



1 HORNCROFT, CAWTHORNE

DESIGN AND ACCESS STATEMENT
JUNE 2018

CODA
Bespoke





INTRODUCTION



This document has been prepared by CODA Bespoke in support of proposed works at 1 Horncroft, Barnsley.

The proposed development seeks to demolish the existing property situated at 1 Horncroft and construct a new family home more in keeping with the surrounding architecture. The scheme consists of a two storey building with a single storey garage building to the side.

The intention of the plans is to dramatically improve the living spaces and internal environment of the house whilst improving the external environment to be more sensitive and in keeping with its surroundings.

CHARACTERISATION

This part of the document is intended to give a brief appraisal of the wider context of the site. Through undertaking a site visit and a photographic survey it has been possible to observe the following characteristics in the area:

The Village of Cawthorne is distinctive in its character, it is a rural village of a linear nature, centered largely around one main road leading from Tivy Dale to Darton Road. It is a significantly green village with a great number of trees and large gardens.

The architecture of the area is varied in terms of age, however there is a specific typology throughout the village in regards to style, massing and materials. The majority of buildings are one and two stories with pitched roofs, comprising of stone facades and slate roofs. This traditional style is maintained largely throughout the village and especially within the conservation area which covers around 50% of the village.

New properties to the area have introduced variations in the traditional style of the built environment however they have also maintained many of the key features and materials of their context.



Cawthorne Club



Tivy Dale Close



House on The Park



House on Tivy Dale



Post Office



Houses on Tivy Dale

LOCAL TYPOLOGY

The varied forms of design and house types in the area are a significant contributing factor to the character and sense of place in Cawthorne. Here is a collection of buildings and houses in the local area, a common typology is noticeable when considering built form and materials.

These properties are all located within the village and most are in close proximity to the proposed site; Tivy Dale Close, Darton Road, Beckside and Maltkin Row.



Beatson House



Beckside



Golden Cross Cottage



Tivy Dale Close



Darton Road



Fountain House



Stanhope Meadows



Village Chapel



Tivy Dale Close



Darton Road



Spencer Arms



Village Hall



St. Julien's Way



Church Street



Stanhope Meadows

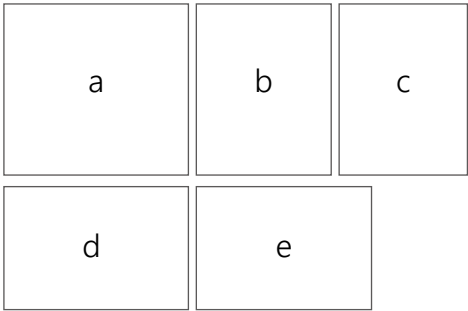
SITE

The site is located at the end of the Horncroft cul de sac, at the northernmost point of the Cawthorne Conservation Area, South Yorkshire.

The current building is a detached bungalow constructed largely from buff and painted brick with large white painted timber fascias on the eaves and a unique crescent footprint. It is somewhat at odds with its two neighbours on the same branch of the Horncroft cul de sac, both of which are constructed in stone: one a bungalow and one an impressive 2 storey house with stone gables topped with either parapets or wet verges.

The topography of the land slopes away steeply at the rear, with the levels dropping approximately 10m from the driveway to the land at the far north of the site.

The site is well landscaped, largely with shrubbery and conifers and a small tree in the front garden.



- a. 1 Horncroft - existing entrance porch
- b. 1 Horncroft - existing entrance porch side view
- c. 1 Horncroft - materials on rear of property
- d. Neighbouring property to the left
- e. Neighbouring property to the right.



ACCESS

The proposal has a similar footprint to the existing dwelling on the site and therefore proposes to maintain the existing access.

Image shows existing access from the road.



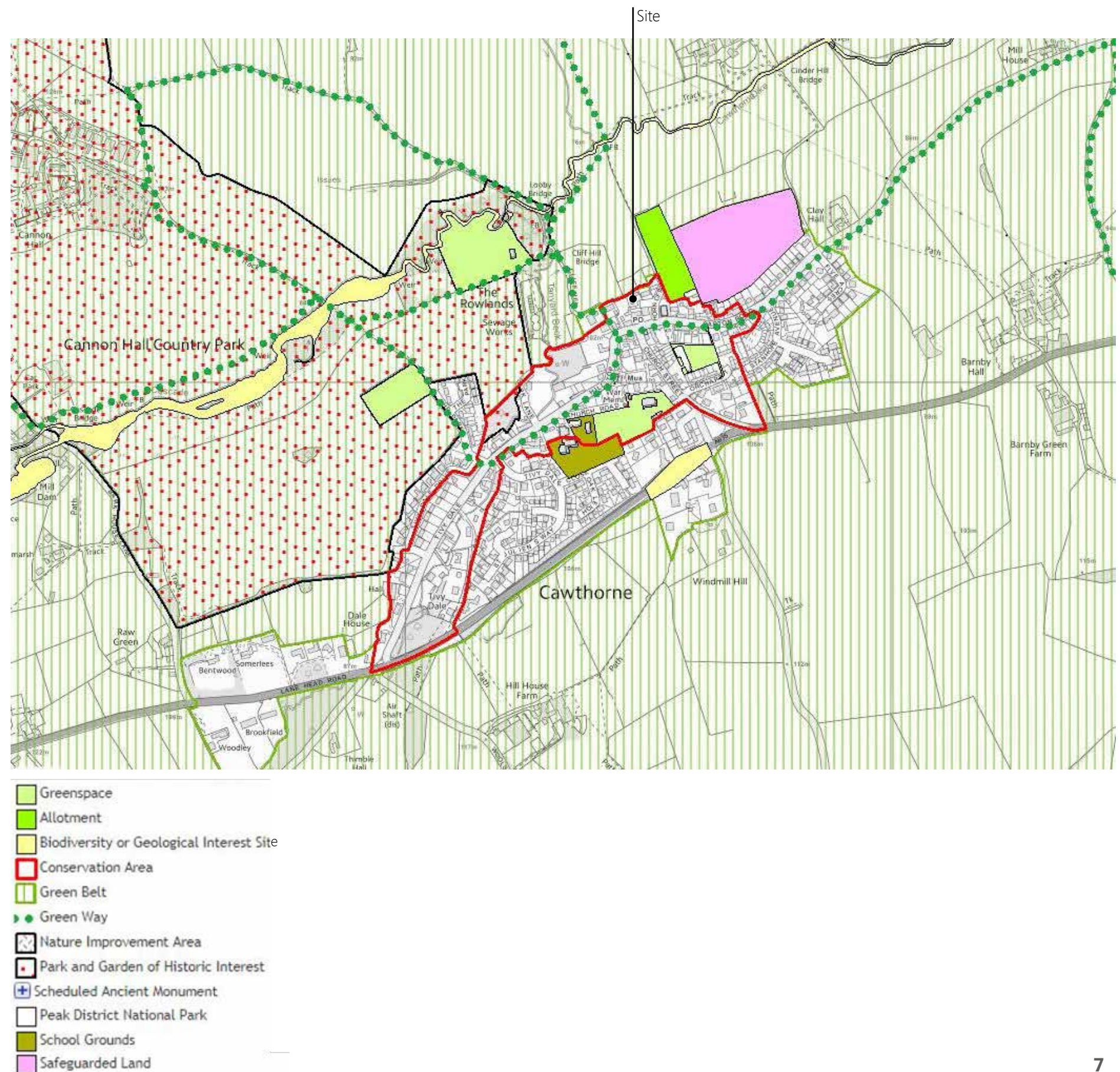
PLANNING CONTEXT

This proposal is sited within the Housing Policy Area – where there is no conflict with a replacement dwelling – and has been developed with reference to local guidance:

- Supplementary Planning Document – Designing New Housing and the South Yorkshire Residential Design Guide
- Cawthorne Parish Neighbourhood Development Plan 2017 - 2033 Issues and Options
- Cawthorne Design Statement 2004

As the local development map opposite shows, the site falls within the boundaries of the Cawthorne Conservation Area, therefore special care has been taken to produce a quality piece of design which is sympathetic to the unique Cawthorne setting. It incorporates many of the materials and features preferred by the Cawthorne Design Statement including:

- Coursed Delph sandstone with flush or rounded pointing
- Slate roof tiles
- A stone chimney, which is recognised as important design features by the guide.
- Windows being a key local feature, appearing “bold” through the use of stone heads and sills has been incorporated into the scheme.
- The guide also states door styles and porches are significant characteristics but notes that the doors should be appropriate to the age of the dwelling. Here – as a new property – the opportunity has been taken to create a design feature of a door surrounded by glazing within a deep porch. We believe such features are appropriate as the document also recognises that this is an area that has not been frozen in time – the original thatched parish houses have been enriched by later red brick developments, and then distinctive Art Deco constructions such as the notable example on Kirkfield Close. Through the passing of time these architectural styles have created a rich tapestry in Cawthorne which, this dwelling seeks to further enrich.



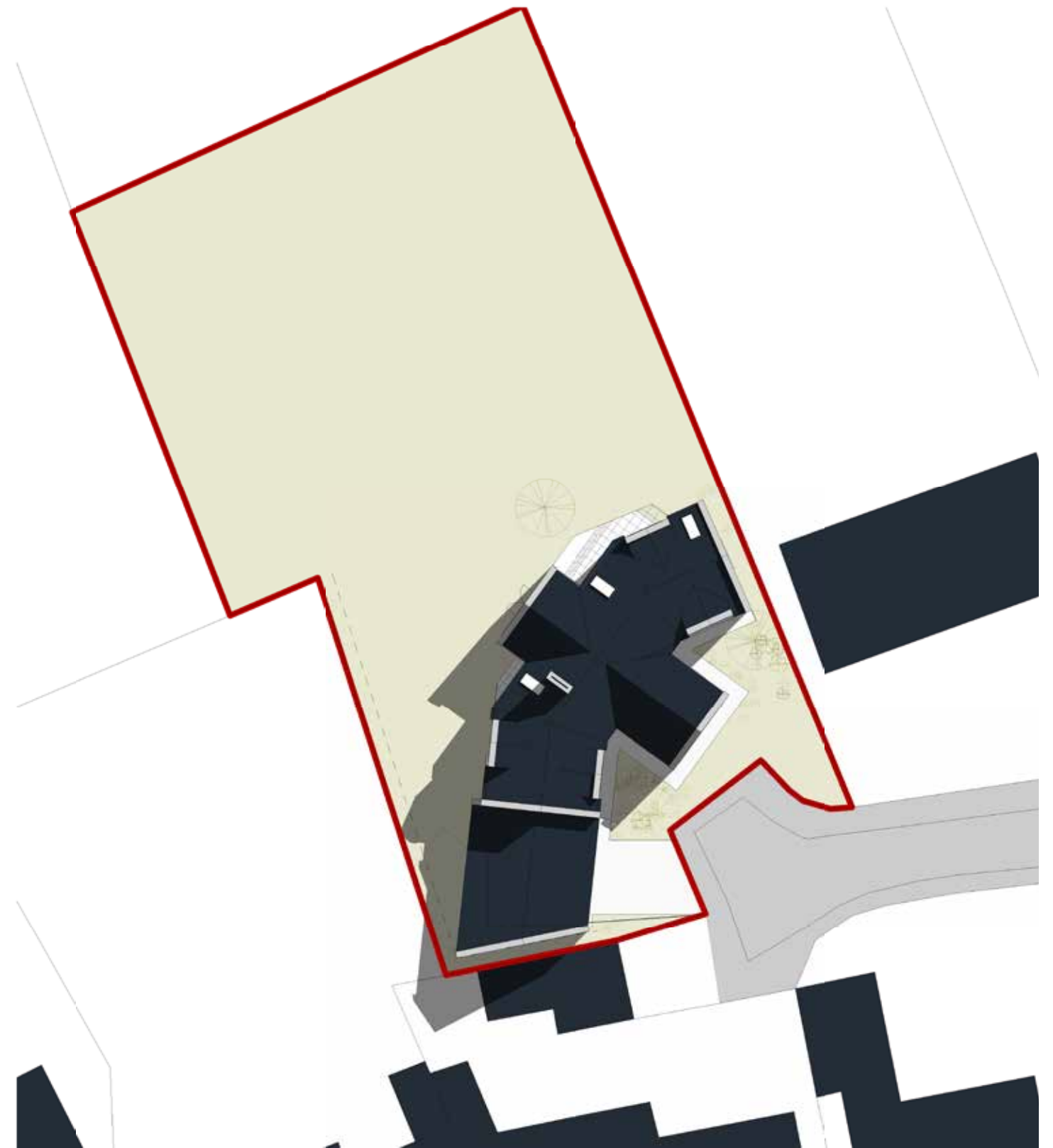
PROPOSAL OVERVIEW

Development Opportunities

- Create a new home that meets the client's requirements, in line with Local Authority Planning policies and strategies for this location and the wider area.
- Enhance street frontages and create a sense of continuity through built form to improve the immediate urban environment.
- A high quality architectural approach could help to strengthen the identity of the area.
- Retain the high level of trees and greenery within and surrounding the property to maintain privacy and character
- Create a rationalised more symmetrical version of the current building plan.

Key aspects of the proposed development

- 4 Bedroom family home
- Landscaped gardens
- Double garage
- Feature stone gables with parapets
- Minimal tree removal
- Traditional roofline
- Sympathetic design



MATERIALITY



ROOF

Grey tiles
Roof lights are to be to a conservation specification, with a low profile finished in heritage black.



WINDOWS & DOORS

Finished in grey with stone surrounds



WALLS

Coursed delph sandstone



GUTTERING

Heritage black.



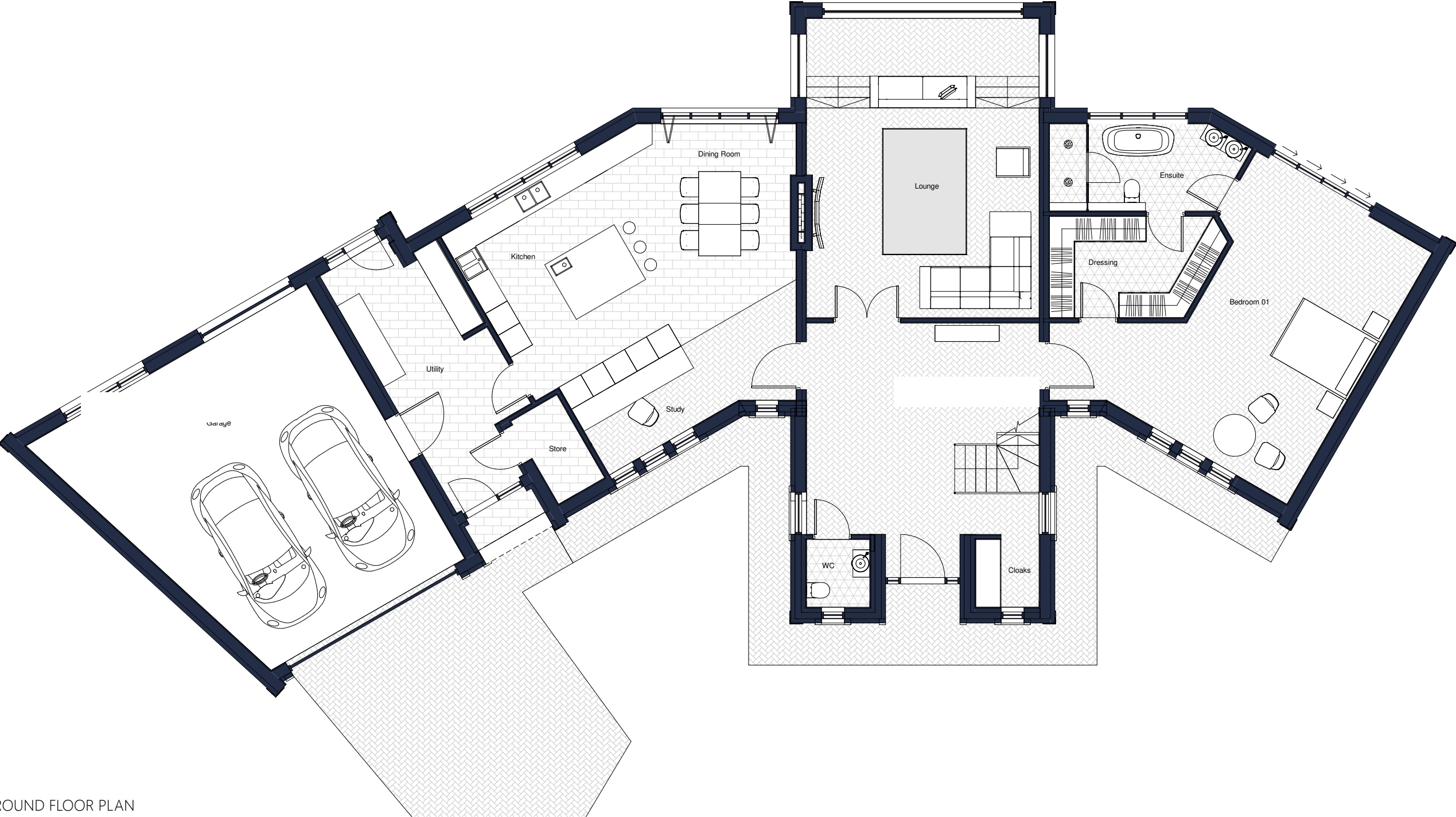
BUILDING DESIGN



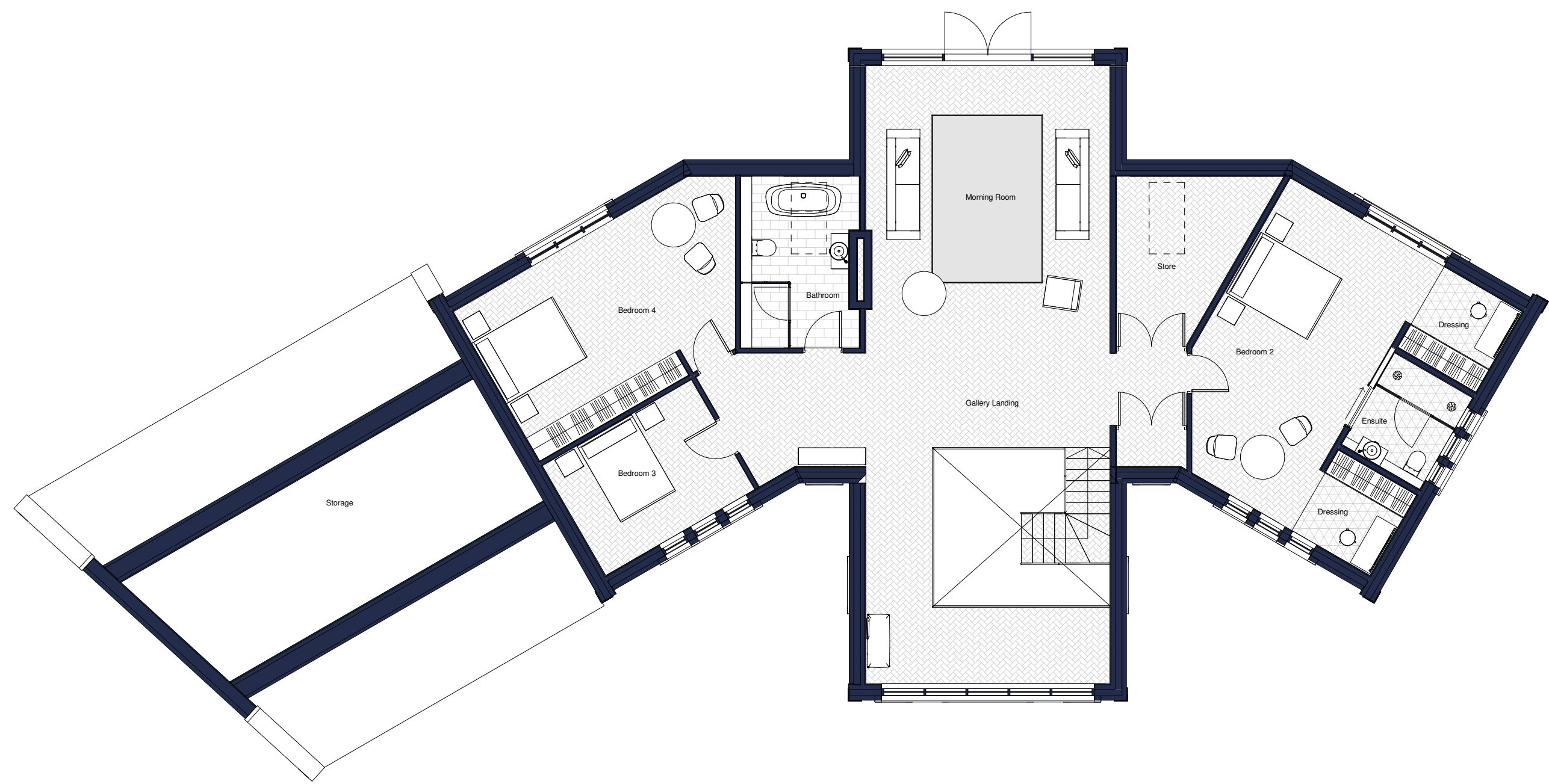
Front Elevation



Rear Elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CONCLUSION

This proposal has been considered in terms of its context and contribution to the local neighbourhood. We believe a quality piece of architecture in this location will enhance the local environment and provide interest and contrast amongst the local vernacular, which is characterised by its rich variety.

It is of a larger scale than the previous dwelling that occupied the site however - as shown through this document - this is more in keeping with the scale of dwellings in the area and makes better use of the site. The proposal has made efforts to maintain the character of the area through its materiality and features but introducing enough architectural consideration to avoid falling into pastiche.

