolution of domestic design using traditional materials – the excellent quality local stone.

6.00 Landscaping

The general character of the landscape of the CA is retained and the landscaping blends the new construction with the existing landscape as previously approved.

7.00 Access

Existing access to the site is completely unaffected by the proposals. The existing garage that is an overbearing element in the landscape that is to be replaced with a less obtrusive one.

Access for public service vehicles is unaffected by the proposal.

The site has easy access to public transport with a bus stop immediately outside the property plus it is surrounded by the many shops, pubs, restaurants etc of this thriving village.

Nb: 3D's and illustrations in this document are supplementary to the drawings submitted with the application and as such, all drawings take precedence over any extracts or visual representations in this document.

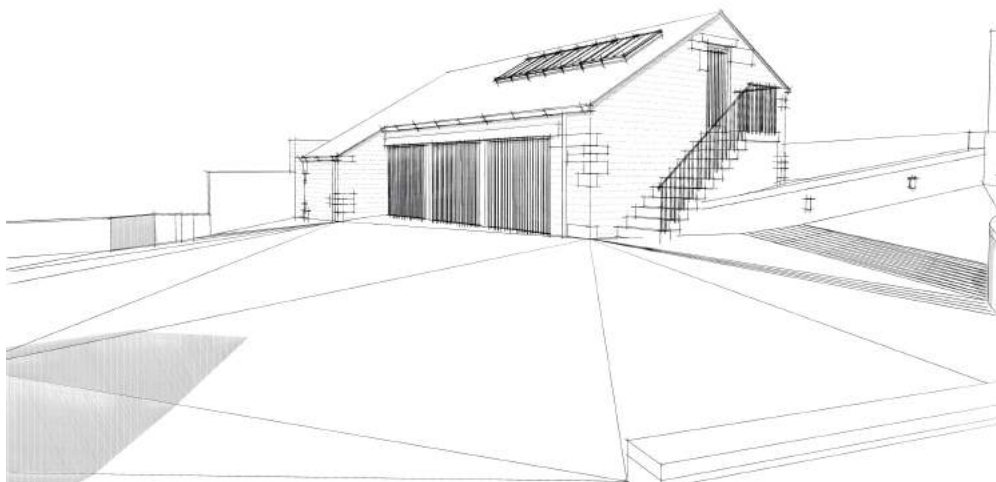


Fig. 06 – 3D perspective (view from the house).

8.0 Heritage Impact Assessment

For the sake of clarity this assessment follows the guidance of Historic England, dealing with the significance of the heritage asset, the impacts of the proposal, how the scheme relates to planning policy and a concluding statement of the applicant's position regarding the assessment.

A. Significance

There is no written conservation area appraisal for the Cawthorne Conservation Area (CCA), one of 18 within the Barnsley area. The Barnsley MBC website advises that:

"A conservation area is one that has special architectural or historic interest.

Usually these areas are characterised by buildings with strong group value, created by consistent use of traditional forms and materials. Very often the areas include listed buildings, individually protected for their special historic or architectural interest. The high visual quality of these areas is often enhanced by mature trees and boundary walls."

The CCA covers a large part of the village (see fig 02) including the historic centre of Cawthorne where the application site is located. It has medieval origins with a core of 17th, 18th and 19th century buildings. There have been numerous 20th and 21st century building additions although there is a distinct character to the conservation area formed largely by the core of historic buildings, a uniformity in use of materials and building forms (there are surprisingly few listed buildings within the conservation area) and listed street furnishings. The church of All Saints which sits at the heart of the village is Grade II* listed, with some parts dating from as early as the 13th century. There are houses in the centre of the village ranging from as early as the 15th century.

Buildings are predominantly in local stone with stone slate roofs but brick, half timbering and render are also in evidence and provide welcome variety. Chimney stacks are much in evidence. Indeed the CCA is of value particularly for its townscape

character as much as individual buildings and features. It is therefore important that the proposal scheme fits into and enhances this townscape character.



Fig. 07 - Photo around the CCA near the application site.



Fig. 08 - Photo around the CCA near the application site.

The historic core of the dwelling which is to be retained in the proposal is believed to have been built originally around 1711 by the Cannon Hall estate. An historic document suggests it was owned by a Mr Beaumont of Cawthorne Manor around 1806. Photographic and documentary evidence provides historical, communal and

evidential value for the property quite apart from its aesthetic contribution to the CCA townscape. We therefore believe that the retention of the historic core of the property is appropriate and with that the proposals to demolish and replace later additions to the property should be judged on how they relate to the townscape value of The CCA and whether or not they improve the setting of the historic core.

The upper and lower parts of the CCA differ in character. The upper part, within which the application property sits, has a denser grain generally with a number of terraces of buildings often close to the highway age. This is particularly true of the east and south sides of Maltkiln Row, Hill Top and Darton Road. The west and north sides are characterised by more dispersed individual buildings (see aerial view Fig.09) some of which are substantial and extensive.



Fig.0 9 - Aerial view illustrating the townscape character of the upper part of the conservation area. 2 Hill Top is in the centre foreground.

B. Impacts

The land on which 2 Hill Top stands falls away from the highway towards the west meaning that most close public views look down on the property. There are boundary walls and some perimeter planting that preclude a continuous open prospect but nevertheless views of the property are available from the highway at various points.

Removal and replacement of the large, unsympathetic and dominating garage with a smaller more appropriate structure is an immediate improvement.

This is an instance where a positive impact on heritage assets can be made. The inappropriate earlier extensions and development of the application site were, in our opinion, detrimental to both the historic core of the original cottage, and the character of the conservation area. The application proposal reverses these negative impacts to the benefit of both the historic core of the existing dwelling and the character of the CCA.

C. Policy

National planning policy as contained in the National Planning Policy Framework (NPPF) requires good design (Chapter 7) and also emphasises the importance of conserving and enhancing the historic environment (Chapter 12). These national policies are echoed and strengthened in local planning policies.

There is little value in quoting extensively from these documents but their advice has been borne in mind both in formulating the current design and during dialogue with the LPA in which the design has been refined and developed.

D. Position Statement

All application schemes seek to achieve an integration of the needs and aspirations of applicants with the broader concerns of national and local planning policy. The application is to create a more usable outbuilding to accompany the host dwelling approved in a highly attractive location. The site is eminently sustainable as understood by the NPPF and it happens to fall within a conservation area. This

contributes greatly to the attractiveness of the site whilst also imposing a further level of consideration to be integrated in the design.

In this particular instance there is an opportunity to undo some of the bad impact on the CCA that has occurred because of inappropriate development on the site. The new garage roof form is more in keeping with the local vernacular than the existing.

The NPPF stresses that the need to meet the overall aims of sustainable development integrated into the natural, built and historic environment should not stifle innovation, originality or initiative by unsubstantiated requirements to conform to certain development forms or styles (paras 60 and 61).

We believe that the current application scheme has been developed from first principles with the requirements of the applicant and both local and national policies at the forefront. It has developed through constructive dialogue with the LPA and in our view represents a positive impact on the CCA that should be grasped to help improve the character and quality of the area (NPPF para 64).