



Project: Alterations & Extensions
2 Hill Top
Cawthorne
Barnsley S75 4HG

Document: Design, Access and
Planning Support
Statement, including
Heritage Impact
Assessment

Job No: 3222

Date: July 2018



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1.00 Introduction and Policy

This statement has been prepared by One 17 Architects in support of a planning application to alter and extend an existing detached dwelling in the village of Cawthorne to the west of Barnsley. The property, at 2 Hill Top, is within the Cawthorne Conservation Area (CCA) that covers the majority of the old centre of the village.

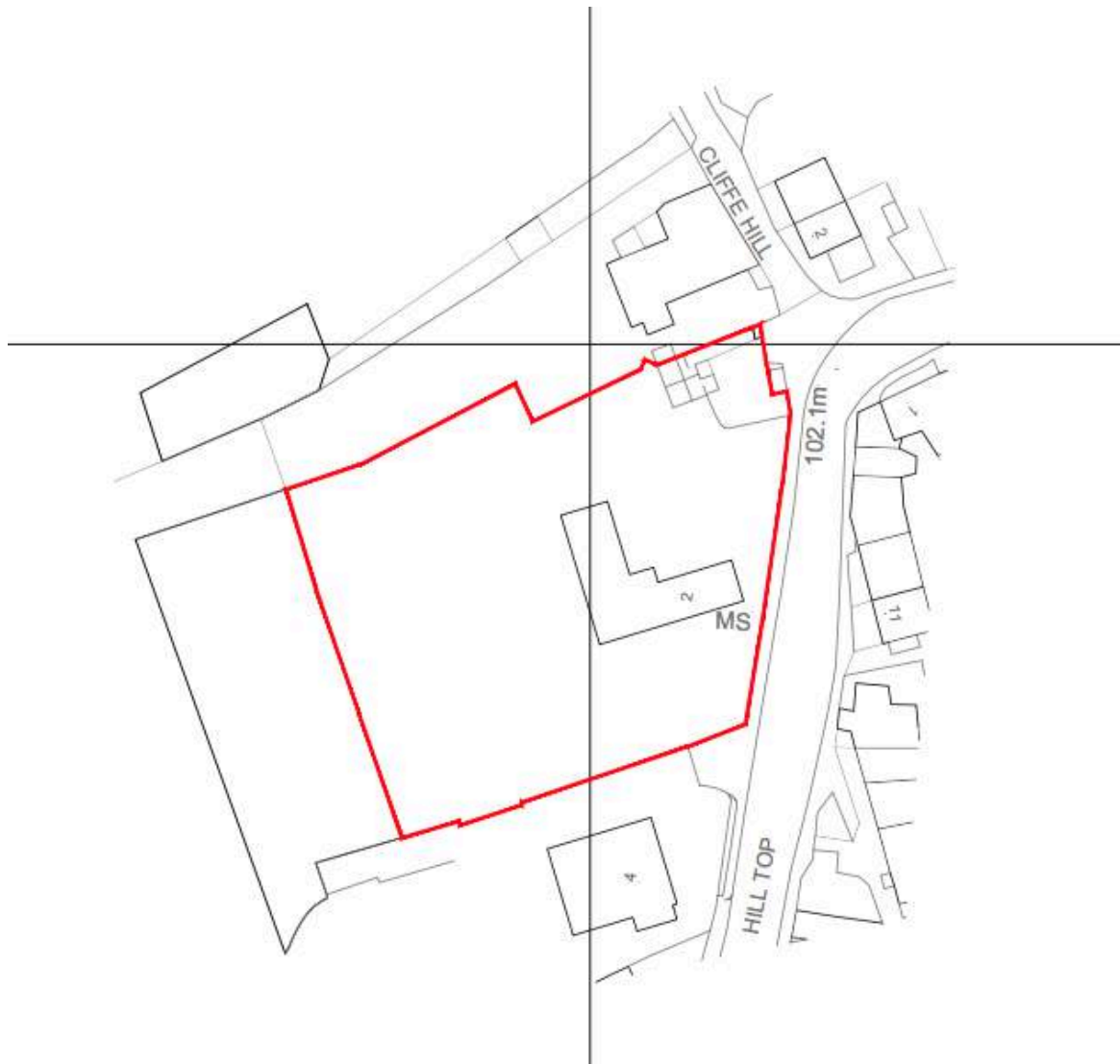


Fig. 01 - Location Plan

Boundary of Conservation Area



Fig. 02 - Plan of upper section of conservation area

Alterations and extensions to the earliest part of the building, which probably began as a 19thC farmhouse, have taken place over the years with some being more successful than others. The recent desire to undertake further work to the property has occasioned considerable discussion with the Local Planning Authority (LPA) and the planning objectives for any proposal, particularly from the point of view of their effect on the CCA, have been thoroughly rehearsed.

Consequently, whilst it has been generally agreed that the overarching objectives of the National Planning Policy Framework (NPPF) and the more general policies of the

Barnsley Core Strategy and emerging Local Plan in terms of good design etc should be able to be addressed without too much difficulty, it is the heritage issues and the likely impact on the CCA of any proposals that is the primary concern.



Fig. 03 – Photo of existing Entrance

This statement therefore deals with the other general planning matters before considering the impact of the current proposals on the heritage asset in some detail, and by reference to how the current scheme addresses certain concerns raised by the LPA with earlier proposals that were withdrawn as a result.

2.00 Layout

The site plan as existing is shown in drawing no. 3222 (0-) 03 (Fig. 04). The site plan as proposed is shown in drawing no. 3222 (0-) 15 (Fig. 05). In our view the most important element of the original/earlier part of the dwelling is the ‘historic core’ highlighted in red in Fig. 09. In our view this has been compromised to a greater or lesser extent by subsequent extensions and the current proposals show all extensions beyond the ‘historic core’ removed. Proposals for new extensions are handled in such a way that the importance and visibility of the ‘historic core’ is enhanced.

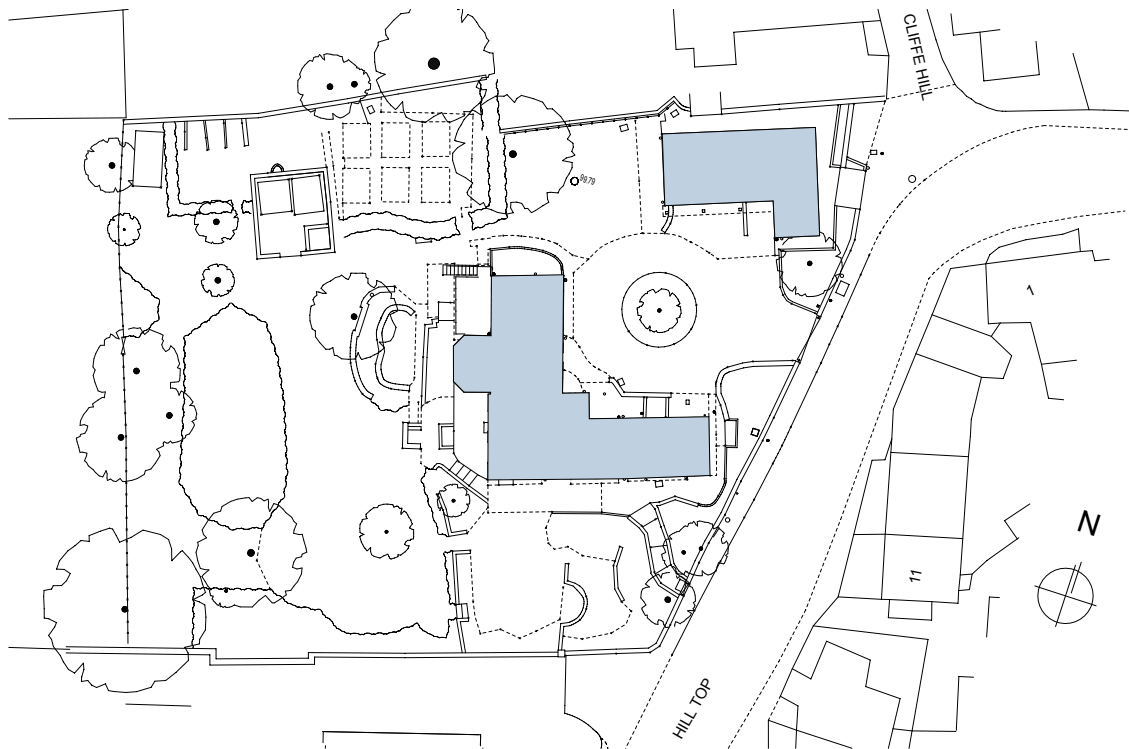


Fig. 04 - Site plan as existing

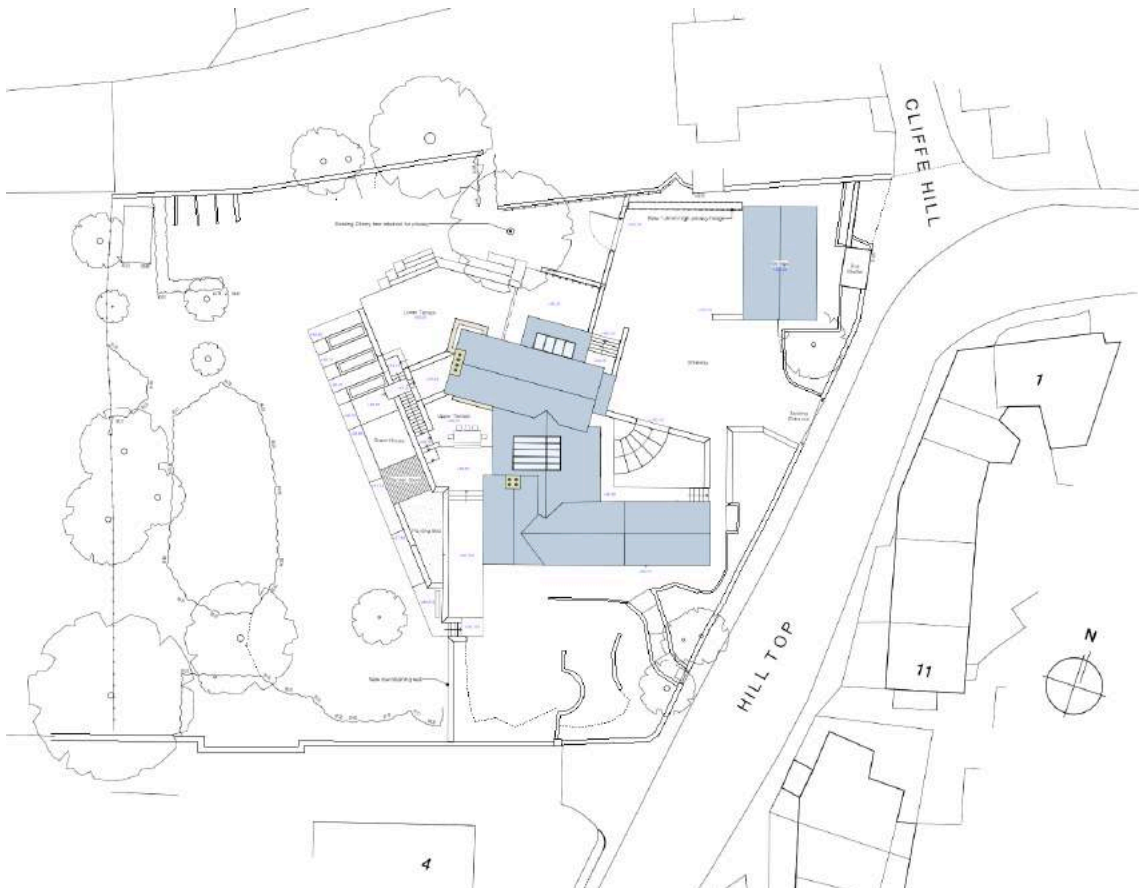


Fig. 05 - Site plan as proposed

The ways in which this is achieved, and how this affects the relationship between the property and the rest of the CCA has been the subject of extensive discussion between the architect and the LPA. The application proposal that has been developed from these discussions and its relationship to the CCA is covered in greater detail in the Heritage Impact section of this statement (see below).

The principle of the layout is to breakdown the various parts of the building into constituent elements which are then assembled in such a way as to enable the historic core to be identified more easily and avoid a monolithic mass of building which in our view would be inappropriate in the conservation area.

The site access remains as before but the overly dominant original garage is replaced with a less intrusive building and the incongruous central planted “island” in the entrance courtyard is also removed.



Fig. 06 – Photo of Existing Garage from the south west



Fig. 07 – Photo of the planted ‘turning’ Island

3.00 Scale

By breaking the building down into discrete but linked elements, the scale of the final proposal sits well with other buildings within the CCA. The CCA contains a range of building types and scales from individual cottages to terraces of buildings and it is in part this variety that determines the character of the CCA. Cawthorne centre has been able to accommodate change over the years without losing its particular character and the present proposal aims to demonstrate how historic fabric can be retained whilst still enabling new development that respects its setting.

It is also important to acknowledge that mistakes have been made in the past (the overly dominant garage for example) that have been to the detriment of the CCA and the current application scheme is an opportunity to remove some of those mistakes to the benefit not only of the property itself but to the CCA as a whole.



Fig. 08 - Several modern extensions against original cottage

4.00 Amount

The existing dwelling has a total net floor area of 300 sq.m. The existing garage has a net floor area of 85 sq.m.

The proposal is to retain 142 sq.m. of accommodation as existing (this being the historic core), demolish the remainder and add back 208 sq.m. of ground and first floor accommodation plus 117 sq.m. of lower ground floor.

The replacement garage would be 52 sq.m. as against 85 sq.m. in the existing.



Fig. 09 - Plan showing removed areas, historic core retained and new accommodation.

However, we believe it is the way in which the accommodation is disposed on site, in relation to the historic core of the house and the character of the CCA, that is the success of the proposal rather than a simple calculation.

5.00 Design/Appearance

The design retains the historic core of the existing dwelling and must therefore take this as the starting point. The width of the existing dwelling facing the highway has also been taken as an important determinant of the design.

The present dwelling presents a monolithic extension tight against the historic core with a marginal step down in ridge height and a notional stagger only in wall lines (see Figs. 10 and 11). The result is that the historic core appears crowded by the later extension. This extension also suffers from having fenestration read directly against the historic windows and it suffers in comparison.



Fig 10 – Photo highlighting joint between new and old



Fig. 11 – Aerial Photo as existing. Note incongruous garage; extension with inappropriate conservatory and fenestration against the original cottage on the right.

The whole is exacerbated by the large single storey extension coming off the north-east gable of the original cottage towards the highway (Fig.12) plus the massive garage (Fig. 06) that sits upslope of the house and serves to further dwarf the dwelling.



Fig. 12 – Raised single storey extension adjacent to highway

The new design gives the original cottage (the historic core) room to breathe by linking a new wing of two storey accommodation to the original by a single storey link. The original single storey extension off the north-east gable is reduced in height, again giving prominence to the retained original cottage.



Fig. 13 - North Elevation as proposed



Fig. 14 - West Elevation as proposed



Fig. 15 - South Elevation as proposed



Fig. 16 - East Elevation as proposed

Perhaps the most beneficial result of the proposed scheme is the effect when seen from the rear garden, the west of the site. The present view, as well as demonstrating the unhappy link between original cottage and extension, presents a large blank area of underbuilding to deal with the fact that the site falls away to the west, an incongruous and badly sited conservatory and a crude gable termination at the northern end.



Fig. 17 - Garden view as existing

Contrast this with the way in which the new design works the accommodation into the landscape, presenting a subtler, more intriguing series of forms and spaces and integrating these with the external works.



Fig. 18 - Garden view as proposed

The whole composition is then brought together by a series of lean-to elements that reduce the apparent mass whilst retaining the forms, materials and characteristics of the CCA.



Fig. 17 - 3D view (unseen from distance) from the West

The whole is achieved using natural local materials, vernacular forms, traditional window proportions but with contemporary elements that show the evolution of domestic design using traditional materials – the excellent quality local stone.

6.00 Landscaping

The general character of the landscape of the CA is retained. The incongruous planted island in the front courtyard is removed and the landscaping to the rear of the building blends the new construction with the existing landscape by the use of stone paving, steps and raised planting beds.

7.00 Access

Existing access to the site is completely unaffected by the proposals. There is an existing garage that is an overbearing element in the landscape that is to be replaced with a less obtrusive one.

Access for public service vehicles is unaffected by the proposal.

The site has easy access to public transport with a bus stop immediately outside the property plus it is surrounded by the many shops, pubs, restaurants etc of this thriving village.

8.0 Heritage Impact Assessment

For the sake of clarity this assessment follows the guidance of Historic England, dealing with the significance of the heritage asset, the impacts of the proposal, how the scheme relates to planning policy and a concluding statement of the applicant's position regarding the assessment.

A. Significance

There is no written conservation area appraisal for the Cawthorne Conservation Area (CCA), one of 18 within the Barnsley area. The Barnsley MBC website advises that:

"A conservation area is one that has special architectural or historic interest.

Usually these areas are characterised by buildings with strong group value, created by consistent use of traditional forms and materials. Very often the areas include listed buildings, individually protected for their special historic or architectural interest. The high visual quality of these areas is often enhanced by mature trees and boundary walls."

The CCA covers a large part of the village (see fig 02) including the historic centre of Cawthorne where the application site is located. It has medieval origins with a core of 17th, 18th and 19th century buildings. There have been numerous 20th and 21st century building additions although there is a distinct character to the conservation area formed largely by the core of historic buildings, a uniformity in use of materials and building forms (there are surprisingly few listed buildings within the conservation area) and listed street furnishings. The church of All Saints which sits at the heart of the village is Grade II* listed, with some parts dating from as early as the 13th century. There are houses in the centre of the village ranging from as early as the 15th century.

Buildings are predominantly in local stone with stone slate roofs but brick, half timbering and render are also in evidence and provide welcome variety. Chimney stacks are much in evidence. Indeed the CCA is of value particularly for its townscape character as much as individual buildings and features. It is therefore important that the proposal scheme fits into and enhances this townscape character.



Fig. 20 - Photo around the CCA near the application site.



Fig. 21 - Photo around the CCA near the application site.

The historic core of the dwelling which is to be retained in the proposal is believed to have been built originally around 1711 by the Cannon Hall estate. An historic document suggests it was owned by a Mr Beaumont of Cawthorne Manor around 1806. Photographic and documentary evidence provides historical, communal and evidential value for the property quite apart from its aesthetic contribution to the CCA townscape. We therefore believe that the retention of the historic core of the property is appropriate and with that the proposals to demolish and replace later additions to the property should be judged on how they relate to the townscape value of The CCA and whether or not they improve the setting of the historic core.



Fig 22 - Photo of front elevation of 2 Hill Top c1880

The upper and lower parts of the CCA differ in character. The upper part, within which the application property sits, has a denser grain generally with a number of terraces of buildings often close to the highway age. This is particularly true of the east and south sides of Maltkiln Row, Hill Top and Darton Road. The west and north sides are characterised by more dispersed individual buildings (see aerial view Fig.23) some of which are substantial and extensive.



Fig. 23 - Aerial view illustrating the townscape character of the upper part of the conservation area. 2 Hill Top is in the centre foreground.

B. Impacts

The land on which 2 Hill Top stands falls away from the highway towards the west meaning that most close public views look down on the property. There are boundary walls and some perimeter planting that preclude a continuous open prospect but nevertheless views of the property are available from the highway at various points.

Removal and replacement of the large, unsympathetic and dominating garage with a smaller more appropriate structure is an immediate improvement. Removal of the incongruous planted roundabout in the front courtyard is another improvement to the townscape.

The application scheme allows the historic cottage element of the property to be read more clearly. The extent of the replacement extensions on the east, roadside, elevation sits substantially within the footprint the existing building (see diagram Fig.24). Traditional forms and materials are used in the proposal scheme with a chimney stack featuring in the new two storey gabled element.

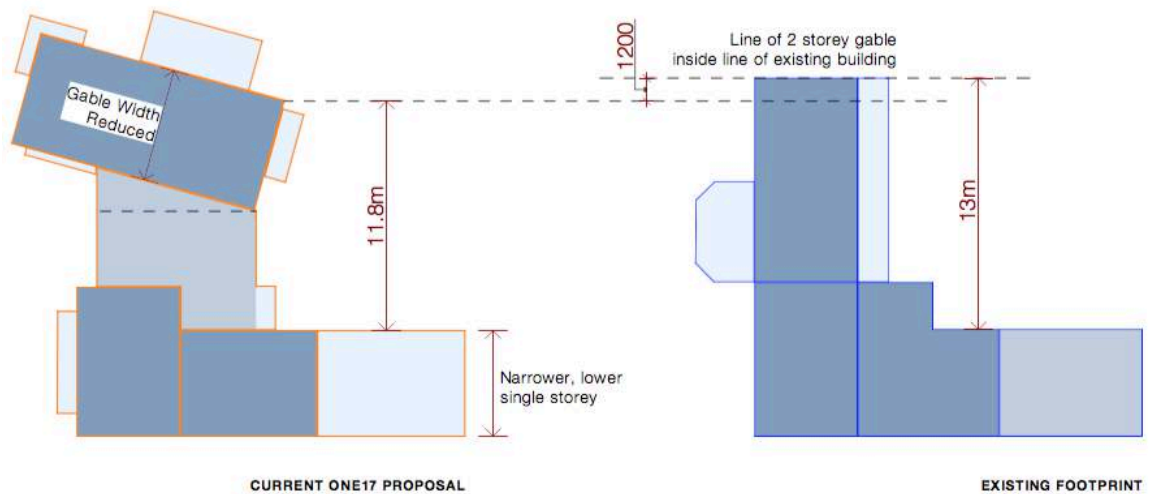


Fig. 24 - Comparative Plan diagrams

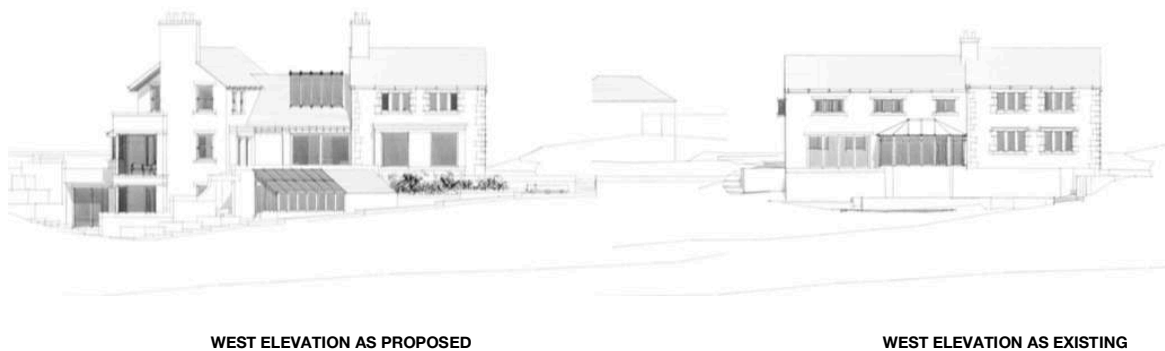


Fig. 25 – Comparative new and existing West Elevation highlighting renewal of strong chimney forms in keeping with CCA.

The variation in roof heights, angles and details, held together by the use of traditional materials and forms, avoids a monolithic block of building and enhances the setting of the CCA showing how texture, depth and interest can be created in the new building that complements and enhances the existing historic fabric and townscape.

This is an instance where a positive impact on heritage assets can be made. The inappropriate earlier extensions and development of the application site were, in our opinion, detrimental to both the historic core of the original cottage, and the character of the conservation area. The application proposal reverses these

negative impacts to the benefit of both the historic core of the existing dwelling and the character of the CCA.

C. Policy

The final proposal has undergone revision at various stages as a result of constructive dialogue with Barnsley LPA. (See Fig 26 showing development from the initial sketch proposal to the current scheme).

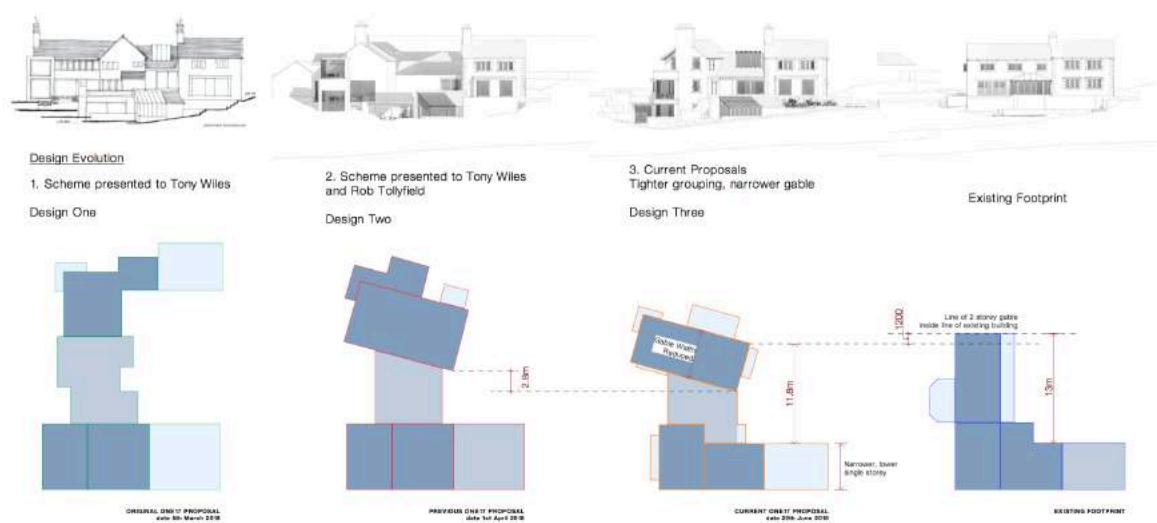


Fig. 26 Scheme development following discussions with Barnsley LPA

National planning policy as contained in the National Planning Policy Framework (NPPF) requires good design (Chapter 7) and also emphasises the importance of conserving and enhancing the historic environment (Chapter 12). These national policies are echoed and strengthened in local planning policies.

There is little value in quoting extensively from these documents but their advice has been borne in mind both in formulating the current design and during dialogue with the LPA in which the design has been refined and developed.

D. Position Statement

All application schemes seek to achieve an integration of the needs and aspirations of applicants with the broader concerns of national and local planning policy. The application site presents a wonderful opportunity to create a family home in a highly attractive location. The site is eminently sustainable as understood by the NPPF and it happens to fall within a conservation area. This contributes greatly to the attractiveness of the site whilst also imposing a further level of consideration to be integrated in the design.

In this particular instance there is an opportunity to undo some of the bad impact on the CCA that has occurred because of inappropriate development on the site and to improve the setting of the historic cottage at the core of the development.

The NPPF stresses that the need to meet the overall aims of sustainable development integrated into the natural, built and historic environment should not stifle innovation, originality or initiative by unsubstantiated requirements to conform to certain development forms or styles (paras 60 and 61).

We believe that the current application scheme has been developed from first principles with the requirements of the applicant and both local and national policies at the forefront. It has developed through constructive dialogue with the LPA and in our view represents a positive impact on the CCA that should be grasped to help improve the character and quality of the area (NPPF para 64).



Fig. 27 Aerial 3D perspective



Fig. 28 - 3D Model view from East



Fig. 29 - 3D Model view from South



Fig. 30 - 3D Model view from West



Fig. 31 - 3D Model view from West (high)

The physical 3D printed model can be made available to Barnsley LPA on request.

Nb: 3D's and illustrations in this document are supplementary to the drawings submitted with the application and as such, all drawings take precedence over any extracts or visual representations in this document.