



Design, Access & Heritage Statement

TOLL BAR COTTAGE

18 May 2021

Project Number: 20-112-R

Property Address: Toll Bar Cottage, Lane Head Road, Cawthorne, Barnsley S75 4ED



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TOLL BAR COTTAGE

Statutory Address: TOLL BAR COTTAGE, WOOLSTOCKS LANE

District: Barnsley (Metropolitan Authority))

Parish: Cawthorne

National Grid Reference: SE 27936 07384

Heritage Category: Grade II

List entry Number: 1192214

The property is a grade 2 listed building dressed in square stone with a stone slate roof. A rectangular 2 cell plan single storey with near central 4 light chamfered transformed canted bay with 4-6 pane lights. A tall 2 light chamfered window is positioned to the left of the entrance with plain surround to the right. Both front windows have hoodmoulds. Both gables have shaped copings on moulded kneelers. The roof has a pair of central ornamental ashlar stacks. To the rear are 2 C20 windows. 1970s addition to left return, not of special interest.

The cottage is the only one of three original Toll cottages serving Cawthorne that is still remaining, and built to serve the Barnsley to Shepley Lane Head Turnpike. Built in around 1825 the cottage provided employment for toll keepers to direct all traffic from Barnsley to Huddersfield through the centre of Cawthorne village. The trust that established the Turnpike in 1825 abolished the route in 1875.

Heritage assets

Toll Bar cottage is built from local stone and still presents many original external features. Internally the original 2 – cell floor plan was altered in 1972 to provide a single larger room now used as the lounge. At the same time an extension was built in keeping with the original cottage features.

Objective

The 1970's extension to Toll Bar Cottage, constructed under the (relevant at the time) 'mirroring' methodology, led to a compromised layout and a separation between the building and its grounds. Over the decades since construction, the area has changed significantly in terms of traffic, noise & privacy.

The proposed works aim to tackle these issues by providing master bedroom space compliant by current standards, a modern kitchen and living area that engages with the properties landscape, sheltered from the busy roadway, using modern highly efficient construction techniques and considered design.

Design

The works to the master bedroom at FF level can be read from 2 vantage points:

-The road side pitched dormer addition, where the scheme will read in context with the original G2 listed cottage, will replicate the existing building in terms of finishes, roof pitch, window style, and details. The design of the dormer is intended to appear not as an addition, but as an original feature of the 70's build that replicates the original cottage.

-The private garden side 'shed' dormer takes a more modern approach that ties the scheme into the new proposal. A methodology here to create a modern contrast with the 70's build using up to date construction methods. Cladding to give the appearance of standing seam zinc, through a coated/PPC aluminium panel system, full height multi-pane windows/sliding door, recessed glazed balcony overlooking private courtyard.

Addition of roof lights as shown on the plan to remedy the lack of natural daylight within the 1970's property at critical areas (stairs & rear of master bedroom)

The existing kitchen to become the relocated 2nd bedroom, with existing window altered to a balconette with glazed guard rail. Existing entrance door altered to provide sliding door onto private courtyard.

The new extension is located well within the grounds of the property and as such, is unlikely to be read directly in conjunction with the original cottage. A modern approach to the design has been utilised to provide a highly efficient 'hub' living space with substantial thermal and acoustic performance, while utilising the views provided by the location.

The existing 2nd bedroom is to be incorporated within the new extension of open plan design. Externally clad in natural cedar and roof cladding comprising coated/PPC aluminium panel system to replicate standing seam zinc, externally insulated system to provide high thermal efficiency.

The existing 2nd bedroom window altered to external door to provide 2nd access to the property.

Large glazed windows/doors to provide views and access into the private garden space.

The proposed layout regularises the zonal usage of the property while resolving its fundamental issues.

Access

The proposed scheme has been designed in accordance with approved document B, and will be also subject to building regulations approval.

There will not be alterations to the existing main access to the property.

Conclusion

The works proposed are sensitive in construction methods and design where read with the original listed building and are 'non competitive' elsewhere. The new layouts resolve usage issues within the existing extents of the property by means of minimal alteration, while maintaining the perceived character and architectural elements, and increases the quality of the core space considerably by means of a modest sized extension. As a dwelling, the increase of usable space will be of benefit to the property by means of a layout that satisfies current regulations and expected living standards, and improves insulation efficiency through minimal fabric alteration to the existing and high efficiency core occupancy areas.

Reference imagery

Master bedroom



External Courtyard

