

Heritage Statement

The Carriage House | Thurgoland | S35 7BU

Professor David James | 21/09/2021

Introduction

We, the owner-occupier, wish to replace the existing gates on our driveway (wooden farm style) with electric gates. Our property, The Carriage House, is Grade II listed and we are therefore required to submit a planning application for these works. This heritage statement will provide a rationale for the works, a description of the proposed works and mitigation measures.

Rationale

We wish to replace our existing farm style gates on our driveway with electric gates for a number of reasons;

- The existing gates are old and in a state of disrepair;
- We have a juvenile athletic dog who can easily jump over the existing gates;
- We wish to enhance the security of the rear of our house;
- Electric gates will significantly ease car access to our driveway.

The listing

The Carriage House is a former farm building and was converted into a domestic dwelling in 2003. Four other new domestic dwellings were created at the same time as part of the same development. The Carriage House was formerly a stable range and was built in the early C19, possibly by John Carr architect of Huthwaite Hall. The building was latterly a farm building, and then more recently, a residential dwelling (2003 onwards). The principal elevation maintains an archivolted arcade with ashlar piers and voussoirs.



Figure 1. The Carriage House principal elevation

The rear of property is not of significant historical interest. At the rear, a new garden has been established on land that was previously part of the old farmyard. The garden was created when the Carriage House was domesticated and converted to a dwelling in 2003. A driveway is located adjacent to the new garden, and the proposed gates form the entrance to the driveway (note that existing farm style gates are already erected in the location of the proposed new gates).

The house is located at a significant distance from the Grade II* listed Huthwaite Hall. There are no sight lines from the Hall to the area where the gates will be located.

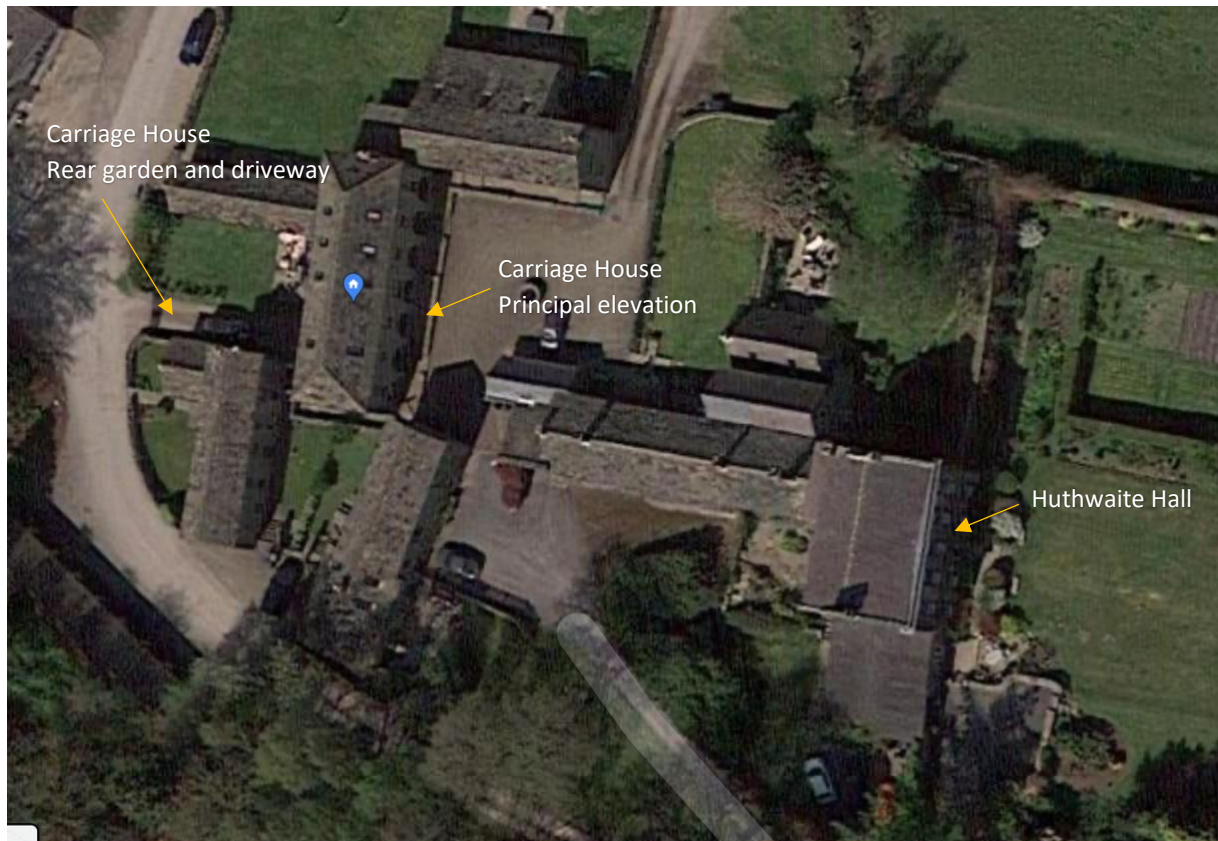


Figure 2. The layout of the site showing Huthwaite Hall, the principal elevation of the Carriage house, and the location of the Carriage House's garden and driveway.

The proposed works and mitigation measures

It is proposed that new electric gates will replace existing farm style gates at the rear of the property at the entrance to the driveway.

It is proposed that the new electric gates will be made from panelled hardwood with a metal frame. The gates will rise from a shoulder of 1.60 metres to a maximum height of 1.85 metres (swan neck design) and will be fitted with discrete underground motors. The ground will be made good, as was. The gate post will not touch the dry-stone wall or any listed building. The proposed materials are restrained and traditional and the gate design conforms to locally prevalent vernacular styles with many precedents in the close vicinity (including a next door neighbour at 'The Byre').



Figure 3. The rear of the Carriage House showing the existing farm style gates, and the driveway



Figure 4. An example of the design and materials of the proposed electric gates

Pre Planning advice - 2021/ENQ/00477

We have gained pre-planning advice from the planning team at Barnsley Council, including the Heritage Conservation Manager, and they are supportive of this application.

Our proposal was reviewed and compared this with the existing gates and the setting (currently). The conclusion and advice was:

"I would have little objection to the new gates. As you rightly point out, this part of the setting is of lesser sensitivity, being away from the principal elevation of the

grade II Carriage House and in a recently domesticated area that was created in 2003. Moreover, the area is away from Huthwaite Hall which is grade II so this helps matters considerably. The materials are restrained and traditional and overall the design broadly conforms to locally prevalent vernacular styles with plenty of precedents close by. The field gate is perhaps the ideal as it reflects the former agricultural uses of this part of the site and the character of these buildings. However, overall I would not say your chosen design would be harmful to the heritage significance or the setting of the listed building , which is after all – now a dwelling".*

Advice was also given that the gate posts should technically be situated a mm or so away from the dry stone wall, in case the wall touches a listed building. This advice will be adhered to.