



DESIGN, ACCESS & HERITAGE STATEMENT

Client

Mr John Wood

Project Title

Carlecoates Hall, Redundant Stables, Proposed Conversion to dwelling

Job Number

240615-CH

Overview

This statement has been prepared in support of a variation of condition application seeking to vary condition 2 on planning application 2021/0859 & 2021/0956. The amended proposals involve adding a chimney and modifying the dressed stone surrounds to a few of the windows and doors. The below statements should be read in association with the submitted planning application for the proposed development.

Background

Carlecoates Hall lies in the small village of Carlecoates within the Green Belt countryside. Carlecoates Hall consists of the main Grade II Listed Hall and associated former outbuildings, some of which have been converted into residential use. The existing stables (Unit 1), to which this application relates is set to the west of the site, adjacent to the access of the site. The existing stables is currently under conversion in accordance with planning approval reference 2021/0859 & 2021/0956. This approved works includes the erection of a single storey extension with internal and external alterations, including parking area, bike shed and patio.

Design Proposal

This application is for the addition of a chimney to the rear adjoining wall. The new chimney is to be constructed with coursed natural stone to match the existing, with local natural ashlar chimney crown. It is proposed that the new chimney will follow the design of the chimneys that were added to the neighbouring stables conversion 'The Grange.' This application is therefore not significantly different to what has previously been permitted.

At ground floor the chimney breast will connect to a feature Inglenook fireplace which will form the focal point to the new Lounge.

The addition of the new proposed chimney allows the existing stables to realign to its previous use; The existing stables contains an old fireplace, the old chimney was removed when building was reroofed in 1977. The original fireplace was either used for stables hands accommodation, keeping horses warm or drying saddles. When taking into consideration its past appearance, this application for the new chimney is considered an appropriate addition.

Revised stone details are proposed to the eastern window/ door surrounds. To the East elevation, the existing stone is rough coursed where it is was originally proposed to insert three new windows. It is proposed to add dressed stone to the window surround to finish the opening. On the approved drawings a stone head and sill are proposed only. It is proposed that the surround that will follow the same language as the existing window to the North elevation, to be formed in Millstone Grit, the local stone type. Please also note the slightly modified proposals to the doors, this shows larger head stones and jamb stones. These are proposed to align with local barn door surrounds in the area and to better align with the treatment of the existing doors to the south elevation.

Larger stone mullions/ piers are proposed to the extensions' external corners to meet the extensions lateral stability requirements.

Planning Policy

The development plan for this area is The Barnsley Development Plan which was adopted by Barnsley Council in January 2019.

Local Plan Policy GD1 General development, states that proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

In accordance with D1 High quality design and place making, it is proposed that works will be uphold good quality design and workmanship. The use of local materials and detailing to reflect the existing will reinforce the distinctive, local character and features of the local area.

With reference to Policy HE3: Developments Affecting Historic Buildings & HE1: Historic Environment, the proposed addition and alteration to the existing is considered a positive addition, conserving and enhancing the building's significance, whilst the Inglenook establishes a traditional feature and visual focus to the new Lounge, in addition to it offering atmospheric benefits.

In accordance to Poll1: Pollution Control and Protection, the chimney will be designed to ensure that emissions are at a safe height and dispersed sufficiently into the atmosphere.

Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt.

The scheme has been designed to be in accordance with these policies.

The National Planning Policy Framework sets out the government's national policies relating to specific topics.

The Framework, in section 12, puts great emphasis on achieving good design in all developments. Paragraph 135 sets out outcomes that planning decisions should aim to ensure that development achieves. These include being sympathetic to local character and history.

Section 13 of the Framework relates to protecting Green Belt land. Paragraph 154 in this section sets out a list of other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt. These include alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Section 16 of the Framework relates to conserving and enhancing the historic environment. Paragraph 196 sets out the desirability of new development making a positive contribution to local character and distinctiveness and it requires that applicants should describe the significance of any heritage assets affected, including any contribution made to their setting and that the level of detail submitted should be no more than is sufficient to understand the potential impact of the proposal on their significance.

The proposals are in accordance with that advice.

Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1151134

Date first listed: 21-Jul-1986

List Entry Name: CARLECOTES HALL

Statutory Address 1: CARLECOTES HALL, BROOK HILL LANE

Details: SE10SE DUNFORD BROOK HILL LANE (south side, off) Carlecotes 5/3 Carlecotes Hall GV II Large detached house. C17, of at least 2 builds with late C18 or early C19 additions and mid C19 alterations and additions. The mid C19 work was probably by George Shaw of Saddleworth, and was for John Chapman. Squared, coursed stone in various depths of coursing. Stone slate roofs. Z-shaped plan consisting of 3 parallel east-west ranges the southern 2 of which terminate in a north-south range. The northern range has been extended to the east in the late C18 or early C19 and again in the C20. Two storeys. Garden front: to left is a 4-light, double-chamfered, mullion and transom window with hood-mould to ground floor. To the right of this is a C19 arched doorway. Further to the right, in the gable end of the north-south range, is a C19 two-storey, 7-light, canted bay window with trefoiled lights and a crenellated parapet. The gable above has chamfered copings on moulded kneelers. In the internal angle formed by this range and northern range is a similar 2-storey bay, square and of 3 x 4 lights with cambered heads to ground floor and trefoiled heads to 1st floor, again with crenellated parapet. The northern east-west range has 2 bays of 3-light, flat-faced mullion windows and a chamfered doorway. Five ashlar stacks with cornice and cap. At the rear is a C20 two-storey addition not of special interest. Interior: two C17 fireplaces, the one in the north-south range with a C19 inserted fireplace, and a bressumer beam in front. Dividing this range is a cross-beam which is grooved for a partition. In the west room the joists have saw-tooth decoration and the windows have stained glass. Panelled oak screen upstairs.

Listing NGR: SE1784403354

The materials proposed draw direct influence from the existing, allowing the new to marry with the old. It is believed that the proposal would preserve and enhance the Grade II Listed Building and its features of special architectural or historic interest and would not lead to harm to the significance or character of the Listed Building.

Conclusion

In view of the above statements together with the details included in the planning application it is hoped that the Council will be able to support this proposal, which is in accordance with the relevant development plan policies and national policy guidance. The application presents a proposal of sympathetic scale, appropriate to its context, with use of considered local materials.