

DESIGN AND HERITAGE STATEMENT

This statement has been prepared in support of an application for Full Planning Permission for works in a Conservation Area and therefore includes a Conservation Area Impact Appraisal.

1.0 Proposals

The works include the erection of a single storey side and rear orangery style extension.

2.0 Location

Fern House is located towards the south west end of Cawthorne Village on the east side of Tivy Dale approximately 4.2 miles west of Barnsley. Below is an extract from a site location plan which is included as part of the application documents.

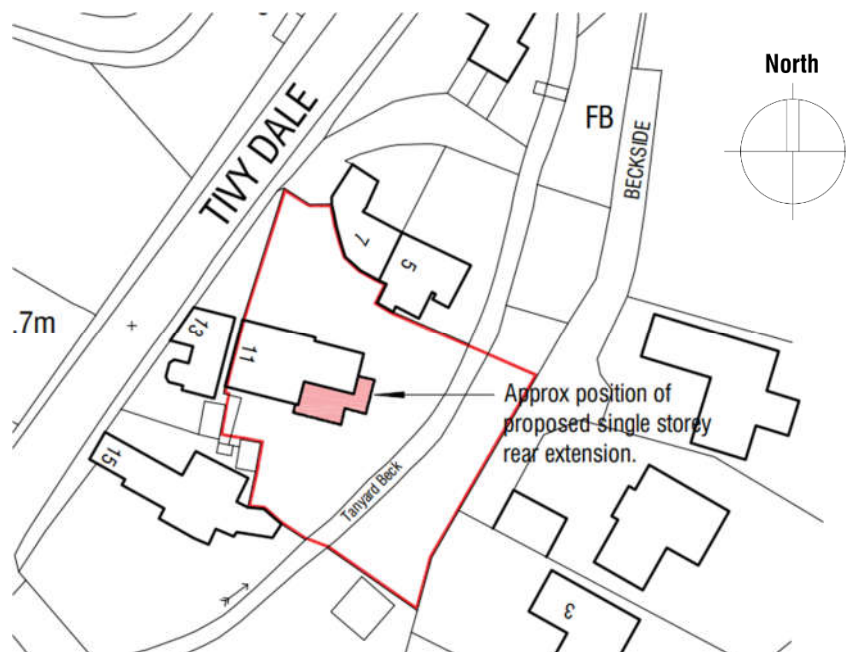


Fig 01. Extract from Site Location Plan with ownership boundary edged in red.

3.0 Assessment

- 3.1 Fern House is an attractive detached brick-built dwelling within large gardens surrounded by other residential dwellings. It has its principal front elevation facing North West and has no direct frontage to Tivy Dale being located to the east of No 13 Tivy Dale. There is a watercourse, Tanyard Beck, which passes through the eastern garden and separates the house from a number of mature trees located along the eastern boundary.

The dwelling lies within the Cawthorne Conservation Area. Barnsley MBC has a Conservation Area Appraisal and although it provides no specific reference to Fern House, it does note its heritage value by highlighting it on a plan to illustrate buildings that make a positive contribution to the Conservation Area. Fern House is not a listed building and there are no other listed buildings within close proximity of the site.

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Fig 02. View of principal north west elevation of Fern House from access showing two storey side extension with garage and room above.



Fig 03. View of side (north east) and rear (south west) both having previously been extended.

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The rear and side (east) have been extended in the past to provide additional two storey living accommodation and a garage and include render finish in contrast to the brick front elevation. There is no historic fabric left to the east side of the house or the rear where the proposed single storey extension will be located.

3.2 Trees

There are a number of mature trees shown indicatively on BP01 Block Plan, located to the eastern boundary of the development location on higher ground on the opposite side of the watercourse, Tanyard Beck. None of the existing trees will need to be removed. They will be unaffected by the works and Tanyard Beck provides natural separation avoiding the need for any root protection measures.

3.3 Ecology

The works do not affect any existing roof structures or potential habitats for protected species. We do not consider it necessary to provide an ecology survey for this proposal.

3.4 Drainage

There is a combined sewer which runs under the site and the garage building which is shown on drawing ref: DP01A. Yorkshire Water has been consulted and agreed in principal that an extension in the manner proposed can be built over the existing sewer subject to technical approval following the granting of planning permission.

3.5 Flood Risk

The development area is located in Flood Zone 1 according to the Environment Agency Flood Risk Maps for Planning and therefore a flood risk assessment is not required.

4.0 Proposals**4.1 Use**

The site is located within the village curtilage and designated as Urban Fabric on the Barnsley MBC Local Plan allocations maps. The current use of the site is residential and the proposed works are consistent with this use.

4.2 Amount

The existing dwelling has a gross internal floor area of 3005sqm; the proposed extensions have a floor area of 35.6sqm.

4.3 Layout

The proposals provide a side entrance with utility room and ground floor wc and a garden sitting room in the form of an orangery. The position of the extensions, to the south and east of the existing dwelling, are located within an enclosed rear garden that cannot be seen from any public access area.

4.4 Scale

The size and scale of the proposed extensions are subservient to the host dwelling and appropriate to the scale of the large garden area.

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5.0 Assessment of the impact upon the Conservation Area

5.1 Assessment

5.1.1 Barnsley Council has adopted its Cawthorne Conservation Area Appraisal and Management Plan. In addition to the local and national planning policies this document helps inform the council in making decisions on proposals for change.

5.1.2 Fern House is located at the south western end of the village within of the Conservation Area.

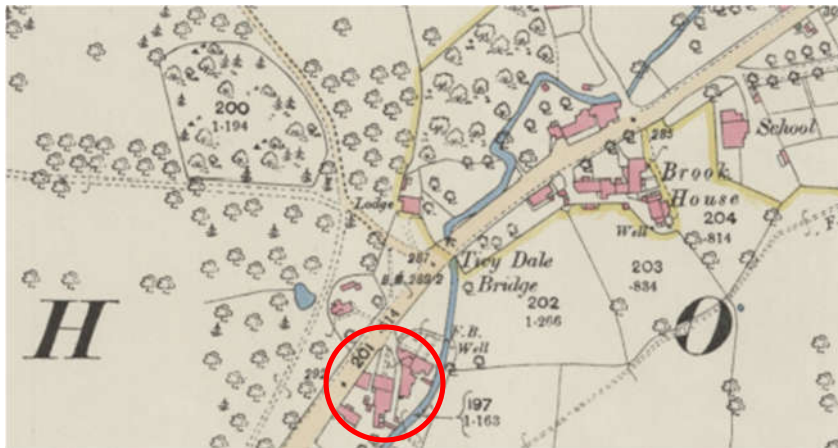


Fig 09. The 1893 Ordnance Survey Map showing Fern Dale.

The 1893 Ordnance Survey Map provides some evidence of a larger building to the rear (south) and side (east) which no longer exists. The former rear and side garage extensions may have impacted upon any below ground remains of these buildings.



5.1.3 Fern House sits below the level of Tivy Dale in a secluded location and can be seen when travelling north east to south westerly direction. There are no views of the east and south of the house from public access areas.

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5.1.4 There is a Grade II listed building, South Lodge, located 88 meters to the north of the site and its setting will be unaffected by the proposals.

5.1.5 The Conservation Area Appraisal does not mention Fern House in any detail but we believe that it makes a positive contribution to the Conservation Area due to its location, its historical value as one of the earlier houses in the village, its appearance and architectural merit which although not listed could be considered as a local heritage asset and contributes to the Conservation Area as a whole.

5.2 Proposals, Impact and Mitigation

5.2.1 The alterations to extend Fern House have been carefully designed to be sympathetic to the host dwelling; the subservient nature of the scale and height as well as the position which is entirely out of public view minimise any impact of the development on the Conservation Area and the design and use of good quality materials such as painted timber windows, hand-made brick and natural stone flags all indicate sympathetic development that is respectful of the host dwelling and its significance to the conservation area.

5.2.2 As a result any impact of the development is considered to be very low and adequately mitigated.

6.0 Summary

6.1 We consider that the proposals are local and national planning policy compliant and we look forward to receiving local authority support.



MBooth Design Ltd