

# Design & Access Statement

Proposed Rebuilding of Existing Orangery  
At Garden Cottage,  
Birthwaite Hall,  
Darton,  
Barnsley.

Prepared by  
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The logo for White Agus Partnership features a blue square with a white crosshair. The text 'White Agus Partnership' is written in white within the square. A horizontal blue line extends from the right side of the square across the page.

White Agus  
Partnership

Surveyors and Building Design Consultants

## **1 - Background**

This Statement has been prepared to support a Town & Country Planning and Listed Building Consent applications for the rebuilding of the existing orangery at Garden Cottage, Birthwaite Hall, Darton, Barnsley.

The existing structure failing and requires rebuilding.

Prior to the submission of the application Mr James Walker has met on site with Mr Wiles (Barnsley M.B.C.) and discussed the proposals

## **2 - The Site**

- The property is a domestic dwelling and is situated within a group of buildings to the east of Birthwaite Hall
- The existing Orangery is located on the southern side of the house at the south eastern corner and is on the boundary to adjacent domestic properties.
- The floor level of the existing Orangery is approximately 600mm below the general ground floor level of the cottage but is elevated above the adjacent garden areas.
- The existing Orangery is sited on the south eastern corner of the cottage and is directly adjacent garden areas to adjoining domestic properties. The site topography is such that the building is elevated above the adjacent land. There is a narrow terrace and low parapet wall to the southern boundary and a half brick thick, full height wall to the gable end of the existing conservatory.
- The existing structure has polycarbonate sheeting to the roof supported on a simple timber frame with windows to the south elevation with a central French door leading to the terrace. The glazing is built up off a low level wall in standard, 'modern' facing brickwork and a short concrete plinth, exposed along the outside of the wall at low level. The window frames are stained softwood and appear to have been installed in the recent past.
- Internally the walls are plastered. However this is in poor condition and is falling from the walls and damp penetration is evident.
- The rear wall separating the Orangery from the main dwelling is constructed in brickwork by a narrow void and appears to perhaps have been a garden wall at some time in the past. It is intended that this will be carefully taken down and the brickwork salvaged for re-use on the new external walls to match adjacent sections.
- The existing wall to the dining room is a brickwork cavity wall with two leaves of half brick thickness.

- Externally there is clear evidence of an earlier structure in the location of the existing Orangery. The line of a roof, at a steeper pitch than existing, can be seen on the wall of the main cottage and corbelled section brickwork believed to have supported a timber wall plate.
- Access to the existing Orangery is from within the cottage only, via a short flight of stairs up from the sitting room at lower level.
- The existing Cottage is a Grade II listed building and details of the listing are set out below:

### **Gardener's Cottage at Birthwaite Hall, Barnsley**

Description: Gardener's Cottage at Birthwaite Hall

Grade: II

Date Listed: 23 November 1987

English Heritage Building ID: 334237

OS Grid Reference: SE3003310472

OS Grid Coordinates: 430033, 410472

Latitude/Longitude: 53.5900, -1.5477

#### **Listing Text**

SE 31 SW DARTON HUDDERSFIELD ROAD  
(East side, off)

2/110 Gardener's Cottage at  
Birthwaite Hall

GV II

Former summer house now house. Mid to late C18 with C20 addition. Red brick with ashlar dressings. Tiled roof. Two storeys, 2 x 1 bays, sides and rear of lower floor below ground level. Raised ashlar quoins. Sash windows with moulded architraves. Band between floors. Moulded eaves cornice and blocking course. Pyramidal roof. Right side (upper level) has a similar blocked window with cornice. Addition, in keeping, at rear not of special interest.

### **3 – Proposal.**

- The proposal is to take down the existing structure and rebuild the Orangery in a manner that is sympathetic to the main cottage. This will include structural improvements to the walls, foundations and roof.

- The access to the Orangery via the existing stair will be sealed off. The area to become a store to the existing sitting room.
- A new access will be via an existing opening in the Orangery wall and a new opening formed in the existing wall with and a short flight of stairs down from the existing dining room.
- Subject to site investigation it is likely that a new floor slab and associated foundations will be required. These are to be in accordance with details to be confirmed by a Structural Engineer. It is intended that the exposed concrete portion of the existing external wall not be required.
- The roof is to be covered in slate effect panels by GRP Building Products Ltd.
- External walls are to be faced with brickwork salvaged from original features with insulated cavity and blockwork inner leaf with plaster finish.
- Windows are to be stained timber with clear, double glazed units.
- The new roof line will be tailored to follow that of the earlier building thought to have existed in this location. This was specifically requested by Mr Wiles (Conservation Officer)