



design, access & heritage statement

application: Demolition of existing conservatory and replacement with a new extension, with associated internal alterations at The Old Blacksmiths Arms, 291 Barnsley Road, Hoylandswaine, S36 7JA

client: Mr B and Mrs B Clarke

job nr: 21026

date: 14 June 2021

Introduction

This design, access and heritage statement has been prepared by A+DP on the instructions of Mr B and Mrs B Clarke and provides sufficient information to accompany a planning application for proposed demolition of existing conservatory and replacement of this with a new single storey, flat roof extension with lantern rooflight, including associated internal alterations to The Old Blacksmiths Arms, 291 Barnsley Road, Hoylandswaine, S36 7JA.

The property is a two storey, detached dwelling, previously a public house. It is constructed from coursed stone to the front and some of the side elevations, with off-white render to the remaining side and rear elevations, with a pitched blue slate roof. It currently has a two single storey brown upvc conservatory extension to the north and east elevations and a detached double garage to the south. The dwelling is located within the Hoylandswaine Conservation Area on the Barnsley Local Plan.

The applicants would like to replace the existing conservatory extension to the north elevation with a new single, storey flat roof kitchen extension. The existing conservatory is not an original feature and is of no merit to the architectural character of the property or the conservation area. The conservatory leaks, it is not well built, and it is not thermally efficient. The house has an extremely small kitchen for the scale of the property and the applicants wish to replace this conservatory with a new efficient extension to provide a larger, more appropriate kitchen for the house. The extension will largely sit on the footprint of the existing conservatory, but will be squared off to the corner, where the existing conservatory is chamfered. The overall footprint is approx. 3.6m x 3.93m externally. The associated internal alterations are minimal and involve opening up the existing wall between the house and the extension to make better use of the current hall space, along with conversion of the existing small kitchen to provide a ground floor bathroom, providing more of a lifetime home for the applicants.

Use

The current use of this site is residential, this use will not change by virtue of this application.

Amount, Layout and Scale

The proposed extension replaces the existing conservatory extension. The size and scale of the proposed extension is of very similar proportions to that of the existing structure it replaces. The extension is squared off to the corner projecting out to the garden, which is currently chamfered on the conservatory. The extension is approx. 350mm longer to the north than the conservatory and approx. 175mm higher to the highest point.

Appearance

The existing conservatory is constructed from upvc, it is not particularly attractive and does not provide any architectural merit. It is proposed that the new extension will be constructed from regular coursed natural stone base, with a sawn stone ashlar string course, and blockwork and render above, as shown on the application drawings. These materials are to appropriate to the building and will generally match the existing. The proposed materials are of good quality. The detailed appearance of the proposals are all as shown in the application drawings.

Access

There will be no change to vehicular access to the site. Pedestrian access via the proposed extension to the garden will be through glazed upvc French doors. The proposals will not affect the main pedestrian access to and from the dwelling on the east elevation to Barnsley Road.

Significance of the Heritage Asset & Impact of the Proposed Development

The property forms part of the Hoylandswaine Conservation Area and as such is part of the Heritage Asset. The siting, scale, mass and character of the building which all form part of the asset will not be altered by virtue of these proposals. The impact of the proposals will be a positive one, with the extension providing a better quality and more architecturally pleasing addition to the property. The proposals are more appropriate than the existing conservatory, being sympathetic to the host building.

The proposed extension is set to the rear of the property and will not affect or change the properties contribution to the Conservation Area, it will not affect its setting or position within the area and the modified property will have no greater impact than that of the existing property. The proposed changes will be constructed of good quality materials appropriate to the character of the surrounding area.

Conclusion

The modified dwelling will provide the applicants with the space they need to create a useable kitchen-dining room which meets with requirements of current day living standards. It allows the replacement of an existing conservatory which is damp and leaking, and therefore not fulfilling its function. It will improve the property providing it with an appropriately sized kitchen and a ground floor bathroom. The proposals have been carefully considered to have no detrimental impact upon the significance of the Heritage Asset and the neighbouring properties and to in fact enhance. We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.
