

DESIGN AND HERITAGE STATEMENT

This statement has been prepared in support of an application for Full Planning Permission for works within a Conservation Area and includes a Conservation Area Impact Appraisal.

1.0 Proposals

The works include:

- a first floor extension over an existing garage
- infilling and extension of a link between the house and garage
- a two storey side extension to the dwelling

2.0 Location

Dale house is located at the western edge of Cawthorne Village at the junction of Tivy Dale and Lane Head Road approximately 4.2 miles west of Barnsley. An indicative plan is shown below and a scale site location plan is included as part of the application documents.



Fig 01. Aerial View with indicative ownership boundaries shown edged in red.

3.0 Assessment

- 3.1 Dale House is a substantial detached dwelling set in large gardens that include a detached barn, kitchen garden and greenhouse. It is located within the Cawthorne Conservation Area. Barnsley MBC has a Conservation Area Appraisal which provides very little detailed information about Dale House itself but does suggest that it is a local landmark and makes a positive contribution

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to the Conservation Area. It also proposes alterations to the Conservation Area boundary which currently excludes the western curtilage of the site, to include the stone barn garden and menage which the appraisal states make a positive contribution to the conservation area.

The impact of the proposals to extend above the garage and to the south of the house are considered further within the Conservation Area Impact Assessment at Section 5.

- 3.2 The site includes mature landscaping including two protected Lime trees adjacent to the existing garage and therefore a Tree Survey Report has been provided. The proposed alterations require new foundation work and the impact of this is limited by the use of screw pile foundations as shown on drawing ref: P4.
- 3.3 The site has potential for protected species and an Ecology Survey has been prepared and a copy of the report has been submitted as part of the application documents. The surveys have identified the presence of bats which will require a bat mitigation licence in order to proceed.
- 3.4 Dale House has been the subject of a number of previous planning applications some of which are relevant to the current proposals:
- 2008/0881 – *Erection of three bay link garage extension and alterations to dwelling.*
 - 2015/0850 – *Erection of single storey extension to dwelling.*

The 2008/0881 approval relates to the garage which is now the subject of an application to add a first floor and infill the link building between the garage and the house. It also included a single storey 'Garden Room' extension to the south gable of the house where this application proposes a two-storey extension.

The 2015/0850 approval includes a redesign of the 'Garden Room' extension referred to above into an Orangery in the same position and over a similar footprint. Works commenced on this project up to the floor level but were never completed as can be seen on the photographs included at Fig 09 in the Photographic Survey. The planning approval for the Orangery is extant and the principal of an extension in this location has been established.

4.0 Proposals**4.1 Use**

The existing use of the site and buildings is residential. The proposals are to provide additional residential accommodation including a home office which is ancillary to the residential use and therefore the proposed use is appropriate.

4.2 Amount

The existing house has a gross internal floor area of 354sqm and the garage has a gross internal floor area of 51.9sqm giving a total of 405.9sqm. The extension to the garage which includes infilling the link building has a floor area of 73sqm and the two-storey side extension has a floor area of 22.5sqm. The total additional floor area proposed is 95.5sqm which equates to an addition of 24%. We consider this to be a proportionate addition to the existing dwelling.

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The alterations and extension have no impact upon the overall layout of the site, the parking and manoeuvring or the use of the external spaces.

4.4 Scale

The first-floor extension over the garage is physically separated from Dale House by a single storey link which is to be infilled but provides space and visual separation between the garage and dwelling. Although the existing garage is built at a higher level than the house, the first-floor extension above has a low eaves measuring 1.4m internally and just 4.1m externally such that the eaves level of the upper floor extension is still 1.4m below the ridge level of the house and the ridge line is 2.1m below the ridge level of Dale House.

The two-storey side extension has been designed to have a lower eaves and ridge height to the host dwelling and be set back from the principal elevation facing Tivy Dale. The ridge height is 0.9m below the ridge of the house and the eaves are 0.55m lower.



Fig 02. Proposed East Elevation facing Tivy Dale.

Both extensions have been designed to be lower and set back from the principal elevations of Dale House such that they can be seen as subservient, allowing the host dwelling to remain the more dominant element. The alterations to the garages and the two-storey side extension are both concealed and screened by mature trees and hedges such that there would be very limited views of either alteration when viewed from the only public access area which is Tivy Dale.

4.5 Landscaping

The site benefits from mature gardens and planting. There are no proposals for the removal of any structural planting or tree removal and no proposals for any additional planting.

4.6 Appearance

Dale House is an attractive dwelling built of delph stone with sawn stone quoins and window and door surrounds. The previous garage extension has been sympathetically designed and built to include similar features and matching materials such that it first comfortably within the context of the original dwelling.

The proposed extensions adopt similar design details and matching materials. The works above the garage are intended to provide a seamless extension and the glazed infill to the link building is designed with minimal framing and masonry to maintain the visual openness and separation between the garages and house.

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The two-storey side extension adopts a slightly different design approach and combines a traditional form of building with a steeply pitched overhanging roof with stonework to the external walls with a more contemporary approach to the glazing. It includes roof and eaves details that align with the existing house and window design and proportions that are similar.

Ashlar stonework has been used up to first floor window cill level within which window openings are simple and featureless. Above the ashlar stonework the upper elevations are treated in a tumbled stone to match the main house and windows include sawn stone surrounds.

The two-storey extension provides direct access to the garden from ground floor level and south facing views from the first floor. It is proposed to use full height glazing with black frames inset and recessed within the south gable to maximise natural light and views to the garden whilst limiting its appearance externally.

5.0 Assessment of the impact upon the Conservation Area

5.1 Assessment

- 5.1.1 Barnsley Council has adopted its Cawthorne Conservation Area Appraisal and Management Plan. In addition to the local and national planning policies this document helps inform the council in making decisions on proposals for change.
- 5.1.2 Dale House is located at the south western extremity of the Conservation Area and has recently had its Barn and western garden boundary included within the Conservation Area on the basis that it makes a positive contribution to the Conservation Area.



Fig 03. 1855 Ordnance Survey First Edition showing Dale House at the southern outskirts of the village.

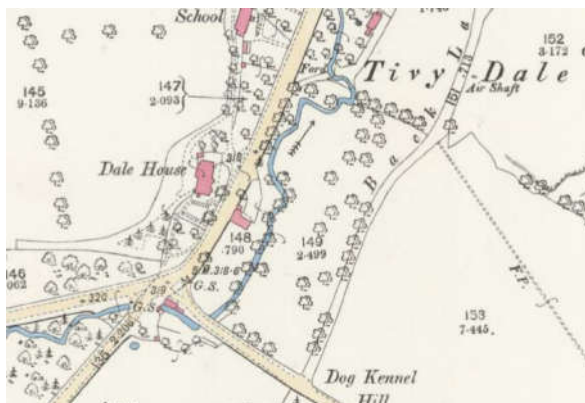


Fig 04. 1893 Ordnance Survey Map showing Dale House with very little change from the earlier version.

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- 5.1.3 Dale House sits in an elevated location at the entrance to the village from the south west. The frontage is dominated by mature landscaping although there are glimpses of the house and its roof visible from limited locations along the road and at the junction with Lane Head Road.



Fig 04. Approach to the site frontage from the east, looking west.



Fig 05. View of Dale House from the Tivy Dale frontage.

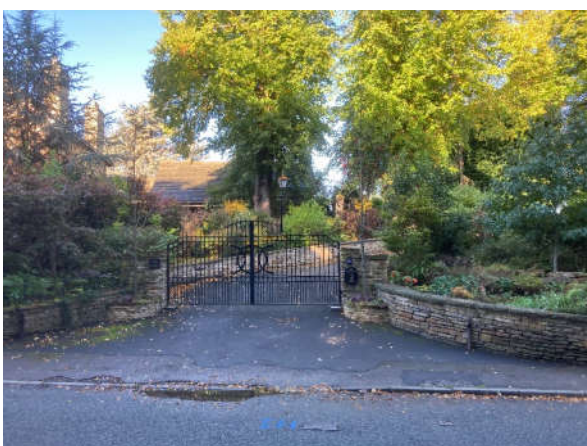


Fig 06. View of access with garage to rear (left) and view of east elevation (right) from Tivy Dale.

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Fig 07. View of frontage looking east (left) and view of site frontage from junction of Lane Head Road.

- 5.1.4 The images show how the existing landscaping serves to limit the views of the house from the public access areas along the Tivy Dale frontage.
- 5.1.5 Despite this we would agree with the Conservation Area Appraisal which suggests that Dale House is a 'landmark building' and 'building making a positive contribution to the Conservation Area'. These statements are taken from the Spatial Analysis and the 'Proposed Boundary Changes, Heritage Designations and Positive Buildings' plans within the Conservation Area Appraisal.
- 5.1.6 There are no listed buildings within 400 meters of the site and there is no intervisibility such that the proposals have no impact upon the setting of any listed buildings.
- 5.1.7 The Conservation Area Appraisal does not mention Dale House in any detail but we would suggest that it makes a positive contribution to the Conservation Area due to its location at the entrance to the village, its historical value as one of the earlier houses in the village, its appearance and architectural merit which although not listed could be considered as a local heritage asset.
- 5.2 Proposals, Impact and Mitigation
- 5.2.1 The alterations to add a first floor to the garage which have been carefully designed to match the existing building, be of modest scale and are well screened from public view by mature landscaping, are considered to have no minimal impact upon the Conservation Area. Any minor impact is mitigated by the use of good quality natural materials and the limited scale of the proposals which will be hardly discernible from Tivy Dale.
- 5.2.1 The proposals for a two-storey side extension relate to a site where there is an extant approval for a single storey orangery style extension that has commenced but ceased at ground floor level. The current owners would prefer to construct a two-storey extension which would improve the level of first floor bedroom accommodation.

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5.2.2 The principal of an extension in this location has been agreed and whilst this proposal increases its height, it remains set back from the front elevation and at a lower level than the host dwelling such that it will be viewed to be subservient. The impact of the extension on the host dwelling and the wider conservation area are considered to be LOW.

5.2.3 In mitigation, the design, architectural detail and proposed materials to be employed in the extension both compliment and preserve the existing dwelling and although views of the extension will be minimal, are capable of making a positive contribution to the local character and distinctiveness of the Conservation Area.

6.0 Summary

6.1 We consider that the proposals are local and national planning policy compliant and we look forward to receiving the local authorities support with regard to these proposals.

A handwritten signature in black ink, appearing to read 'MBooth', followed by a long horizontal flourish and a period.

MBooth Design Ltd