

Extension to The Coach House
Cork Lane
Swaithes
Barnsley
S70 3QG

July 2017

Ref: 17.20

HERITAGE STATEMENT

1.0 Proposals

The Coach House is a two storey attached building which forms part of a courtyard group of former agricultural barns and outbuildings associated with Swaithe Hall. The proposals relate to a two storey rear extension to The Coach House and associated works.

The Coach House is not listed but it is adjacent to Swaithe Hall, Rose Bower and Swaithe Hall Farmhouse which are Grade II Listed buildings and therefore a Heritage Statement has been prepared to assess the impact that the proposals will have upon the listed buildings and their setting.

The works involve:

- the removal of part of a modern extension and an outside toilet
- the erection of a two storey rear extension
- alterations to the garden boundary wall at the rear
- addition of window and reposition rooflight on front (south) elevation

2.0 Planning Policy Context

The National Planning Policy Framework

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out twelve core planning principles including the need to:

- *conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations;*

Barnsley Core Strategy and its Development Policies

Extracts from the most relevant policies are as follows:

CSP31 The Historic Environment

It states that the council:

.. will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their setting will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings*

3.0 Physical Context

The site is located to the north of Cork Lane at Swaithe and forms part of a small settlement of former agricultural buildings associated with Swaithe Hall. The Coach House, which may originally have been stables, and the remainder of the original farm buildings have been the subject of a residential conversion scheme which has resulted in all of the courtyard buildings being converted to residential use at one time or another.

The Coach House and The Stables, to which it is attached, are built predominantly of natural stone with a blue slate roof. They have timber windows subdivided with glazing bars; and doors painted white. They are located at the north side of the courtyard group and the Coach House includes part of a wall which would originally have formed a walled garden to Swaithe Hall. This has been subdivided over time by the introduction of more modern boundaries but the majority still remains and forms the domestic curtilage to northern boundary of the Coach House.

The house has recently been extended (see Fig 10) with a single storey lean to on the north and west elevations but the historical ordnance survey plans show limited prior development.

4.0 Historical Development

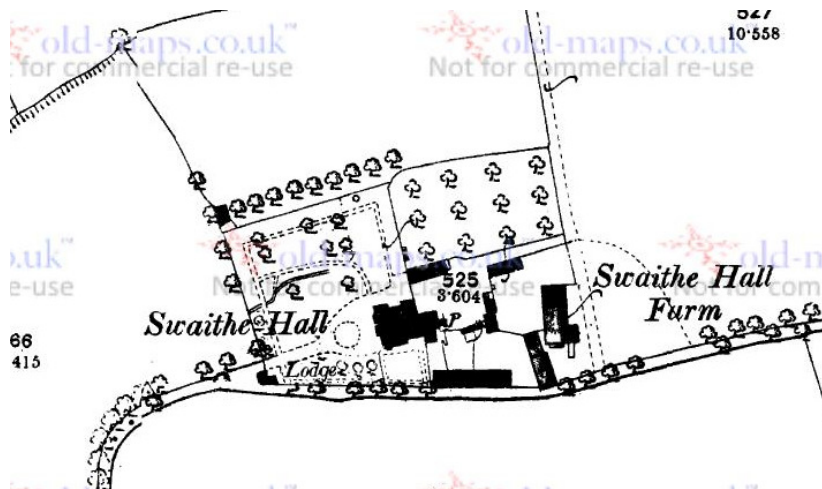


Fig 01. 1892 OS Plan

The 1892 version of the ordnance survey shows Swaithe Hall with the formal walled garden and the courtyard buildings including the Coach House. It also shows two very small outbuildings to the north, one of which could be the current outside toilet.

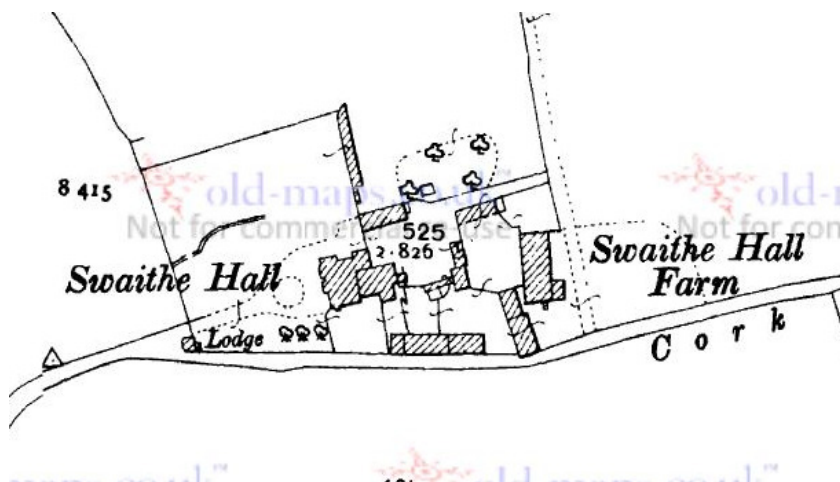


Fig 02. 1906 OS Plan

The 1906 OS Plan shows the addition of what appears to be a lean-to building on the east side of the garden wall which were not evident on the earlier plan.

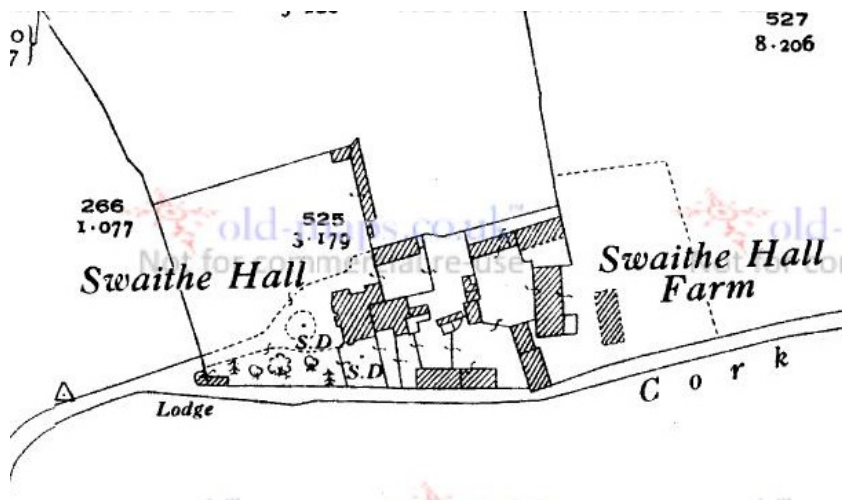


Fig 03. 1931 OS Plan

This plan is similar to the 1906 version but shows the garden house to the north within the walled garden.

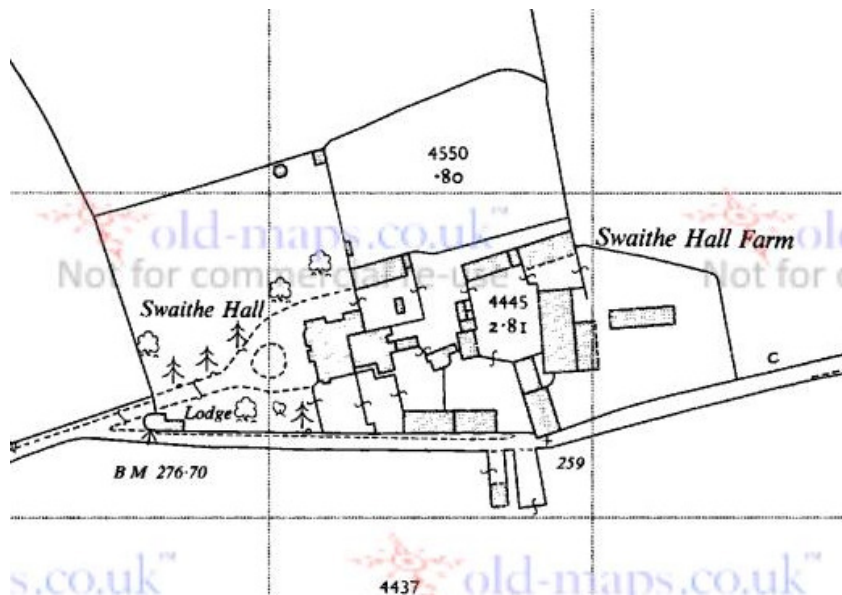


Fig 04. 1962 OS Plan

The 1962 version of the plan shows the removal of the lean-to buildings to the north of the Coach House and east of the walled garden but includes the garden room which is still there today.

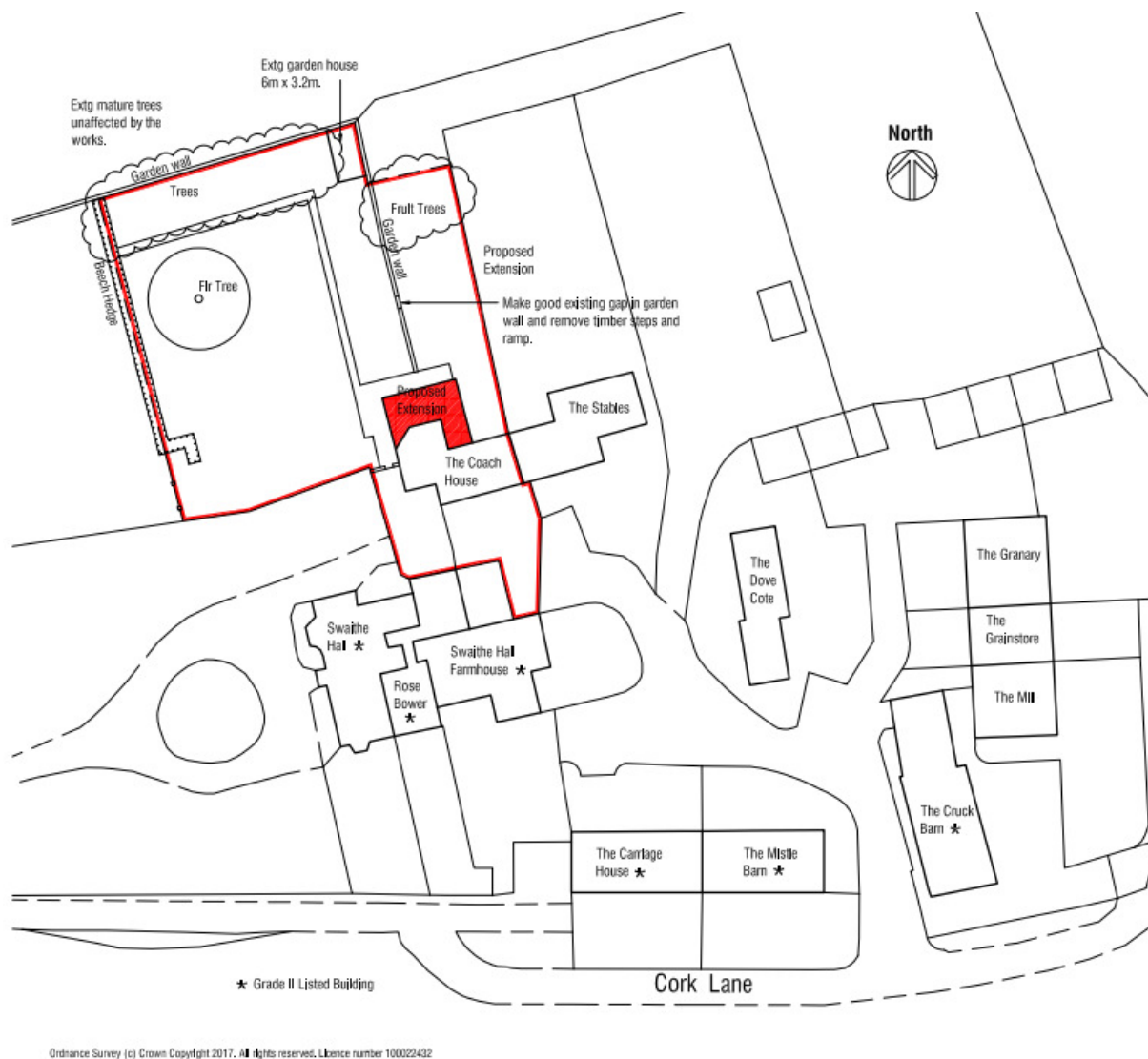
The rear curtilage to the north of the farm courtyard is then enclosed.

4.0 Heritage Assets – Designated Listed Buildings

There are three groups of listed buildings at Swaithe and two of these contain more than one dwelling. The Block Plan ref BP01 (extract in Fig 05) shows the listed buildings and their position in relation to the Coach House.

The List entry for the Grade II Listed Buildings describes them as follows:

- SWAITHE HALL FARMHOUSE, ROSEBOWER COTTAGE AND SWAITHE HALL; List entry Number: 1151076
- STABLE BLOCK AT WEST SIDE OF ENTRANCE TO SWAITHE HALL FARM
List entry Number: 1192045
- CRUCK BARN AT EAST SIDE OF ENTRANCE TO SWAITHE HALL FARM
List entry Number: 1151077



BLOCK PLAN

Fig 05. Extract from plan ref BP01 Block Plan showing proposed site and position of adjacent listed buildings.

The closest listed buildings are the Swaithe Hall group which include Swaithe Hall, Rose Bower and Swaithe Hall Farmhouse. The remainder are located further to the south east and although the alterations to the Coach House has some potential for impact upon their setting it is much less significant than the potential impact upon the adjacent Swaithe Hall group.

The site includes two ornate stone gate posts (see Fig 08) in a wall which links the south west corner of the Coach House with Swaithe Hall Farmhouse. This would have originally provided secondary access between Swaithe Hall and the farm to the rear with the principal access for Swaithe Hall on the western approach from Cork Lane.

5.0 Design

The proposals include a rear extension to increase the floor area of the existing building and include associated works. The Coach House has previously been extended by the erection of a single storey sitting room at the north-west corner and part of this earlier extension is to be removed.

The proposed plans show a two storey rear extension predominantly located on the north elevation of the existing building and not extending any further west than the earlier single storey extension. The two storey extension is slightly lower than the original building and includes a 'cat-slide' roof to limit the scale in a westerly direction. This allows the extension to integrate with the existing single storey extension roof to the west.

The works to the front elevation are limited to the addition of a first floor dormer window to match an existing window. This helps to provide natural light to a first floor bedroom and add balance to the overall elevation when viewed from the courtyard with the adjacent dwelling 'The Stables' which itself has two first floor dormer windows.



Fig 06 and 07 South elevation of The Coach House with the Stables on the right.



Fig 08 Stone gate posts at sw corner



Fig 09 Extg break in rear garden wall



Fig 10 Single storey rear/side extension



Fig 11 Single storey rear extension and outside toilet

6.0 The Significance and Potential Impact on Heritage Assets

The impact of the proposed works on the listed building and its setting will be assessed.

The main significance of the Coach House relates to its position and appearance which contributes to the setting within the group of Grade II Listed buildings around the courtyard which comprises Swaithe Hall, Rose Bower and Swaithe Hall Farm.

The proposed extension which is located on the rear (north elevation) make no changes to the scale and mass of the existing building when viewed in the context of the listed buildings which are on the south side. Alterations on the north side which could be considered to affect the setting of the listed buildings are limited to one additional window at first floor level and the repositioning of a rooflight on the south elevation. The additional window provides balance to the overall south elevation which includes 'The Stables' and have a neutral impact upon the setting of the listed buildings.

The rear extension requires the removal of a small outside toilet and a section of the garden wall. Part of the garden wall has previously been removed in this location as part of the earlier extension on the north side of The Coach House and although the proposals require the removal of a further section of the wall they do include the making up of a section of the wall (see Fig 09) previously formed and including steps and a ramp to give access between the east and west rear gardens.

The existing single story rear extension shown in Fig 10 with semi-octagonal form and hipped roof is a relatively unattractive addition and the proposals although more extensive adopt a more simple form of two storey extension with a cat slide roof which helps limits the visual scale of the rear extension.

7.0 Summary

Given their location, the principal rear extensions and internal alterations have no impact upon the setting of the existing listed buildings.

The removal of part of the rear garden wall, which is not listed, is mitigated by improvements to reinstate the wall within the rear garden (Fig 09) and remove the unattractive timber steps and ramp.

The only works that have any impact upon the setting of the listed buildings are the addition of a window and the repositioning of a rooflight on the south elevation. This approach is similar to the adjacent 'Stables' and adds balance to the overall elevation. It is not an incongruous addition and will have a neutral affect upon the setting which will help to protect the character and appearance of the listed buildings.

We consider that the alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a long horizontal flourish line.

MBooth Design