

DESIGN & ACCESS STATEMENT INCORPORATING THE HERITAGE STATEMENT

REF 2022/0695

PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE POOL HOUSE

The Hall, Church Lane, High Hoyland, Barnsley, S75 4BJ

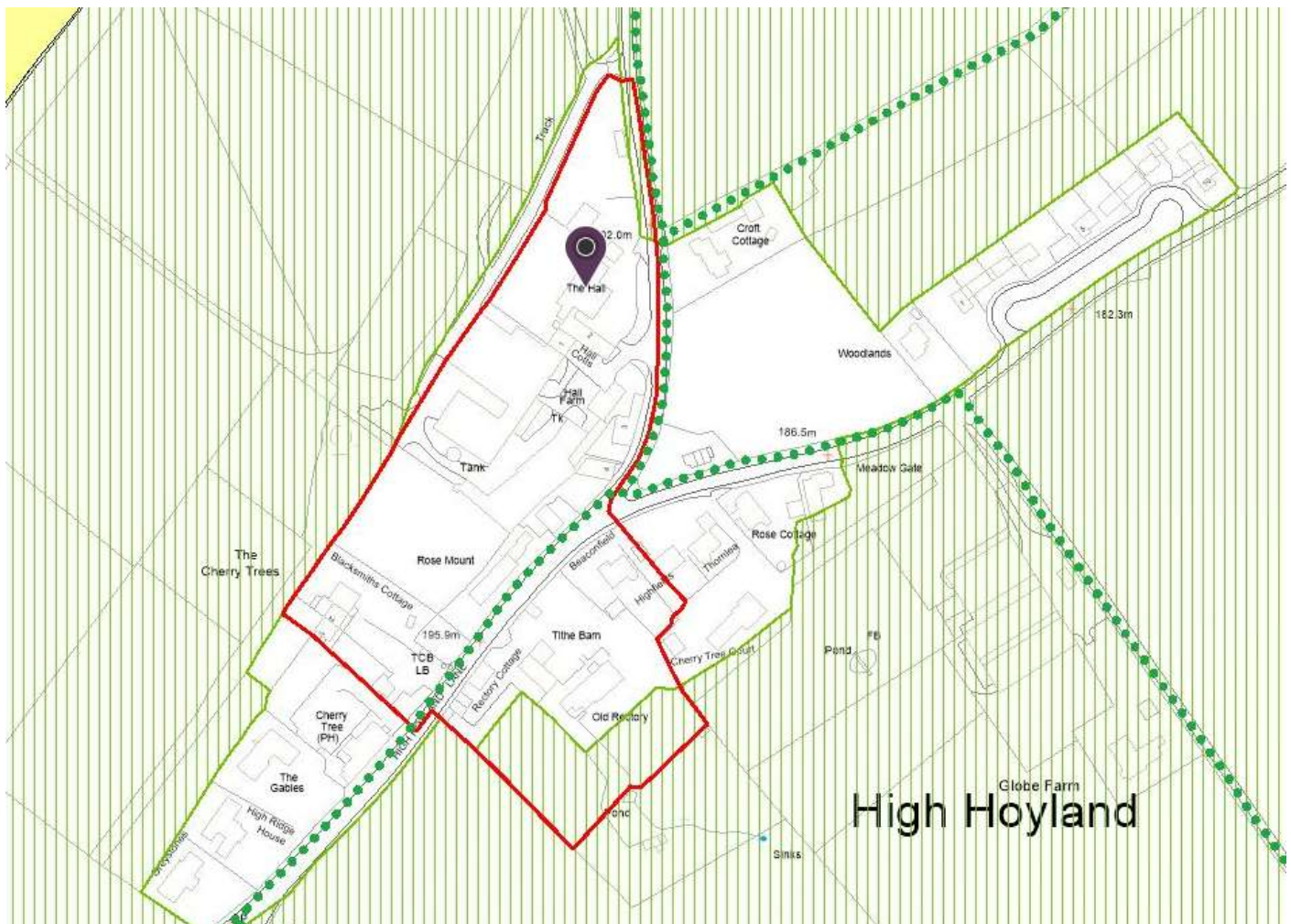
For Anthony & Petrina Massouras

Introduction

This Design and Access Statement is produced in support of the above planning application and incorporates the Heritage Statement.

Our clients, Mr & Mrs Massouras, seek permission for a proposed single storey rear extension to provide pool house at The Hall, Church Lane, High Hoyland, Barnsley, S75 4BJ.

The site is situated within the High Hoyland Conservation Area, marked on the excerpt below, outlined in red, as designated by Barnsley Metropolitan Borough Council in September 1974.



Excerpt - Policy Map

National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance,

consideration must be given to the potential harm to the significance of the designated heritage assets, including the High Hoyland Conservation Area, and to the designated and non-designated heritage assets, which includes the Grade II Listed application property and the wider group of properties along Church Lane.

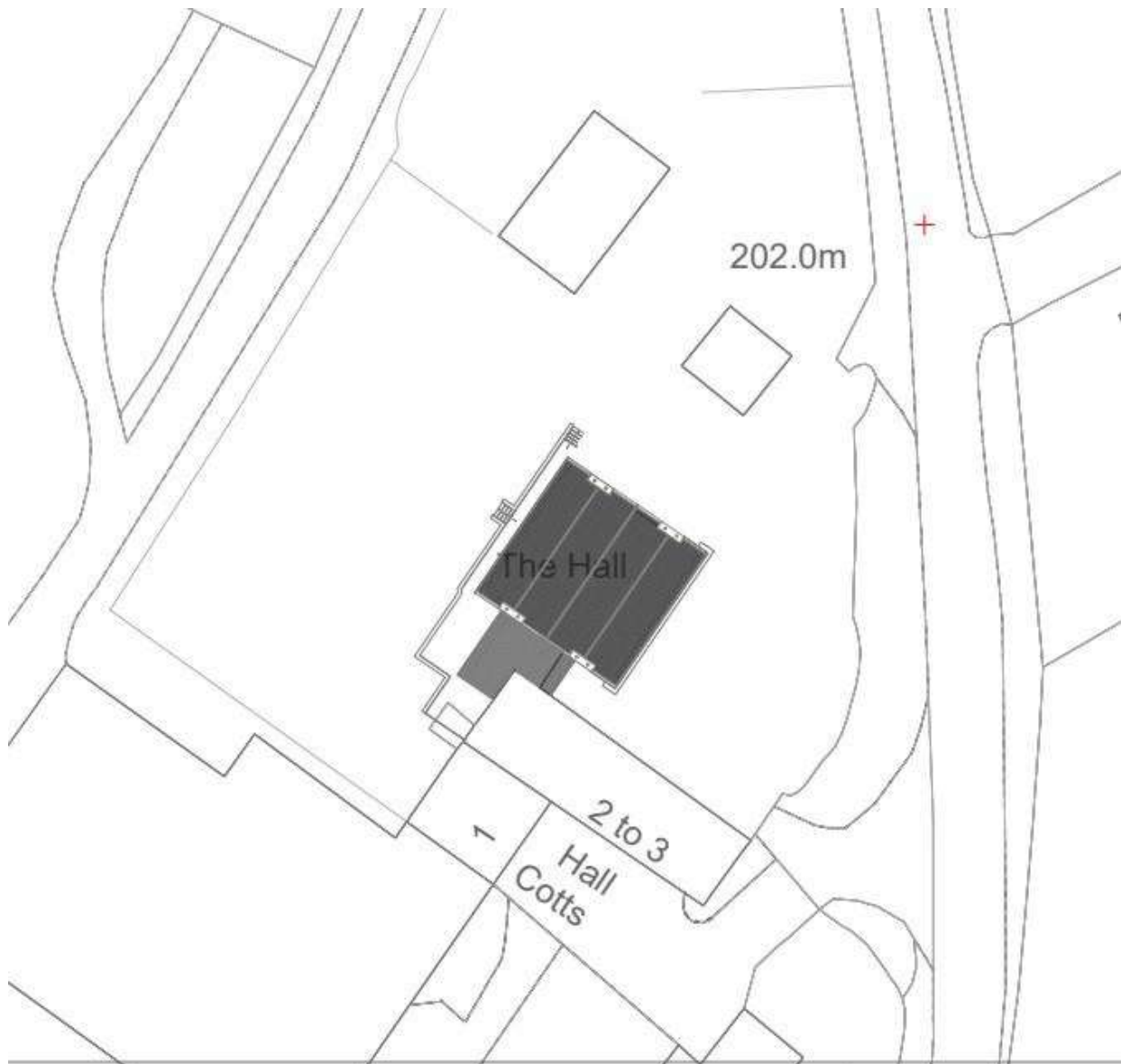
We aim to demonstrate within this statement that the application proposals are entirely appropriate for the application site and that the proposals will not have a detrimental impact on the character and appearance of the Conservation Area or upon the amenity of existing neighbouring properties or highway safety.

The application site sits just outside the Green Belt, shown hatched as green lines on the above policy map.

Planning History –

- 2008/0995 - Formation of external steps to basement and new door (Listed building) - 16 June 2008 - Approve with Conditions
- 2007/0624 - Internal alterations to dwelling (Listed Building Consent) - 19 April 2007 - Refuse
- 2007/0620 - Erection of detached double garage to dwelling - 30 March 2007 - Approve with Conditions

Proposal Site



Location Plan

Eastings – 427358
Northings – 410236

The application site is located on the western side of Church Lane, High Hoyland, and is Grade II Listed.

Found at an elevated, hill top position, within the rural landscape, the village of High Hoyland is relatively small. Home to approx. 130 people.

Listed as Heyholand, High Hoyland is mentioned in the Domesday Book of 1086.

The Hall is believed to have been built for Sir Henry Wentworth in around 1720. Built from coursed squared stone with ashlar dressings and a slate roof, the building retains many of its original features, especially externally.

Decorative pilasters rise to rusticated stone quoins found on the first and second floors. The buildings grand entrance is found up stone steps, seen below.



Photo- Front Elevation

The Halls living accommodation is set over four storeys with attic level and found within extensive garden land, of approx. 0.5ha. Very well kept lawns and planted beds are found to both the front and rear.

To the south, bordering The Hall we find Hall Cottages, to the southwest is Hall Farm and opposite the site on Church Lane, to the east, we find Croft Cottage.

The closest buildings to the proposed pool house will be a number of barns within the curtilage of Hall farm. As seen on the aerial photo below.



Excerpt - Google Earth

Use

The dwelling, C3, will remain within this planning use, the application proposes a pool house for residential use.

Scope of the Work

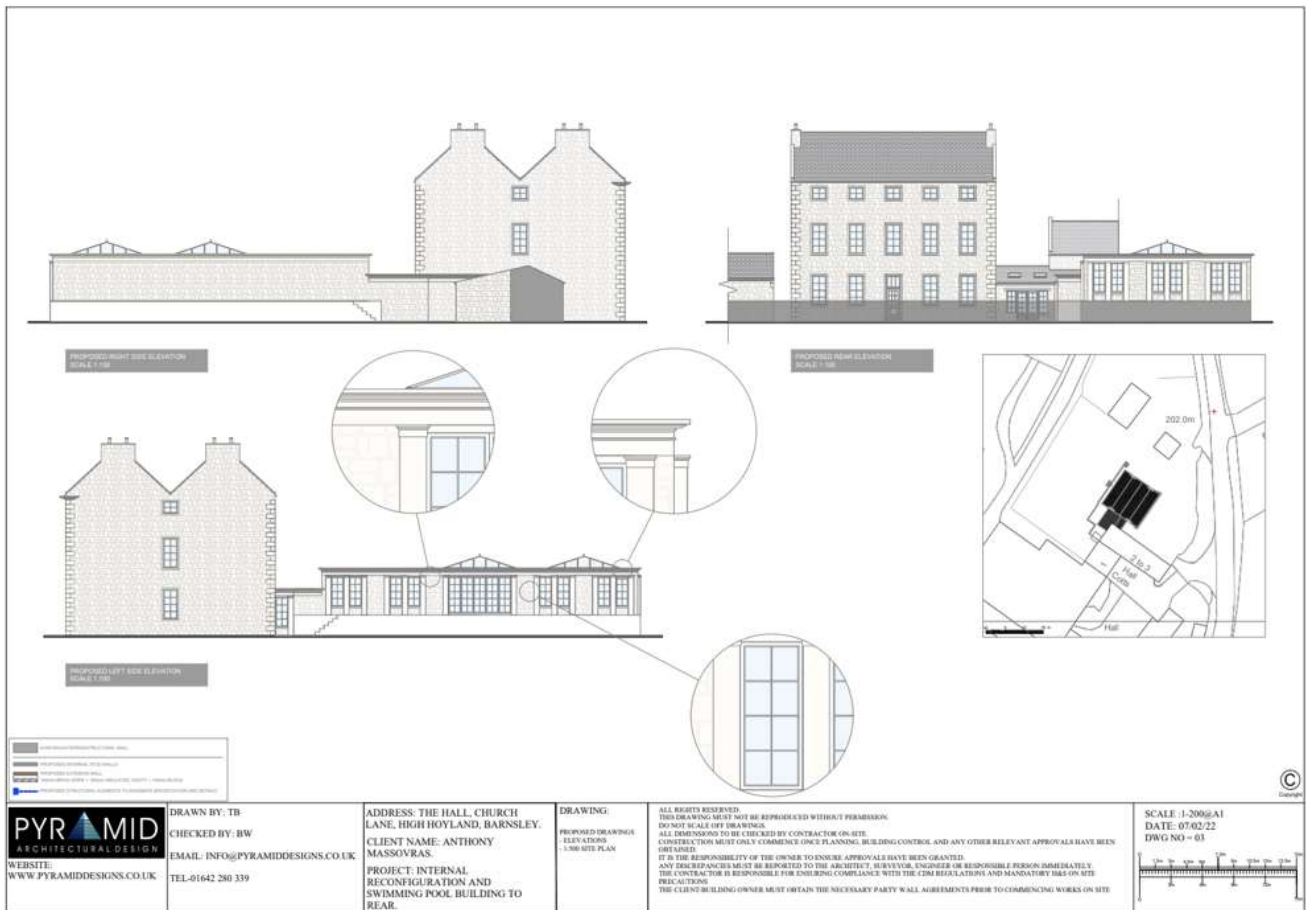
As shown on the submitted plans, the proposed works consist of –

- Single storey pool house extension to rear,
- Link corridor, and,
- Privacy screening wall.

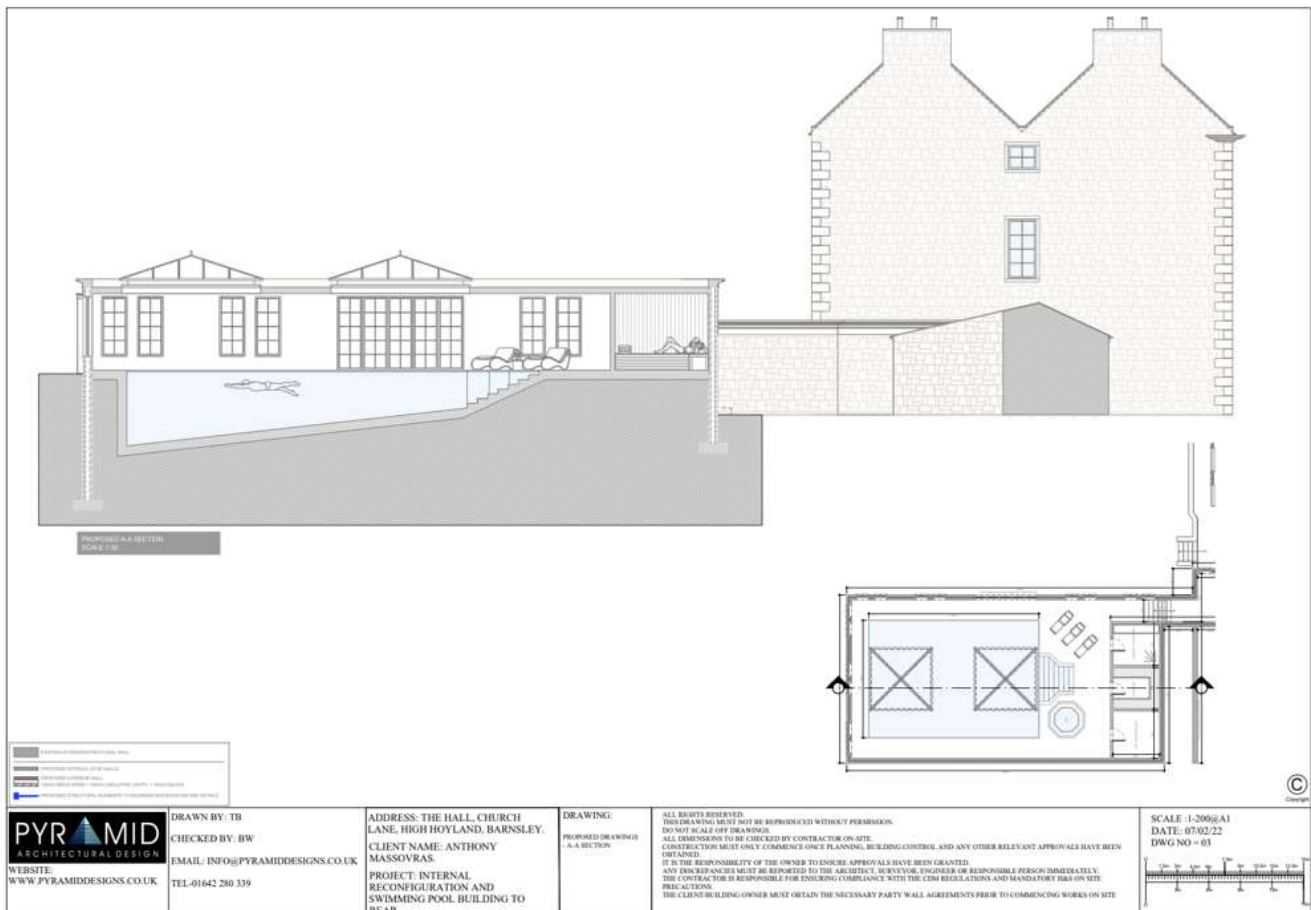
Careful consideration will be given to the materials used here to ensure the building is an asset to the host, the materials will be selected to match the existing property perfectly.

We are happy to agree the exact final treatments with the LPA, should planning permission be given.

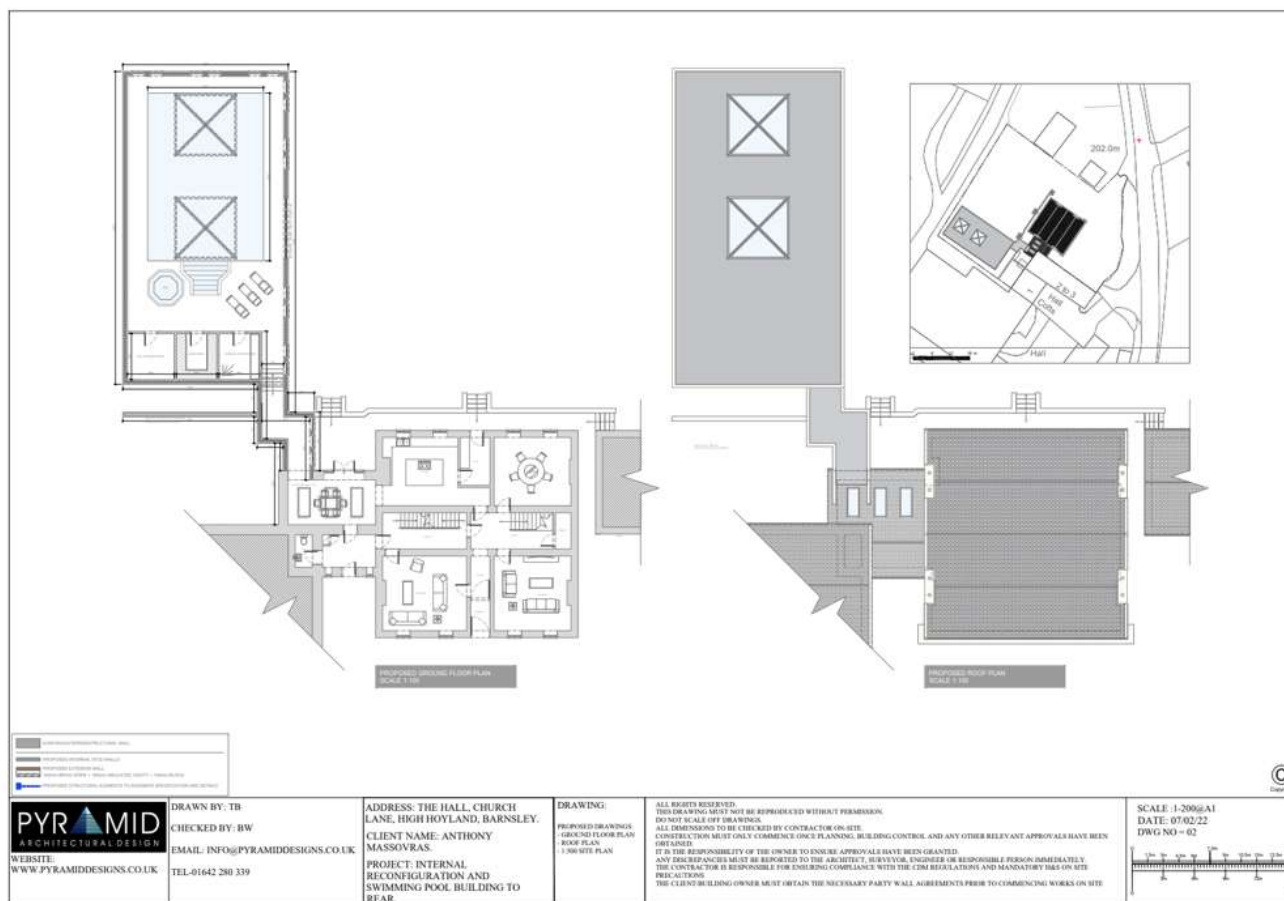
We have considered the existing property and designed an extension which echoes the design features found at The Hall and it's surroundings, further information is given later in this document, and shown within the submitted drawings.



Excerpt – Proposed Elevations



Excerpt – Proposed Section



Excerpt – Proposed Plans

Scale

The proposals provide a single storey pool house building with a footprint of approx. 214.6m² and link building/corridor of approx. 14.95m².

As explained later within this statement we have designed the proposals to fit the site, taking inspiration from the scale and design of the buildings found within the sites locality.

Design & Appearance

Great care and consideration has been taken to ensure that the proposed pool house is an asset to the overall site, taking care to replicate the design features found at the host property externally, while ensuring a sleek and modern interior fitting of such a grand property internally.

The proposals are found to the rear of The Hall and will not be seen from Church Lane, however, this has not deterred us from providing an extension which respects the historic site and its surroundings.

External materials and detailing include coursed squared stone with ashlar dressings and decorative pilasters with rusticated stone quoin details. Windows match the style, size and proportion of those found within The Hall.

The pool house is designed with a flat roof to ensure the proposal has less of an impact on the site in terms of size and scale.

The garden land currently sits at a slightly higher level than The Hall, this level is retained. The proposed pool is sunken into the land within the extension, as shown on the section plan, submitted alongside the application.

Indicative visualisations are submitted with the application, seen below, to give an artist's impression of the proposals within the site.



Excerpt – Visualisations

Access

Access to the site remains as existing, provided by an in and out driveway with twin remotely operated double wrought iron gates. No work is proposed here, level pedestrian access is provided from the footpath which also remains unaffected.

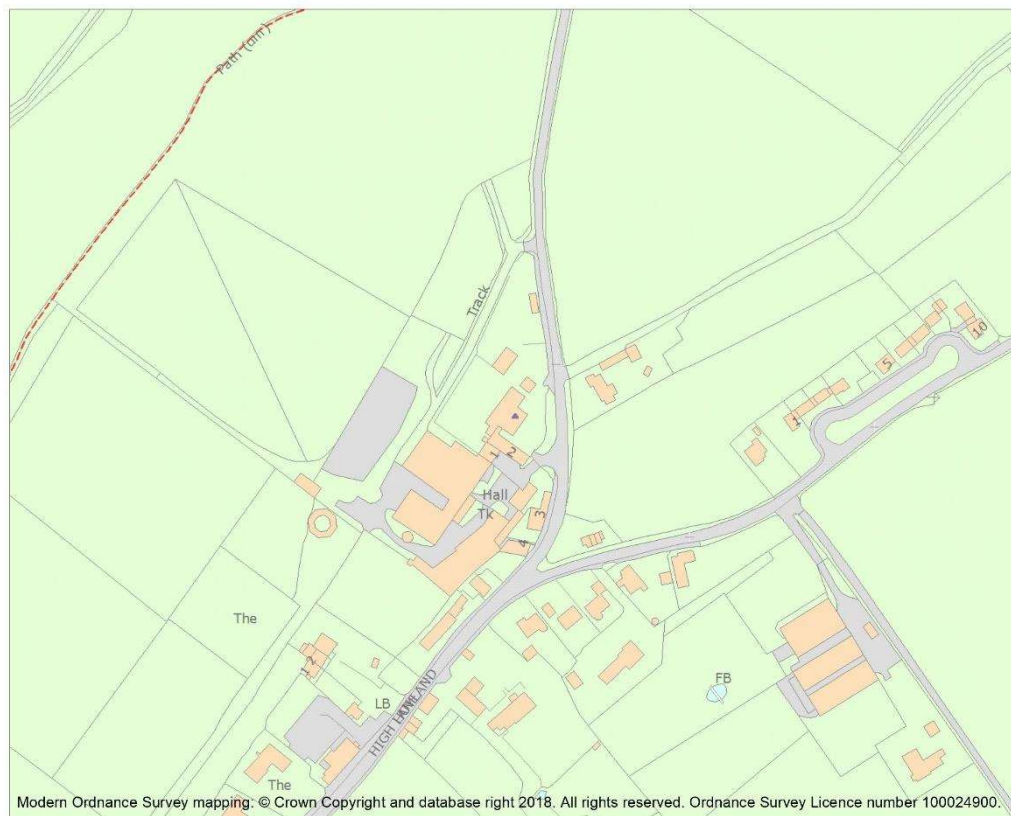
There will be no great adverse impact on the highway or its safety, with no additional cars expected to be generated by the site.

Adequate parking is provided within the site and attached double garage.

Bus stops are found a short walk from The Hall on Upper Field Lane to the east and High Hoyland Lane to the southwest. The M1 is found approx. 2 miles away, and Wakefield Westgate Railway Station is around 8 miles from the property.

Affect on Areas of Significant Heritage Asset.

Heritage Asset – Historic England



Name: HOYLAND HALL

Heritage Category:	Listing
List Entry No :	1193138
Grade:	II
County:	
District:	Barnsley
Parish:	High Hoyland

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SE 27359 10239
Map Scale:	1:2500
Print Date:	5 July 2022



Excerpt – Historic England Map

Listed Building Grade: II
List Entry Number: 1193138
Date first listed: 18-Mar-1968
Statutory Address 1: HOYLAND HALL, CHURCH LANE
District: Barnsley (Metropolitan Authority)
Parish: High Hoyland
National Grid Reference: SE 27359 10239

SE 2711 HIGH HOYLAND CHURCH LANE (West side)

7/147 Hoyland Hall 18.3.68

Large house. c1720. Probably for Sir Henry Wentworth. Coursed squared stone with ashlar dressings, stone slate roof. Three storeys, double-pile, five bays. Symmetrical front. Plinth. Angle pilasters rising as rusticated quoins on first and second floors. Central, panelled door with overlight, in moulded architrave with an open segmental pediment, on console brackets, which breaks through ground-floor band. Tall sash windows (lower glazing has gone). Slightly shorter first floor sashes, as before. Short 6-pane sashes to second floor. The central windows to first and second floors are linked by an ashlar apron. Moulded eaves cornice. Gable copings on short moulded kneelers. Truncated ashlar end stacks. Rear: Similar to front but plainer. No doorway. Ground-floor windows to bays 4 and 5 have been replaced by a large C20 single window. No eaves cornice. Central windows in each return lighting corridors and stairways.

Interior: Brick vaulted cellars. Simple C18 panelling and heavy moulded cornices to first floor rooms. Panelled doors and shutters.

Listing NGR: SE2735910239
Legacy System number: 334274
Legacy System: LBS

We are directed to consider the impact of a proposal on the heritage asset whilst taking into account the value that it holds for future generations. I consider that any asset will be conserved and that the proposed works will not cause adverse affect to the heritage asset. The works are within the High Hoyland Conservation Area, and propose an extension to a listed building, however, the works are to the rear of the property and serve to enhance the property not only for the current owners but for future residents also.

We aim to prove that the proposals will not have a detrimental impact on the character and appearance of the High Hoyland Conservation area and the amenity of existing neighbouring properties but have a lasting positive impact on the area.

As seen on the above plan excerpts, great care has been taken when considering the design of the proposed pool house. The extension matches The Hall in material, style and appearance, providing, we feel, an asset to the property.

Most important is the visual effect of the proposals on the area. As directed by the Local Plan we have included design features and architectural focal points which add artistic merit to the proposals, echoing the areas heritage.

We designed a low, flat roof so that the overall height of the proposed property does not detract from the heritage buildings found in the vicinity. We fully understand the LPAs worry in this respect and would not wish to cause negative affect to The Hall. We strived to create a proposal which will make a positive contribution to the local character and distinctiveness of High Hoyland. The pool house is traditional in style, we hope this can be supported.

The overall affect of the proposals on the heritage asset are minimal but improve the property, providing a facility fitting of such an impressive dwelling. We are confident that the proposal would in no way be detrimental to the character and appearance of the area. We consider that the proposed works will not impact negatively or harm the amenity of the occupants of the other properties close to the site. A wall is provided to help screen the pool house, not only for the privacy of the applicant, but also for the privacy of the residents of Hall Farm and Hall Cottages. The works will not result in the unacceptable loss or significant adverse impact on the heritage asset, or on the privacy or amenity of the neighbours.

The proposals are beneficial to our clients, the host property, and the area. The proposals, if granted, will offer a high quality facility to The Hall.

We do not take the proposals lightly, every effort will be taken to ensure the building is of the highest standard, materials will be chosen to complement the existing buildings, Conservation Area and wider setting, we are happy to agree all material matters with the LPA and Conservation Officer during the application process or by condition.

When setting out to design the proposals, research was carried out to ensure the application could be viewed in a positive way. We considered similar properties and proposals found locally, including –

Application Reference Number	2017/0664
Description	Erection of pool house and access tunnel from existing house (Listed Building Consent)
Site Address	Woolgreaves Farm, South Lane, Cawthorne, Barnsley, S75 4EF
Received Date	8 May 2017
Valid From	8 May 2017
Decision	Approve with Conditions
Status	Final Decision

The above application is an excellent example of how a modern project can enhance a property while respecting it. The pool house approved here is an asset to the property and its locality.

We are confident our proposals fit the brief and comply with policy.

The foregoing therefore will ensure that the heritage asset will not be compromised.

Planning Policy Relevant to This Application

Policy relating to this application will be satisfied.

We are required to prove that any development will either preserve or enhance the appearance of a Conservation area.

The national and local planning policy and guidance relevant to the historic environment are set out below –

- o National Planning Policy Framework (2021)
- o Barnsley Local Plan (Adopted January 2019)
 - Policy SD1 Presumption in favour of Sustainable Development
 - Policy GD1 General Development
 - Policy D1 High Quality Design and Place Making
 - Policy HE1 The Historic Environment

For decision making, the NPPF advises that the LPA should approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). We thank the LPA for their advice and look forward to working with the LPA to deliver this proposal.

The NPPF stresses that impacts on heritage assets should be avoided. We have considered how adverse impacts can be avoided and/or minimised through their design and mitigation measures proposed where appropriate. As well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset's significance is reduced. Policies within the NPPF seek positive improvement in conservation areas. Most explicitly paragraphs 190 and 197 of the updated NPPF requires that local planning authorities should take into account "the desirability of new development making a positive contribution to local character and distinctiveness".

We consider that the works are beneficial to the site, and to the area.

The NPPF at paragraph 10 sets out the presumption in favour of sustainable development, reaffirming the three overarching objectives. These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives. We consider that the proposed development represents a sustainable project and accords with paragraph 8 of the NPPF in the following ways:

Economic Objective - There are many economic benefits associated with the development during the construction phase, from the use of local tradespersons to making use of local suppliers and service providers. Once the works, if granted, have taken place the new facilities at the site increase the value of the property, helping to protect the property by guaranteeing its ability to move with housing trends.

Social Objective – The village location in which The Hall is set, can be improved by the addition of a pool house as The Hall as the works could improve the overall value of the site. The proposal also provides a facility within a home, which can be used by all the family.

Environmental Objective - The proposals make use of an existing, previously developed site, reuse of land should be considered environmentally sustainable development.

We are entirely confident we can comply with these requirements.

In examining the Barnsley Local Plan (Adopted January 2019) we find that –

The LPA states within Policy SD1, that - 'When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area'. We are confident in the design of the proposed pool house and look forward to working with the LPA to achieve the scheme.

In line with Policy GD1, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. The proposals are compatible with neighbouring land, which in this case is a farm. The closest building to the shared boundary being barns. The proposals would not significantly prejudice the current or future use of the neighbouring land or adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land. We are happy to agree to the final scheme, its materials and any planting which may be required, either during the course of the application or by way of condition, to ensure that we protect and improve the character of the local landscape.

To comply with the prerequisites of Policy D1, development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the area in which it is situated including the landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features. The development should respect and reinforce the views and vistas to key buildings, landmarks, skylines and gateways and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality. We aim to comply with all relevant criteria within the policy by ensuring the proposals will be of high quality particularly in terms of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials and the effect it has upon the surrounding environment and amenities of occupiers of nearby properties. The affect will be minimal both during and after completion with limited impact upon the capacity of existing and proposed transportation infrastructure both during and after completion and no impact on highway safety being evident at all throughout the development process.

The LPA seek to support proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. In line with Policy HE1, we have aimed to provide an extension which conserves and enhances The Hall and its setting. We propose materials which match the host dwelling, protecting its character and sense of place.

We are confident the proposals will be beneficial to the area and do not adversely affect the privacy and amenity of the neighbouring properties or negatively impact the highway provision/safety.

General

This Design and Access Statement has been prepared in accordance with the CABI guidelines.

We feel that the scheme is ideal for the location and constraints of the building and surrounding area. Given the design and location of the development we do not consider that it will unduly detract from the character and appearance of the conservation area or the visual amenity of the area.

We are happy to work with the council to deliver this proposal and would be pleased to agree final details by condition.

I would respectfully ask for support of this planning application and trust the foregoing is adequate for determining the outcome of this application.

If any further information is required please contact the agent directly, we will be happy to provide.