Heritage Statement:

Hi-Lo, 14 Tivy Dale,
Cawthorne,
Barnsley, S75 4EH.

2024-182

Value Added Design
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1. Introduction

1.1. This Heritage Statement is submitted in support of an application for the proposed addition of an orangery to the side of the existing property, a loft conversion with dormer for an additional floor of accommodation, and external alterations to windows and render, at Hi-Lo, 14 Tivy Dale, Cawthorne, Barnsley, S75 4EH. This statement forms part of that application and should be read in conjunction with all other submitted information.

1.2. The application site is located in the western side of Cawthorne, within the backdrop of the rural and agricultural landscape of the approximately 100 hectare Grade II Listed Park and Garden of Cannon Hall, approximately 4 miles to the northeast of Barnsley. The application building is one of the late twentieth century, large, detached, stone and render dwellings, that were developed on previously open land formerly associated with the Cannon Hall estate as the village expanded to the northwest.

1.3. The site is located withing the Cawthorne Conservation Area, that encapsulates the majority of the historic village development, along with the main access routes of Darton Road, Church Street, Hill Top, Taylor Hill, and Tivy Dale.

1.4. This Heritage Statement aims to examine the history of the application site, its significance and importance to the surrounding heritage assets, including the Grade II Statutory Listed Park and Garden to the north, and neighbouring buildings of local interest, and include an assessment of the impact of the proposals outlined on the wider setting of the Conservation area.



Application Building, Hi-Lo, 14 Tivy Dale

2. Site History

2.1. The village of Cawthorne has Anglo Saxon origins, although there is evidence to suggest the area was populated as early as the prehistoric period. The village's earliest settlement, dating from 11th century onwards, would have formed on higher ground around the North side of the church. The village is mentioned in the Domesday survey of 1086 as Caltorne (the cold house), and the village would have been linked at that time to the Barnby Hall estate, to the east of the village, occupied by the preeminent Barnby family throughout the Medieval period.

2.2. The Cannon Hall estate to the north of Cawthorne, had been occupied by a large residence since the C13, owned initially by the Canum family and sold in the late C14 to the Bosvilles of Ardsley. In the C17 the estate was acquired by the Spencer family of Cawthorne, who built their wealth on coal and iron mining, and iron smelting, and they completed extensive works on the house and grounds. The current Cannon Hall (listed Grade II*) is probably of late C17 origin, erected on or near the earlier dwelling, and the gardens, pleasure grounds, and a park were laid out in the 1760s by Richard Woods, with further parkland added in the late C18 and early C19.

2.3. By the second half of the 19th century, Cawthorne was a complete estate village with approximately 90% of its land and buildings owned by the Spencer-Stanhopes. In this period, the area changed from being predominantly agricultural into a more industrially based economy, with the estate providing the majority of employment for Cawthorne residence in mining, agriculture and other trades and services associated with the Hall and estate properties.

2.4. The first edition Ordnance Survey map of 1855 shows a well-established village, abutting the edge of the Cannon Hall Estate. The village is linear, predominantly following Darton Road, and secondary development along what is now Church Street and Hill Top, previously forming the Barnsley & Shepley Lane Head Turnpike road (constructed circa 1825). The village at this time was sparsely developed along Tivy Dale, closest to the Cannon Hall estate, with clusters of buildings forming in pockets along the edge of the parkland grounds.

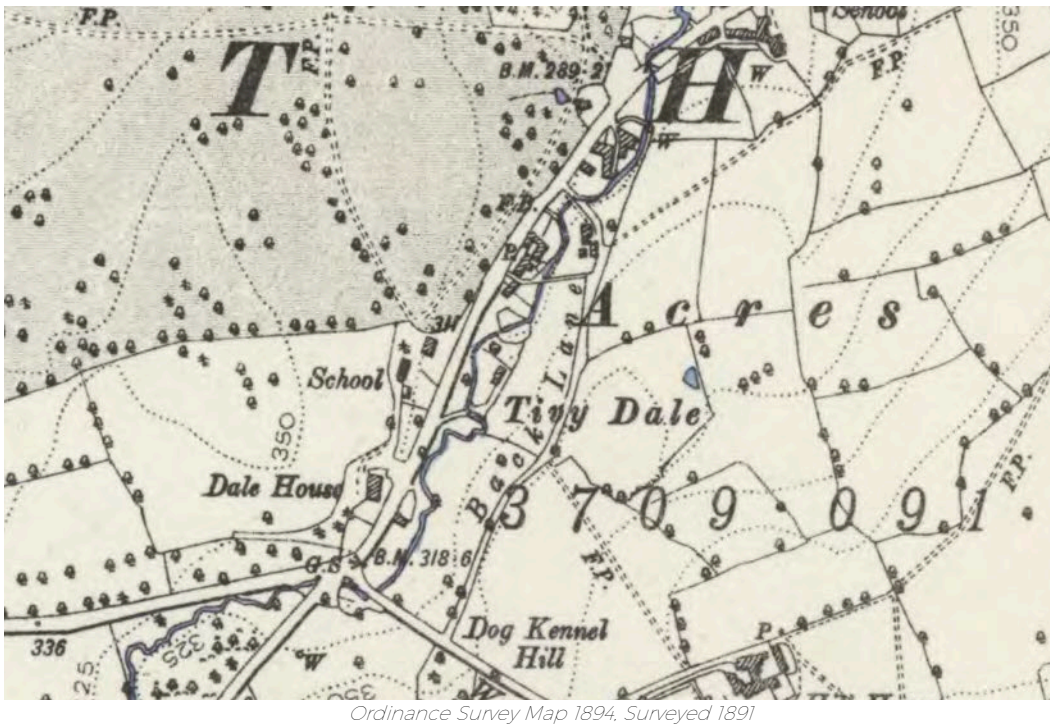


Ordinance Survey Map 1855, Surveyed 1850-51

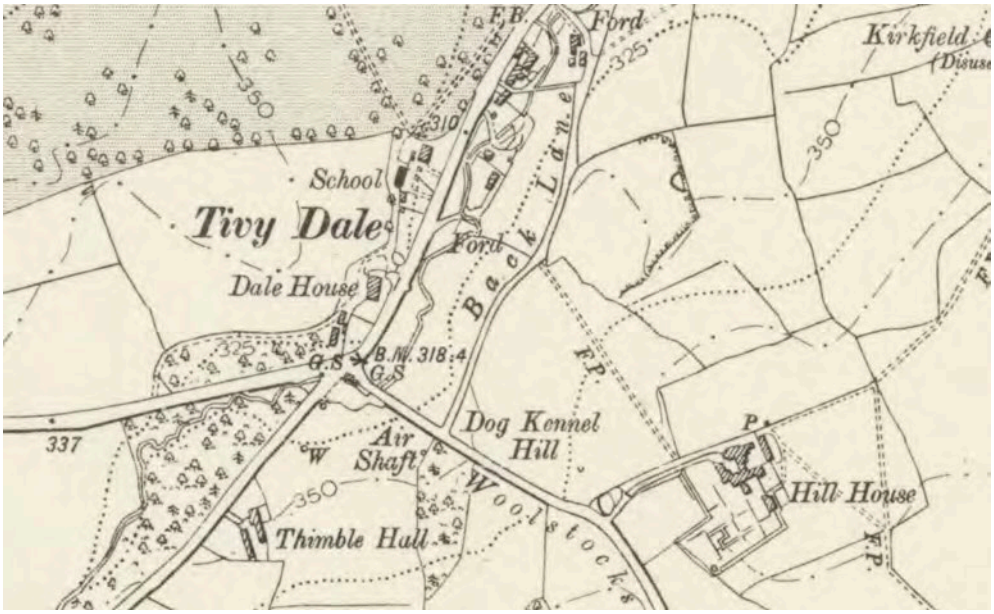


Ordinance Survey Map 1855, Surveyed 1850-51

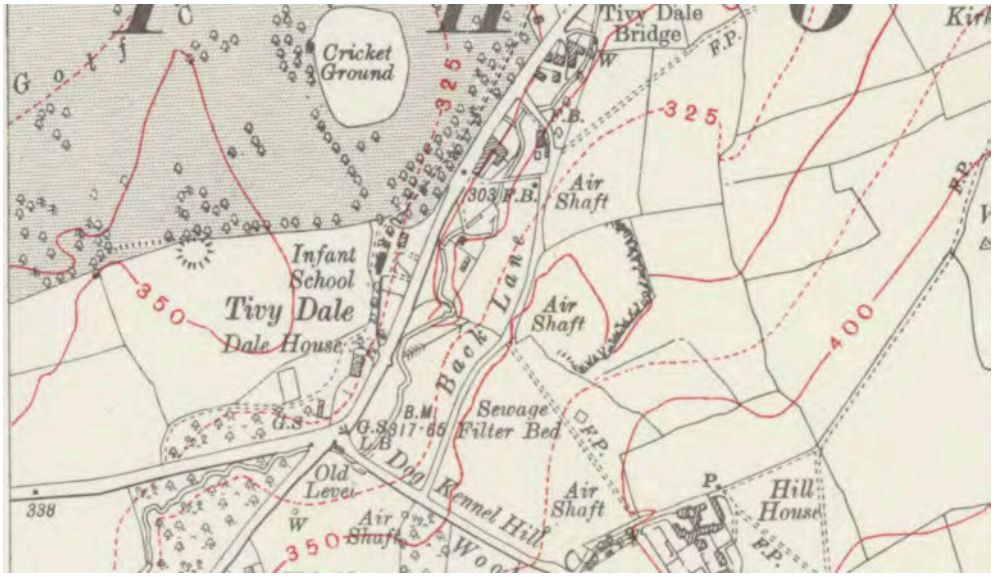
2.5. At this time the area around the application site is mostly undeveloped, forming wooded area on the edge of the estate parkland. A cluster of three buildings are visible south of the application site, assumed to depict the neighbouring Cawthorne Village Hall (formally a school as lapelled in proceeding Ordnance Survey maps), and two buildings to the north. It is likely these buildings to the north represent Dale House (18-16 Tivy Dale), though they are depicted as detached properties, and positioned closer to the Village Hall than in later depictions. The development in this area of the village remained entirely unchanged through to the mid C20.



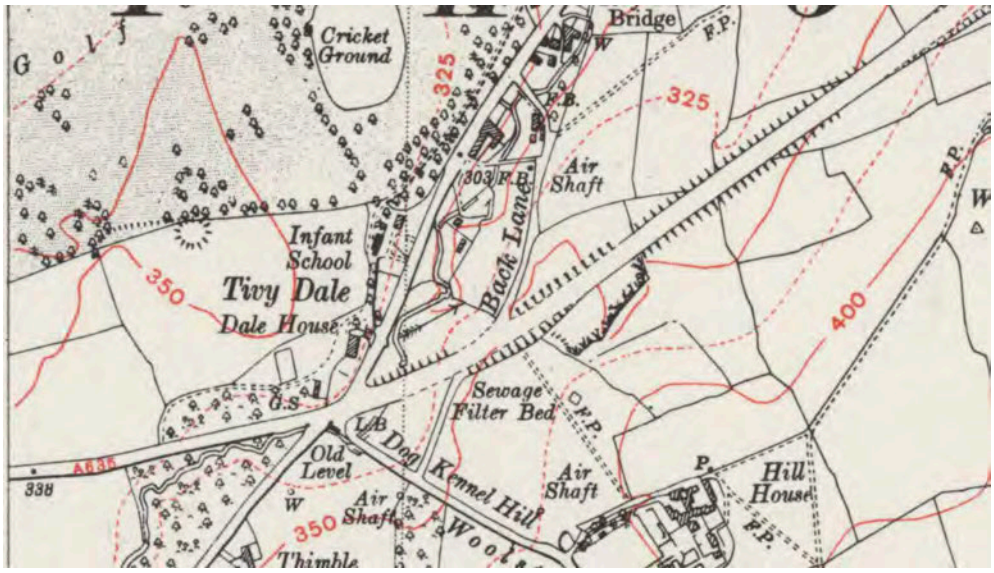
Ordinance Survey Map 1894, Surveyed 1891



Ordinance Survey Map 1907, Surveyed 1904



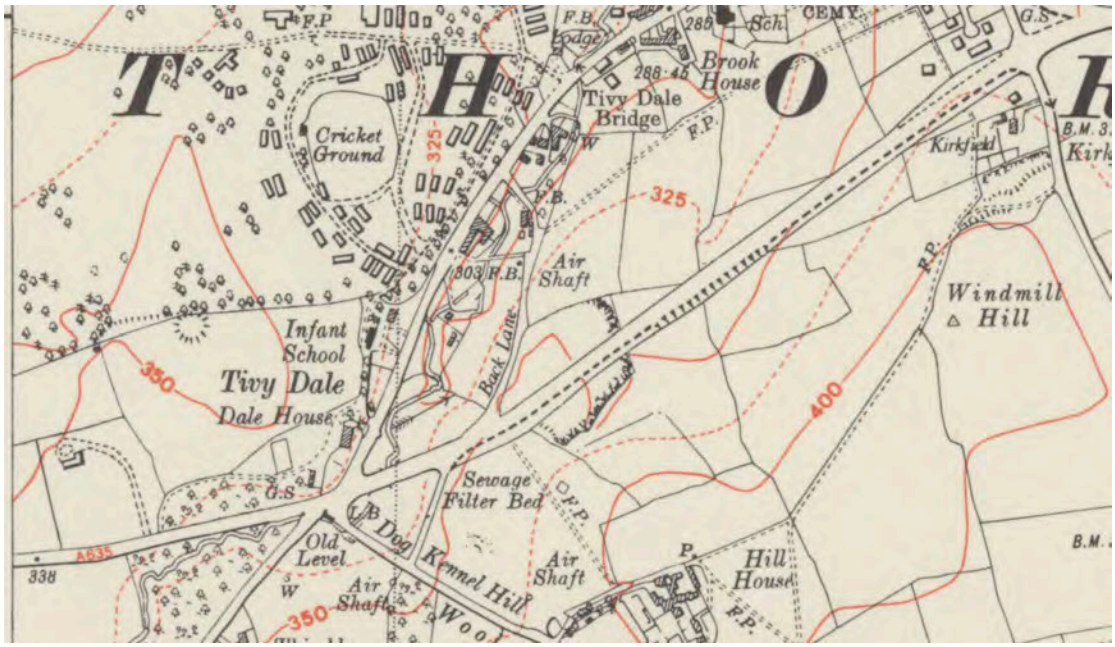
Ordinance Survey Map 1933, Surveyed 1929



Ordinance Survey Map 1946, Surveyed 1938

2.6. Part of Cannon Hall parkland situated alongside the centre of Cawthorne village was requisitioned by the War Office in World War 2 to house a tented camp for the armed forces. Initially occupied in July 1940 to house British troops evacuated from Dunkirk, many of the tents were replaced by more permanent buildings, paved roads, services and facilities over the following years, and at peak times the camp housed around 1,000 troops, which had a significant impact on the life of the villagers.

2.7. After the war (1946-1952) the camp that had housed units of the British, Canadian, and Polish armies, was designated as a Polish resettlement camp for Polish soldiers and their families who had supported the Western Allies and were not able to return to their homeland, due to occupation by the Soviet Union. The camp in this period is indicatively plotted on the Ordinance Survey map of 1949, surveyed in 1948, showing a collection of rectilinear structures sporadically located along tracks to the north of Tivy Dale, with some positioned on or near the future site of the application building.



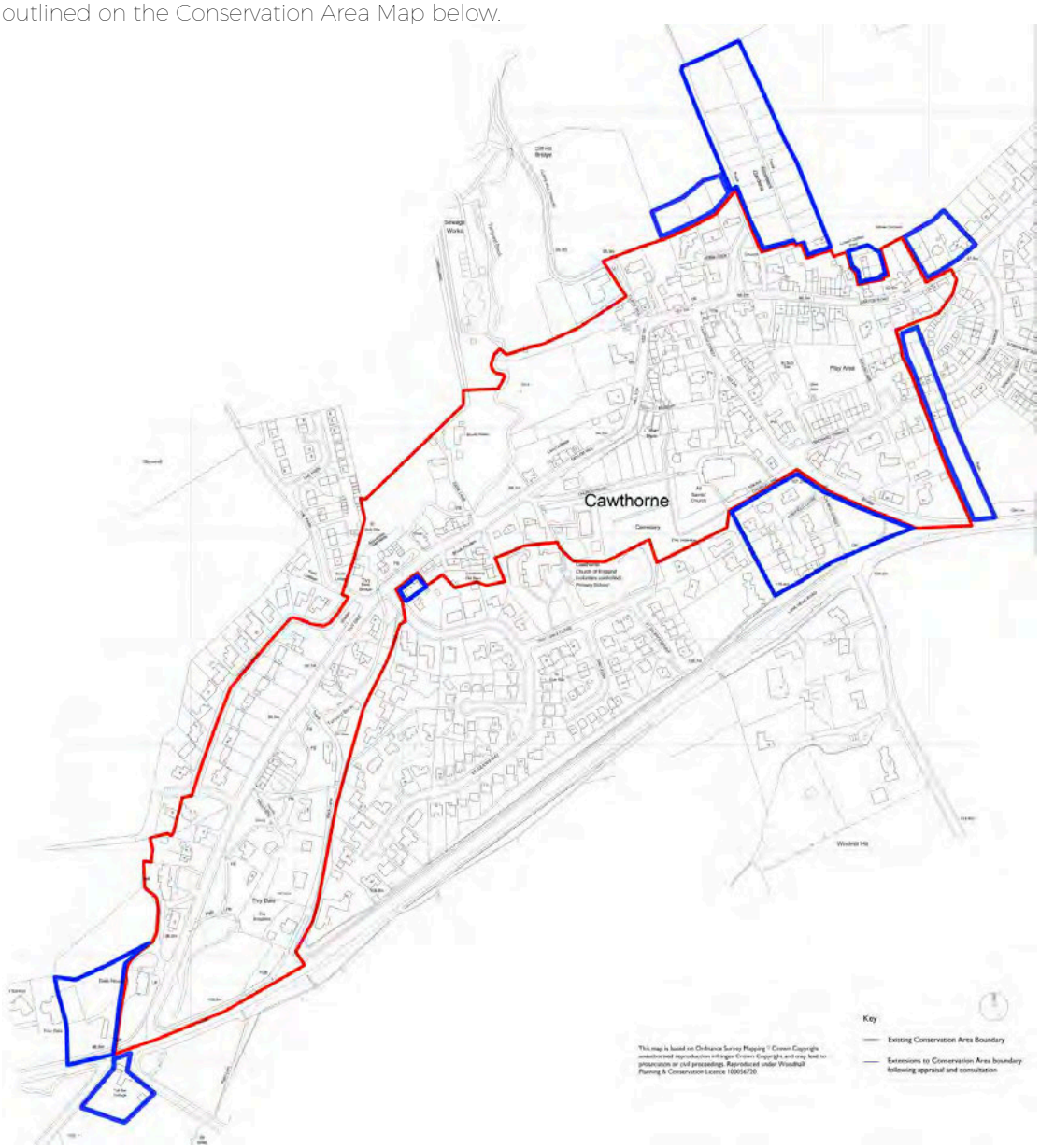
Ordinance Survey Map 1949, Surveyed 1948

2.8. By the mid twentieth century, in addition to the military camps, the Spencer-Stanhope estate was declining, and post war open cast mining radically altered the surrounding landscape. The estate remained in the family until the sale of the Hall and part of the park to the County Borough of Barnsley in 1951, to be used as a museum and public park. With the semi-permanent camp to the north, having invariably altered the urban grain of the village, and the relationship with the estate grounds, the later half of the C20 saw the camps replaced with new streets of housing development, including Tivy Dale Drive and The Park, and unique stand-alone properties such as the application site.

Today, the village has expanded further to the southeast with large areas of modern housing, and is a thriving and affluent commuter village with an active community. The village is considered generally well preserved, with strong historic and architectural character in its buildings and public spaces.

3. Conservation Area

3.1. The application site is located withing the Cawthorne Conservation Area, first designated in 1970 by the West Riding County Council and extended in 1979, with the boundary of the Conservation Area extended further following a recent appraisal. The Conservation Area encapsulates the entire historic village, along with significant elements of the 20th century development now included, as outlined on the Conservation Area Map below.

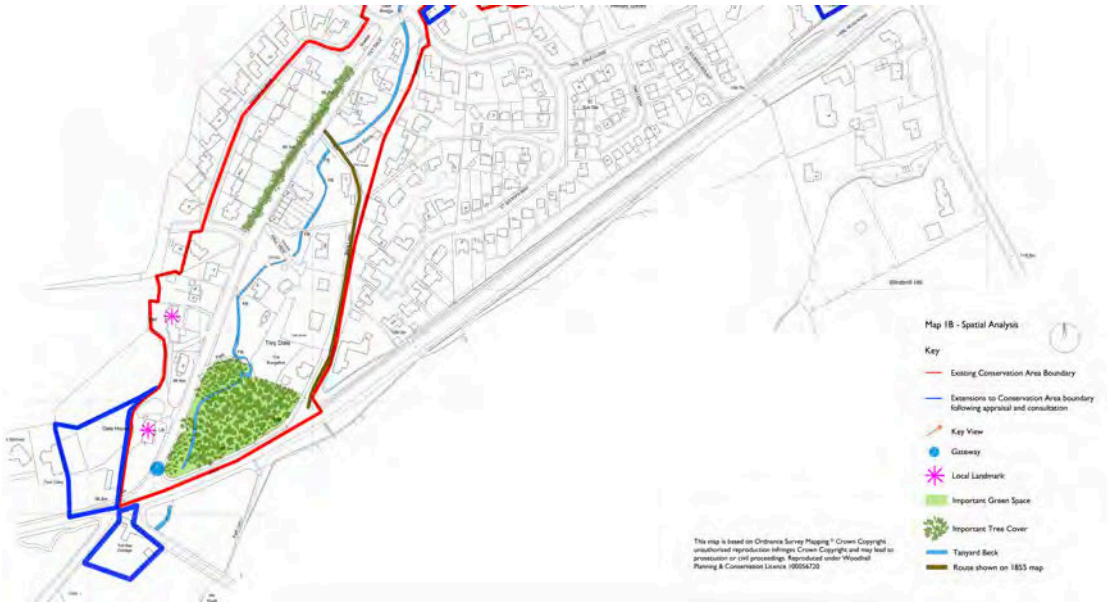


Cawthorne Conservation Area (Red Boundary) With New Extensions (Blue)

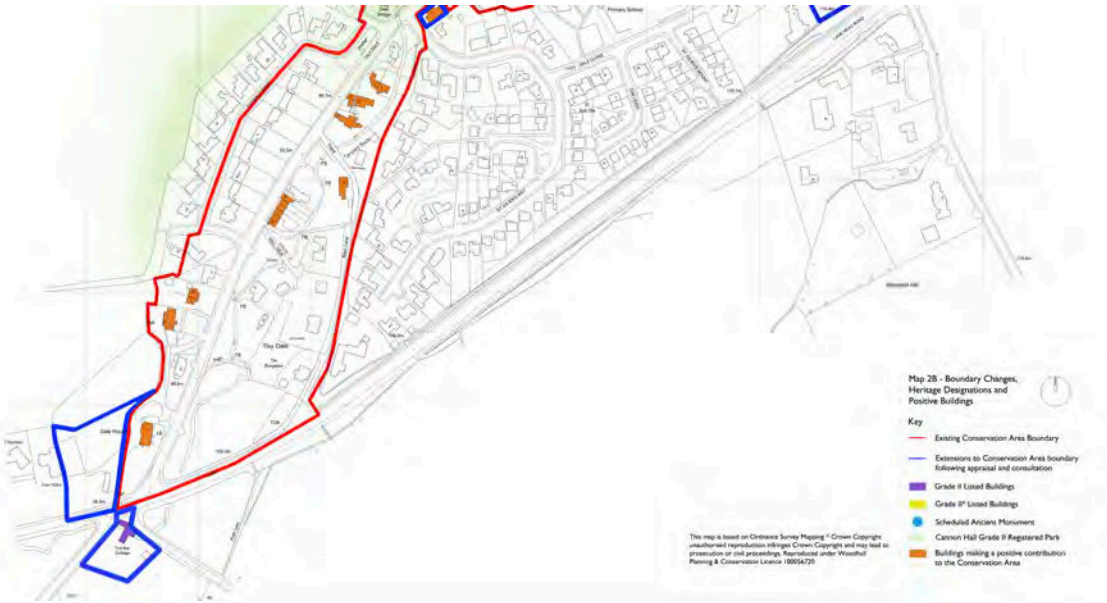
3.2. Given the sites inclusion within the Conservation Area the application must be given suitable scrutiny to ensure that any new development is considered in relation to its potential impact on the character of this designated area.

3.3. A detailed Conservation Area Appraisal and Management Plan has been undertaken by Cawthorne Parish Council on behalf of Barnsley Metropolitan Borough Council in 2020. The focus of this document is understandably around the historic core of the village and key well-preserved surviving historic architectural elements, with very little consideration or guidance put forward as to the impact of more modern late C20 development on the character of the Conservation Areas, and what development is likely to be acceptable within the Conservation Area. The appraisal does include spatial analysis which identifies that the application site is located near the southern gateway to the village at the southern end of Tivy Dale, and neighbours buildings that have been identified as making a positive contribution to the Conservation Area (Cawthorne Village Hall /

Dale House 18-16 Tivy Dale), including the Village Hall as a local landmark. Finally, the treeline to the north fronting Tivy Dale is identified as important tree cover. It is therefore important, any development directly impacting the identified historic and spatial elements, clearly must be of complimentary and suitable design, in order to prevent harming the these identified characteristics.



Cawthorne Conservation Area Appraisal Spatial Analysis



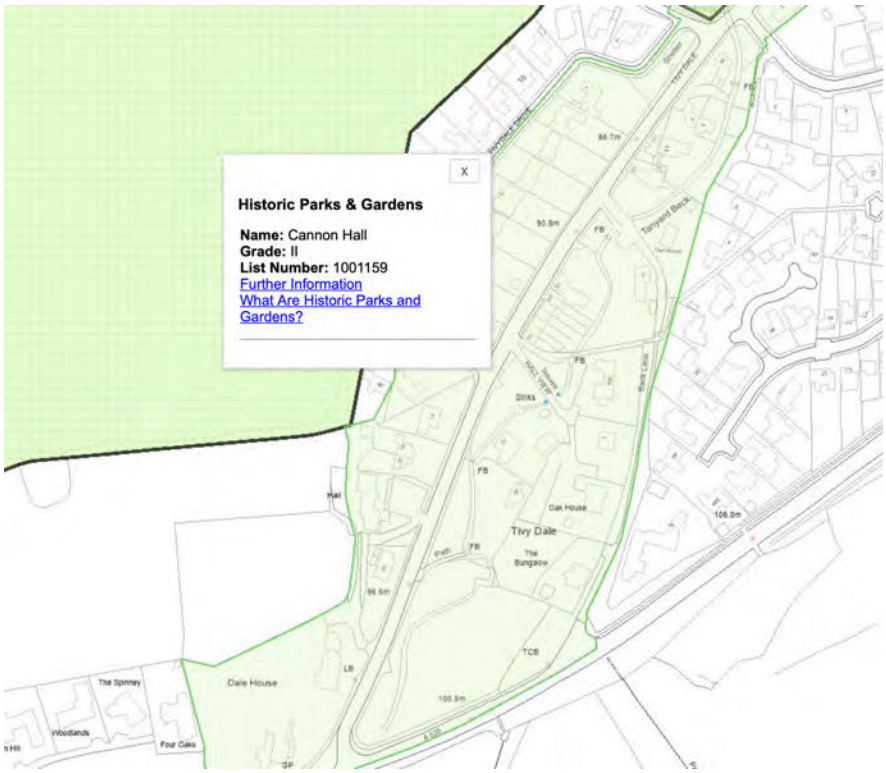
Cawthorne Conservation Area Appraisal Heritage Designations and Positive Buildings

3.4. The application building stands apart from neighbouring properties, custom built on the plot, with a unique modern design, that while visually appealing is a departure from even other late C20 dwellings nearby. The modern stylings of large glazed elements, and use of complementary building material in keeping with the historic material pallet of the area, such as stone and render, and recessed deep into the large site with ample landscaped garden to the front, create a generally positive appearance that can be considered to contribute to the visual amenity of the Conservation Area setting. It is recognised however, that given the relatively recent age of the application building and lack of inherent historical value, it would be assessed to have a substantially reduced contribution on the setting of the Conservation Area as a whole than many of the historic neighbouring buildings to the south, or those in the historic village centre to the northeast.

4. Listing

4.1. The application building is not of historic significance and as such is not Nationally Listed, and neither has the building been designated by the Local Authority as a Locally Listed or Positive Building that should be given additional consideration above that of any other building located within a Conservation Area.

4.2. The application site is not positioned within the context of a Nationally Listed building or structure, with the nearest nationally registered site being the Grade II Listed Park and Garden associated with Cannon Hall, that lies to the north of Cawthorne. Although the extents of the Listed Parkland at the nearest point are located approximately 30m away from the application site, it is noted there are two neighbouring properties positioned between the application site and the parkland, and the application building and parkland are restricted from being viewed together in the same context due to the topography. It is also noted that the Grade II Listed Park and Garden extends approximately 100ha to the north, and the area closest to the application site is furthest from Cannon Hall itself, and as indicated by the historic maps was historically somewhat of a shrub and wooded wild buffer strip to separate the parkland from the village, and as such can be considered of modest importance to the character of the estate grounds than more formal landscaped elements closer to the hall.



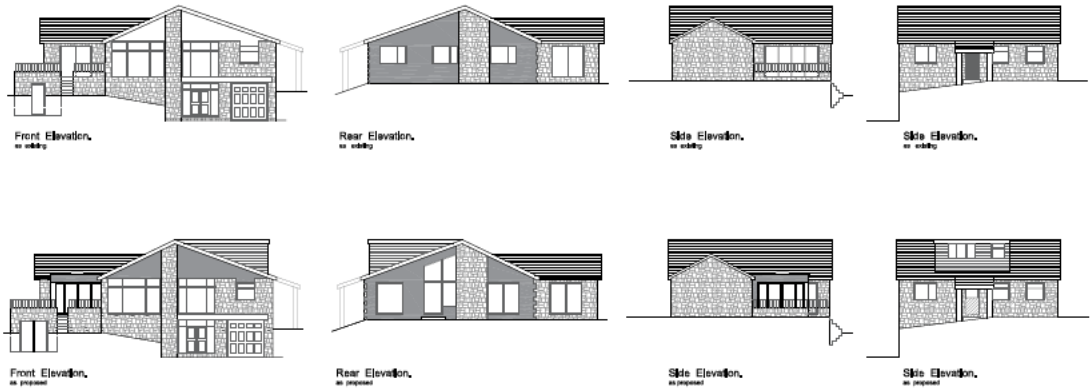
Grade II Listed Cannon Hall Park and Garden (Northwest) and Application Site No.14 (Centre)

4.3. In addition to the Statutory Listed Parkland, the Cawthorne Neighbourhood Development Plan identifies a number of Non-Designated Heritage Assets within Cawthorne, including the Village Hall. Located 35m to the southwest. Development proposals which have an effect on any such assets will be assessed in regard to the scale of any proposed harm or loss and the significance of the asset, in order to protect local value placed on it. While section 5 (Proposed Development) of this document considers the impact of the proposed works on the character of the surrounding Heritage Assets and Conservation Area in greater detail, it is noted that despite a relatively close proximity, the application site is separated from the Village Hall by both Dale House (18-16 Tivy Dale), and a dense mature treeline, preventing direct line of sight between the properties.

5. Proposed

5.1. The existing house, at Hi-Lo, 14 Tivy Dale, Cawthorne, Barnsley, S75 4EH, is predominantly single storey, elevated from the road and accessed from a lower ground floor level, containing only a garage entrance hall and WC, and having a separate workshop under the external terrace. The existing floor of accommodation consists of an ample sized living and family room, with disproportionately modest kitchen and dining areas. The existing 3 bedrooms of the house are located to the rear, and consist of a large master, and 2 other disproportionately smaller bedrooms.

5.2. Given the generous width of the almost square footprint of the building, even at a modest roof pitch, the existing roof void offers opportunity to create additional accommodation internally without raising the roof from that of the existing. Therefore, the proposals seek to convert the existing loft adding a partial additional floor over existing accommodation, with the space created enhanced through the creation of a new simple box dormer construction to the north elevation facing Tivy Dale Drive, providing outlook from this space. The proposals also seek to extend the existing property to the south over the existing terrace, to create an orangery style flat roof projection.



Existing (Above) & Proposed (Below) Elevations

5.3. The proposals address issues with the internal layout by relocating the existing modest and isolated kitchen to where the large family room is currently located, allowing for direct access off the large lounge. The new orangery constructed to the south would then house the relocated dining space positioned directly off the kitchen, significantly rationalising the layout of the primary living areas. The existing kitchen is replaced with a bedroom and ensuite that is markedly larger than the existing second bedroom and has a front facing aspect over the valley. The smallest existing bedroom positioned at the rear, is to be given over to circulation and the creation of the extended hallway and new staircase up to the additional accommodation within the roof. The additional bedroom and ensuite created within the loft space is of similar proportions to the ample existing master bedroom. The proposals evidently would provide a higher standard of housing for existing and future occupiers, offering a significant improvement to both room sizes and the practicality of the layout, while making efficient use of the existing footprint of the building to limit extending the building outwards into the amenity space at detriment to the open character of the Conservation Area.

5.4. Externally, the fairly modest orangery extension is considered more traditional in design than that of the application building, but is nonetheless heavily glazed, and would remain a subservient element to the building with its flat roof similar in height to the building eaves, and stepped back from the principle east elevation and southern side elevations. In addition, the topography of the site, with the existing terrace occupying an elevated position from the road, will mean that the recessed nature of this element will further reduce its visual appearance and impact from public areas. This proposed orangery development is screened from the Listed Parkland to the north by both the application building itself, and by other neighbouring properties, along with further screening provided by the mature tree coverage throughout the area. Similarly, the Non-Designated Heritage Asset of the Village Hall is screened from the extension by the neighbouring Dale House (18-16 Tivy Dale) to the south, and a dense line of mature trees. Therefore, this element is considered to have minimal visual impact, and no meaningful direct impact on either the Listed Parkland to the north, or Non-Designated Heritage Asset to the southwest.

5.5. The creation of the extended hallway and staircase, sees the rear northern elevation opened up, with the introduction of large glazed double height elements, reflective of the design of the front of the property, and providing a secondary access to the rear amenity. These modern additional windows in addition to lowering the existing windows to ground level, are considered to add interest to a formally bland elevation, would greatly improve the levels of natural light within the property, and would provide a superior sense of outlook over the amenity area and countryside beyond.

5.6. The proposed box dormer associated with the loft conversion forms the most prominent of the additions due to its elevated position to the north side elevation facing Tivy Dale Drive and would be potentially visible from a higher elevation of this road. It is noted however, that the application building is positioned 32m away from the road behind a high boundary treatment, and mature trees and vegetation obscuring the development from most vantage points (as pictured below). Additionally, the dormer is centred within the roof, and does not extend the full length of the roof span to either the front or rear elevations, making it less visible in the context of these primary elevations. It is noted that while it may be possible to create accommodation within the existing loft area without extending and creating the dormer, the floor area would be significantly reduced due to the shallow pitch, and the dormer allows for the provision of outlook from this space.



View To Site From Tivy Dale Drive

5.7. Given the age of the building and limited historical value, retaining the existing building form as existing is of little consequence to the character of the conservation area, and as the proposals broadly align with the existing appearance of the building, using a matching material pallet, the positive aesthetic of the building will remain unchanged. As such, given the positioning and scale of the modest proposed extensions, and the distance between the proposals and the public roads, Listed Parkland, and neighbouring Non-Designated Heritage Asset, the development would lead to minimal visual change to the site in terms of openness or design character, and therefore the proposal can be considered to have no adverse impacts that would directly harm the setting of the Conservation Area.

6. Conclusion

6.1. The Proposals represent a very high standard of housing amenity for existing and future occupiers, without requiring significant extensions to the building, or meaningfully altering the building form, or resulting in any determinantal impact on the amenity of existing neighbouring occupiers. As such, the proposals should be considered a sustainable form of development.

6.2. Given the position and orientation of the building within the plot, along with the site topography, distances to the neighbouring properties, road, and nearest Heritage Assets, and the screening provided by a high boundary treatment, mature trees, and vegetation, the proposals will have no discernible impact on sightlines or aspects to or from historic elements within the Conservation Area. Any possible impact is therefore limited to its visual appearance, and the potential impact implementing the proposals may have on the wider character of the Cawthorne Conservation Area.

6.3. The application site, having little historic value itself, provides value to its setting only by virtue of a unique modern design that provides a complementary visual appearance, and in the retention of ample landscaped amenity around the building in all directions. The existing application building, while visually appealing can only be considered to have a modest contribution to the character of the Conservation Area, as it does not represent the identified positive features as outlined in the Cawthorne Conservation Area Appraisal. As outlined in this document, the implementation of these proposals is likely to cause no substantial change to this existing contribution, with the materials, and design of the building remaining as they are, and broadly in-keeping with the character of other modern properties in the village.

6.4. It must therefore be concluded that the proposals impact on the surrounding historic setting will be negligible, and the application should be approved to facilitate the additional accommodation required for the occupant's enjoyment of the property.

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