Design & Access Statement & Heritage Statement

P R O J E C T T I T L E

Proposals for the demolition of an existing dwelling to be replaced with proposed dwelling at

10 Taylor Hill, Cawthorne, Barnsley S75 4HB

J O B N U M B E R

1850

C L I E N T

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D A T E

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1. Existing use of site

1.1 Existing dormer bungalow with tarmac drive and mature garden to side and rear

1.2 The accommodation comprises of 3 bedrooms, bathroom, kitchen, dining room and loung with entrance lobby and small conservatory to the rear.

1.3 The property is situated in the Cawthorne conservation area.

1.4 The existing building constructed in brick and breeze block, with a pebble dashed finish, with terracotta roof tiles. It is in a dilapidated state and past economical repair.

1.5 The site has no neighbours to the north, south or west and fronts Taylor Hill.

2. Proposal

2.1 The proposal is for the demolition of the existing building to be replaced with a new detached residential dwelling.

2.2 All materials are to match the surrounding properties in reclaimed coursed stone walls, grey calder slate or stone roof tiles and reclaimed brick where shown

2.3 The new property will consist of the following accommodation over 2 floors: atrium entrance hall, utility/boot room, study, wc, snug, lounge, family kitchen / dining room, double garage, 4No bedrooms (3No with ensuite) and family bathroom.

2.4 The highways access has been altered from existing, moving it further to the east, away form the existing school access opposite. To allows for a double garage and off street parking, along with a turning area for easier access back onto taylor hill.

2.5 The building is set back from the highway, with new boundary walls and planting to help soften the street scene and improve highways safety.

2.6 The design mixes traditional design with modern materials so it remains in-keeping with the cawthorne conservation area

2.7 The building does not over-dominate the plot, having plentiful gardens surrounding it and not overlooking any neighbouring properties. The overall height is matching with property to the east.

2.8 All velux windows shown on all plots will be conservation specification with glazing bar, with minimal up-stand. Windows will be timber or upvc (tbc with barnsley conservation team), double glazed & SBD certified.

2.9 The raised deck to the rear does not overlook any neighbouring properties

3. Evaluation

3.1 The proposed dwelling has been carefully thought out, so to cause as little impact on the surrounding area as possible. The chosen materials are in-keeping and the overall scale is not over dominating.

3.2 With the site being located in the centre of Cawthorne, the proposed materials and design better reflects the existing characteristics of the village, than the existing dwelling.

3.3 The orientation and location of the proposed dwelling matches the street scene and will integrate into the overall layout of the village.

3.4 As Paragraph 61 NPPF stipulates:

'….Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.....'

5. Scale of Development

5.1 The overall scale of the development has been carefully considered and fits in well with the existing village. The building has been positioned so not to detract from the area or cause overlooking/negative impact on the surrounding properties.

5.2 The overall size of the dwelling does not over-dominate the plot and the main bulk of the of the new dwelling is located further away form the neighbouring properties then the existing property. The garage is closer to the neighbours, but is a of a lesser scale and due to the topography will not cause any overbearing impact on the neighbour.

6. Heritage Assessment

6.1 The property is located in the conservation area of Cawthorne

6.2 PPS5, Paragraph HE10.1 states;

'*When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset.....'*

The proposal is designed to enhance the area and blend in.

6.3 Paragraph 131 NPPF states:

'In determining planning applications, local planning authorities should take account of:

…..the desirability of new development making a positive contribution to local character and distinctiveness.....'

6.4 Paragraph 137 states:

'*..Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably...*'

6.5 Paragraph 58 states:

'….Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

● will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
● optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
● create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
● are visually attractive as a result of good architecture and appropriate landscaping.....'

The proposals take all these factors into consideration and we feel the design reflects this.

6.6 The site does not contain any listed buildings.

7. Conclusion

7.1 Our brief was to make the best use of the space, without causing negative harm or impact on the rest of the village. We hope this is evident from the proposals.

7.2 The existing building is beyond economical repair, therefore demolition and replacement is the solution. The existing building is also of low value in terms of how it reflects the existing conservation area, as it is built in materials not usually associated with the village and is of a design not as in-keeping with the village overall.

7.3 We feel the brief has been satisfied, providing a well balanced development and hope it is taken favourably by the local residents and the council. Adding positively to the local distinctiveness of the area.

End of Report