

Design and Access **&** Heritage Statement

Application; *Listed Building Consent*

Proposal; *Reconstruction of former Outbuilding , Single storey rear extension and internal alterations*

Property; *No. 10 Market Place, Elsecar, Barnsley*

Preliminary Information

Design and Access & Heritage Statement are required to support an application for Listed Building Consent as is set out in Part II, Article 8 of The Town and Country Planning (Development Management Procedure) Order 2010.

Although historical maps of the site indicate that the extension may be within the permitted development limits set out on the Town and County Planning (General Permitted Development) Order 1995 (as amended), it has been agreed with officers James Hyde and Tony Wiles that a planning application should be submitted in conjunction with the Listed Building Consent

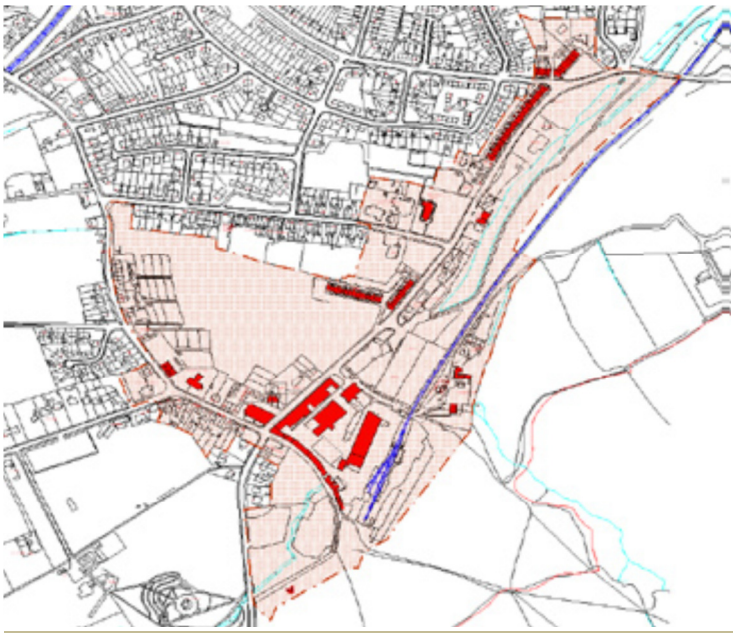
The Site and Surroundings

Introduction

The site is located within a Conservation Area that covers the village of Elsecar around 6 miles to the south east of Barnsley.

A Conservation Area is 'an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' (see section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area usually consists of an area of discernable character which is cohesive and contains buildings and spaces that interact to provide a unique environment.

Elsecar Conservation Area was designated in January 1974 by the former West Riding County Council. The area is centred on Wath Road and Fitzwilliam Street.



Boundary (listed buildings are marked in red)

Elsecar is situated six miles south east of Barnsley and forms the southern extent of the built-up area of the former Hoyland Nether Urban District. The village is in the valley of Knoll Beck, a tributary of the River Dearne. The Conservation Area is centred on the former Elsecar Colliery Workshops and associated housing

List Description

No. 10 Market Place, Elsecar is a **Grade 2 listed building**, one of the earliest extant in Elsecar

The list description, detailed on the English Heritage website states

Nos 9 and 10 GV II Pair of cottages. Mid C18, altered C20. Rubble sandstone, stone slate roof. 2 storeys, 2 : 2 windows to 1st floor, lower wing to rear of each cottage. Large quoins. No 9 on left: part-glazed door beneath plain lintel has C20 casement to ground-floor right, otherwise 3-light casements with glazing bars with projecting sills and plain lintels. No 10 on right has similar door with C20 casement to right, otherwise horizontally-sliding sashes without glazing bars. Later brick end stack on left, end stack on right shared with adjoining property (not of special interest). End stacks to each rear wing. Included for group value.

The Proposal

The applicant requires Listed Building Consent to reconstruct an outbuilding and link a single storey rear extension which has planning consent to the rear of the cottage. (2013/1265)

The outbuilding will be constructed of stone and slate salvaged from the demolition.

The extension link will have have full height glazing on either side elevation and a flat zinc roof . A modern approach to linking the two buildings has been agreed on site with T. Wiles and J. Hyde as opposed to a pastiche of the existing.

Internal walls will be removed , the staircase will be repositioned.

The extension will make practical use of an isolated part of the site and allow the owner to enjoy the practicality of a ground floor toilet and utility room. It will make the cottage more suited to it's current owners needs and the modern way of living.

The walls of the extension will be constructed from coursed stone, to match the stone used on the existing cottages. The link roof will be finished with Zinc. All doors and windows will be softwood, set back in reveals by 100mm and then finished in paint/stain

The gutters will be timber box gutters on kneelers . No fascia will be fitted.

No trees or boundary walls will be affected by the proposals.

National Planning Policy

National Planning Policy Framework

Chapter 12 Conserving and Enhancing the Historic Environment is relevant. This states at paragraph 132 that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Assessment

Principle of Development

Proposals to extend existing dwellings are generally supported where they do not adversely affect the amenities of any neighbouring residents, in accordance with UDP Policy .

New development is supported where it conserves and enhances the village in which it is located, in accordance with Policy

This proposal which seeks to modestly extend a building is therefore acceptable in principle.

Impact on Listed Building

As the extension will be located on the rear elevation of the cottage and will not be visible from Market Place it follows that the extension will not adversely impact on those features. Those features will therefore be preserved.

The extension has been designed so that it affects the ground floor element of the cottage only and leaves the first floor features in- tact.

Impact on Conservation Area

Milton Hall and Market Place

This corner plot contains three different periods of building and is important as a corner site with views from three directions. The widest view is from the south when approaching from Wentworth Road and Forge Lane. Nine and ten Market Place are cottages from the eighteenth century. The building has substantial quoins on the corners and replacement welsh slate on the roof. Most of the windows are 3 light casements with glazing bars except for a single C20 replacement window in the ground floor of number 9. Both properties doors are part glazed with plain but projecting lintels. The rest of Market Place is mid 19th Century in date.

Milton Hall (built 1870 for the Fitzwilliam estate) was built as a market hall and later used as an assembly room. The hall is a single storey building constructed of faced sandstone and a Welsh slate roof. The door is a double door which has an attractive fanlight with radial glazing bars beneath a round arch. The views into Market Place are quite limited from Wath Road, Fitzwilliam Street, and Wentworth Road, but are interesting as such groups of buildings are rare on the main road frontage in Elsecar.

The extension, as stated above, will be located to the rear of the property and consequently will not be visible from Market Place. The development will not therefore affect existing views within the Conservation Area.

In addition, the extension will not obscure views of any other important buildings within the Conservation Area and due to its modest scale and the fact it will be constructed of matching materials. Its overall impact on the Conservation Area will therefore be very limited.

Impact on Residential Amenity

The extension will be located close to the Northern boundary of the site but set away from the eastern boundary to ensure that adequate amenity space is maintained. It is not considered that any overshadowing of the properties to the east or west will ensue.

Access

The extension will not affect the access arrangements to the cottage. The cottage will continue to be accessed principally from the door in the front elevation.

Conclusion

The design of the extension is sympathetic to the design of the existing cottage, is of an appropriate scale and preserves its key architectural and historic features. In addition it is not visible in any public views of the listed building when viewed as a group, nor will it appear as a prominent addition due to its discreet position.