



Heritage Design and Access Statement

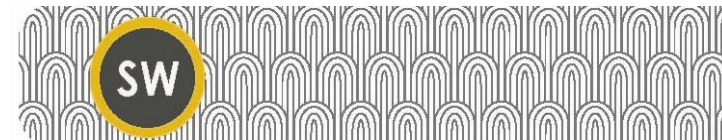
Stanley House & Barn, Langsett S36 4GY

Planning and Conservation Area Consent Application for a
Rear extension and reconfiguration of Stanley House and
adjacent barn to form a two bed residential dwelling.

by SlaterWilde Ltd

Ref: SW008-PL012

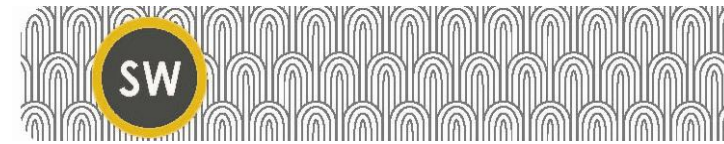
September 2013



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1.0 INTRODUCTION

This statement has been prepared by SlaterWilde Ltd to support the application made on behalf of Mr & Mrs Adams for a Householder Planning and Conservation Area Consent permission for proposed works at Stanley House and barn, comprising of conversion of the barn into accommodation, single storey rear extension and internal alteration.

2.0 SITE AND CONTEXT

2.01 Application Site

The site is located in the small settlement of Langsett a picturesque historical hamlet overlooking Langsett reservoir on the edge of the Peak District National Park. The village is located on the A616 between Stocksbridge and Holmfirth, approximately 15 miles from Barnsley. The village has a population of approximately 200 and houses a public house and coffee shop. Full details of the village, its history and architecture can be found in the Langsett Conservation Area Appraisal. The site is accessed off the A616 from a small access road passing alongside the Wagon & Horses public house, there are approximately eight properties accessed from this area and roadside parking is available, the property also has a separate driveway. The property is early 19th century within the heart of the Langsett Conservation zone, adjacent to the Listed Waggon and Horses Public house and overlooking to the South the Langsett reservoir. Langsett has a traditional vernacular informed by the typically robust but simple building styles, where the use of standstone facing stone, timber windows and doors and stone tiles to roofs is predominate.

The site lies both within the Langsett conservation area and is within Barnsley MBC jurisdiction, directly to the South lies Peak District NP and to the West lies Sheffield Council jurisdiction. There are a number of listed buildings in Langsett but Stanley House and the Barn although quite distinctive are not one of these. The Barn is mentioned a number of times in the conservation area appraisal but only in relation to other buildings, there is no direct mention of its architectural significance, from which we can deduce that it is not as highly regarded as one of the more historic buildings

The buildings on site subject to this application are currently used as a residential dwelling and storage area. The buildings are maintained to a good standard and therefore are in a very good structural state, with limited repair being required to the external skin.

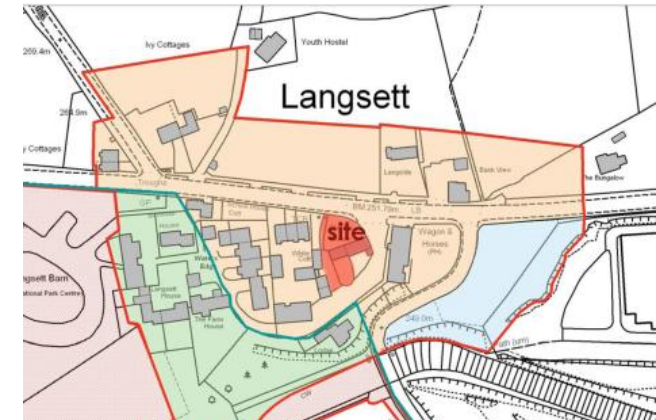
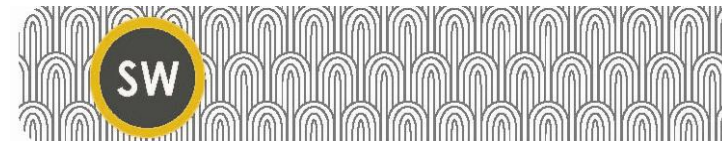


Fig.1 Map locating the site within the Langsett Conservation Area



Fig.2 Photo showing Front (South) Elevation. Stanley House to the West and the barn to the East. The area in front of the barn is in separate ownership.



The property has a garden and carpark area to the NorthEast of the building line which extends around the rear and is screened by a mature hedge. A public footpath runs directly north / south through the sites carpark area. A grassed area with a large Seycamore lies to the South.

2.02 PRE-APPLICATION CONSULTATION

Pre application submissions were carried out and discussions held with the planning officer, Laura Bibby and the Conservation officer, Tony Wiles on numerous occasions, the latest on 13th June 2013. The Key issues relevant to the site as outlined were: the Langsett Conservation Area and general design. It was felt that the proposal of conversion of the house and barn in principle was acceptable and the following comments were given:

Pre-application Scheme submitted May 2013 Comments received 04.06.13:

- Welcomed the desire to create a highly specified conversion that contributes to the existing building and its setting.
- Parking area adjacent to Stanley House is a favourite viewing point and this area of the public realm is sensitive to change.
- South and East facing elevations inform the setting
- Roof lights to existing house too numerous
- Glazed canopy over existing front door out of place
- Ridge lighting slightly intrusive
- Other changes seem acceptable
- Window materials need rationalising
- Modern intervention to rear in principle acceptable
- A high level ridge light in principle acceptable
- Decrease roof lighting to Stanley House

Pre-application Scheme submitted June 2013 Comments received 13.06.13:

- Outward appearance of Elevation A – Request no high level lights to barn
- Changes to rear elevation in principle acceptable but preferred previous scheme in terms of one large high level roof light.
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Further information requested:

- Due to the relatively good condition of the the existing buildings a structural survey was not deemed necessary for the application.
- A ecology report (Bat and nesting birds) would be necessary for the application



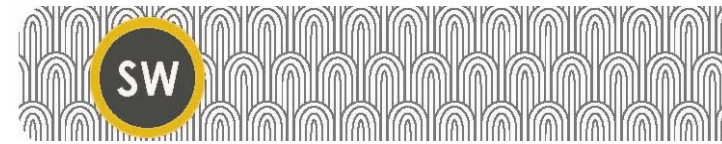
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Fig.3 Pre-application scheme submitted May 2013
Areas highlighted which required consideration



Fig.4 Pre-application scheme submitted June 2013
Areas highlighted which required consideration



2.03 RELEVANT PLANNING POLICIES

During development of the proposals outlined within this report, careful reference has been made to the following Planning Policy and guidance.

These include:

Langsett Conservation Area Appraisal - Feb 2010
CSP29, CSP30 of Barnsleys local Development Framework
Supplementary Guidance Policy 20 - Barn conversion
English Heritages publication of conversion of traditional farm buildings
National Planning Policy framework

3.0 SCALE, LAYOUT AND APPEARANCE

3.01 SCALE

The proposal involves a single storey rear extension together with the conversion of the barn and internal reconfiguration to provide extra living space to not only accommodate the owners family but also to unify the barn and house together as one dwelling. The scale of the building will not be greatly altered by these modifications. The only increase will be where the existing conservatory to the rear will be demolished and a new extension larger in footprint will be positioned. Explanation of such is provided within the following chapter, Layout.

3.02 LAYOUT

The accommodation is configured to maintain as much of the existing structure and existing openings as possible, so maintaining the solid to void ratio.

The proposal layout utilises the existing house and barn to its full potential so any addition have been minimised.

From arrival to the house, from the rear car parking area, a new North stone mono pitched extension will be evident. This replaces the existing incongruous conservatory, which at present doesn't complement the existing house or the barn.

The proposed although it is modern in design respects the original buildings and does not diminish its quality or integrity by maintaining the existing barns eaves line and utilising a simple palette of materials which reflects that of the existina structure.



Fig.5 Existing South /Front Elevation showing Stanley House to the West and the storage barn to the East.



Fig.6 Existing North /Rear Elevation showing the incongruous existing conservatory and rear boundary treatment.

Massing of the extension sympathetically mirrors the roof pitch, proportions and scale of the existing building. Slate roof sits over clerestory glazing which in turn sits on a solid stone wall. This new addition houses a rear porch/boot room and boiler room. Although the boiler room seems somewhat large, the family are likely to invest in alternative sustainable energy sources such as a wood pellet boiler to provide their heating needs and this requires space.

Progressing into the house through the existing rear door we enter the main kitchen space. The existing dividing wall and chimney will be removed to open up the kitchen area to the East to provide an open dining area and also a visual link into the barn through a proposed stepped opening. From the kitchen a new open tread staircase leads to the existing 1st floor which will be utilised as the master suite, incorporating a sleeping area, bathroom and dressing area. Roof lighting to these areas will be provided, allowing light into the spaces and also allowing light down into the kitchen from over the stair.

Progression into the remaining ground floor accommodation is through a new stepped opening from the kitchen into the barn area which will comprise of mainly living accommodation.

The barn structure and existing openings will be maintained and utilised to their full potential. The cart door will be replaced with a large glazed screen to allow much needed light into the space.

The small coal house located to the North East corner will be converted into a small guest suite with all the existing openings maintained and the introduction of further roof lighting to improve natural lighting levels.

Two mezzanine areas will be introduced to the East and West of the barns roof space. The West end to provide a further bedroom accessed by a new staircase and enclosed by glazing to the rear of the existing truss line. A pair of roof lights positioned on the North roof slope will provide light and ventilation to this space. To the East an office /snug space once again accessed by its own stair and lit by continuing the North's continuous roof light over.

This roof light is over the lofty living space and is provided to maximize the light into the north side of the building. This continuous band of roof lights provides the building with a neater, simpler more balanced arrangement and is less likely to draw attention to itself and in our opinion detract from the existing buildings character and that of the Conservation Area.

The final element of the proposals is the North orangery space, accessed through a new glazed screen / door through the barn wall to the North West end. Proposed to increase floor space and allow a connection from the living area to the garden.

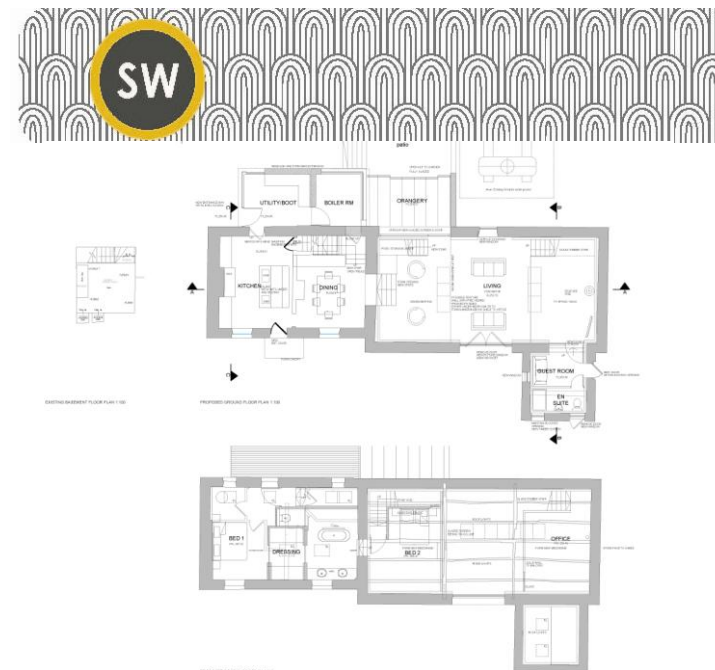


Fig.7 Proposed Layout



Fig.8 3d image indicating overall view. Shows the minimal impact the proposals have on the existing character of the House, Barn and Conservation area.

This contemporary aluminum/glazed lean to structure sits lightly against the solid North barn elevation and abuts the new stone porch. The large glazed sliding doors and roof will provide a further source of light into the existing barn and West dining area.

Internal alteration-

The proposal involves not only the extensions as detailed above but also undertakes internal work to reconfigure and integrate the house with the barn. Work will involve as per the enclosed drawings, but briefly comprises of; opening up the house wall to provide a through lounge from the new kitchen area. A small guest bed is provided within the original coal lean to, Mezzanine levels have been introduced to provide bedroom and study spaces, Upper floor reconfiguration to provide a large master bedroom, cosmetic alteration and extending internal services.

3.03 APPEARANCE & MATERIALS

The proposals will utilize natural materials which are sympathetic to the areas character and match those of the existing building to ensure the development maintains its existing language and that of its context.

- Roofs will be clad predominantly in stone slates with the single storey extension and the house in blue slate as shown on the enclosed drawings.
- External walls are to be constructed in natural regularly coursed stone flush pointed in grit sand lime based mortar and 'bagged off'.
- Lintels and cills will be in natural stone with mullions and jambs where illustrated.
- Windows are to be either double glazed timber casements or aluminium, both finished in a dark grey; colour to be confirmed. Simple punched openings will be provided to North and South elevations to enhance the barns appearance. All windows are to be set in min 75mm deep reveals.
- Doors are to be either double glazed timber or aluminium, both finished in a dark grey; colour to be confirmed. All doors are to be set in min 75mm deep reveals.
- Rainwater goods are to be in black aluminium with ogee section gutters supported on rise and fall brackets without fascias. Rainwater pipes are to be circular and fixed to stonework with brackets.

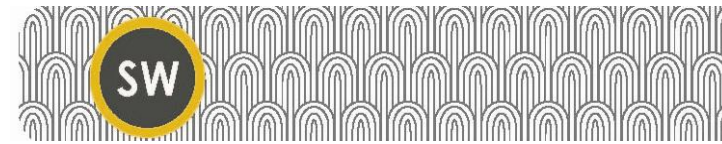
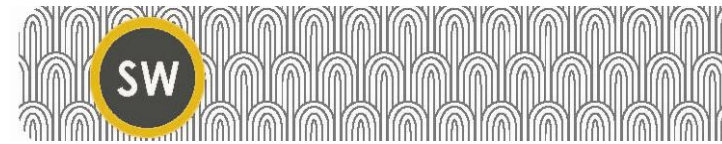


Fig.9,10,11 3d images indicating proposals to the South elevation. Shows the proposals have been minimized to address the sensitivity of the public realm.



4.0 LANDSCAPING AND ACCESS

4.01 Landscape

It is proposed to retain by and large the landscaping as is. A small area of the rear ground and decked area will be lost to the new extension. There is no requirement to remove any existing trees or hedges as a result of the development. Screening and boundary treatments to all adjacent properties remain as existing. A new stone garden wall and planted shrubbery to its rear will be constructed to the Northwest of the house, extending from the rear of the house to the boundary North wall. This wall allows the garden to be screened from the public right of way and provides a separation and screening to the drive, parking and adjacent properties view.

4.02 Access

Highways access and parking will not be affected. Emergency services access remains unaltered. Refuse & recycling arrangements remain unaltered. Two means of escape are available from all the rooms direct to outside. Means of disabled access into the building will be improved.

5.0 SUSTAINABILITY & ECOLOGY

5.01 Sustainability

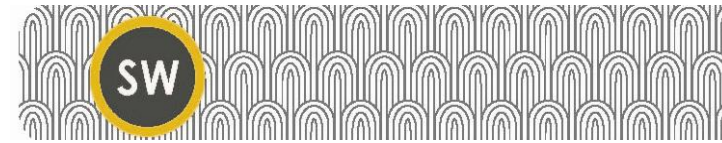
Sustainability is achieved through reuse of materials, design for solar gains and solar shading, good insulation standards and the introduction of modern low carbon technologies. All the new aspects of the building envelope are to be constructed to obtain minimum values as required by the Approved Documents Building Regulations. Local craftsman and materials will be used in order to minimize the carbon footprint of the works and all waste materials will be recycled.

5.02 Ecology

The biodiversity enhancements of the completed development will include the installation of 1 no. bat box, located 3m above ground on the large Sycamore to the southerly side of the development. This will provide roosting opportunities for the common pipistrelles observed at the site by Arbtech Consulting Limited within the bat emergence survey.



Fig.12,13,14 3d images indicating proposals to the North elevation. Shows the proposed extension although modern in design sympathetically mirrors the roof pitch, proportions and scale of the existing building.



6.0 CONCLUSION

The applicant aims to achieve a high standard of conversion, proposing a design of a very high quality both internally and externally, that contributes not only to the general appearance and character of the existing building but that of its setting.

The proposals put forward have been carefully considered to provide and maximize the potential of the property for the family. Materials have been used to match the existing architectural style of not only the dwelling but that of its local context. We therefore feel the scale, design and location of the proposal does not affect the amenity of the adjacent occupiers, the character of the building or the appearance of the Langsett Conservation Area.

The following considerations have been taken into account when preparing the proposals.

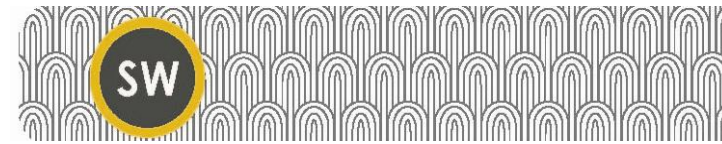
- The design and conversion have been sensitively detailed to adhere to the Councils Local Plan Policy so that the conversion retains and respects the character and physical nature of the barn and the surrounding environment.
- The site has been assessed with design in mind, and so a comprehensive scheme has been devised in the interests of the applicants and the appropriateness of the conversion. Matters of scale, design and layout have been tailored to be in keeping with the surrounding area.
- The careful positioning of the new rear extensions will ensure it has little visual impact beyond what is already there and its restrained scale and architecture will ensure it does not detract from the original house and barn.
- All the materials used will be locally sourced and in keeping, with a major emphasis placed on the use of the original fabric of the barn and the harmonious blending in of any new works.
- The work to the interior will retain as much of the open layout of the original space as possible, to make best use of the limited source of natural light openings. The overall conversion will include a sufficient living and kitchen areas, as well as bathroom and bedrooms to the upper storey provided by the introduction of a mezzanine floor.



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- All doors and windows are to be situated in existing openings and have been shown to be in keeping with their size, proportion and location.
- All principles recommended in the conservation area appraisal and those suggestions put forward by the planning and Conservation officers have been incorporated in the design.

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