

DESIGN AND HERITAGE STATEMENT

Application: Proposed New Garden Room and Access Steps.

Location: The Mistal, Upper Elmhirst, South Lane, Cawthorne, Barnsley, S75 4EF.

Client/Application: Mrs K Butterworth.

Reference: TM06.

Date: March 2023.

DESIGN AND HERITAGE STATEMENT

Introduction

This statement has been prepared to support an application for the construction of a 'garden room' building abutting the existing single storey garage to the south-west of the existing property, with access steps and which is described further in the design section of this statement.

1.0 ASSESSMENT

1.1 Physical Context:

The existing property is a recent barn conversion (in the year 2000). It is constructed in narrow coursed stone rubble walling with stone dressings to openings under a steeply pitched artificial stone slate roof. Windows are brown timber casement, external doors are painted timber fittings.

A detached garage of similar construction is also present, located to the rear (south) of the dwelling house.

Adjacent properties to the north are the other buildings that formed the original Farm that have mostly been converted to residential use.

Views of existing garage and retaining wall – Figure 1.0

View of the site from north-west. – Figure 2.0.

1.2 Heritage Asset

The Mistal is part of a L shaped group of farm buildings and stabling which is Grade II listed (23rd November 1987). The farm buildings were part of Upper Elmhirst Farm and they stand to the south west of the main farm house and adjacent to South Lane. The buildings sit within the open countryside and are a fine example of rural and farming heritage.

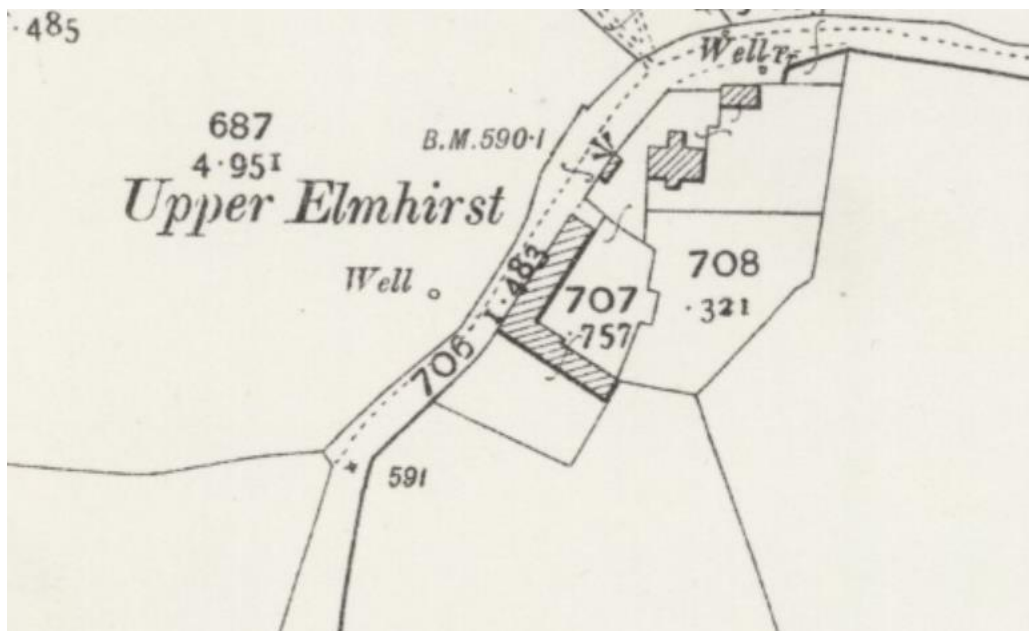
The listing describes the building as:

Range of barns and stabling. Late C18 or early C19. Thinly-coursed rubble. Stone slate roof. L-shape plan. Two storeys. Two, large, segmental-headed cart entries, to left, with quoined jambs. Three small quoined entrances to right, two of which have slightly-cambered heads. Two square pitching-holes at high level. At far left the range returns at 90° and has a quoined entrance and a single-light window. Roof hipped at right end. Rear main range: two, quoined, square-headed opposed cart entries. Some later lights. Symmetrical arrangement of round-arched ventilation loops.

Interior: slender queen-post roof trusses.

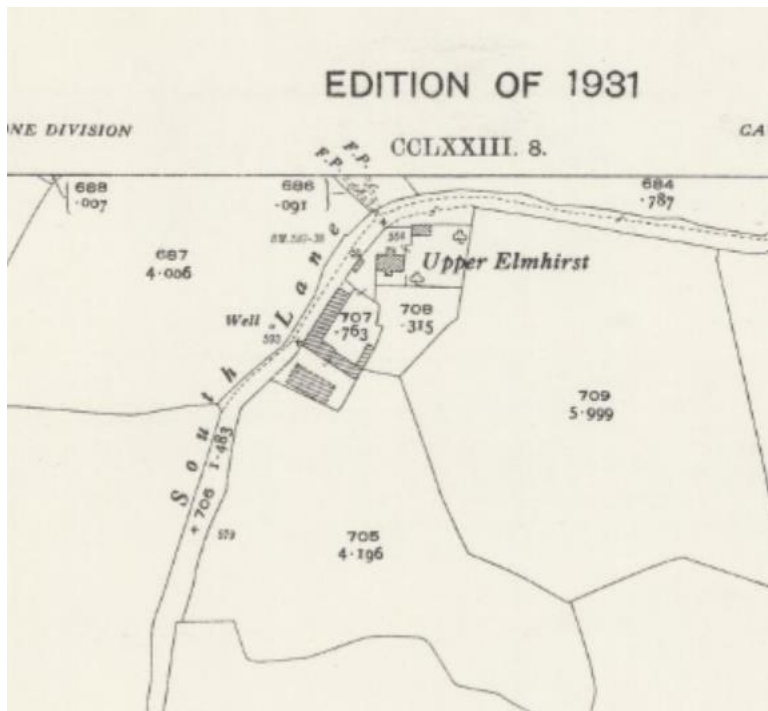
According to OS maps of 1891, the curtilage of the listed building extended slightly beyond the south elevation and abutted the east side:

1891



The 1931 OS maps show the curtilage relatively unchanged and a barn alongside the south boundary had been built:

1931



By 1959, the L shaped group of barns had been extended but the curtilage remained unchanged. However, the barn to the south had either been extended or replaced. This additional farm building projected out to the south east of the farm buildings and outside of the historic curtilage of the listed building.

1959



According to planning permission B/00/1295/PR, the garage which belongs to The Mistal was a conversion of an old farm building. The age of this converted farm building is not known. It is also not known whether it is part of the building which is shown on the 1959 OS Map. The

listing does not state that the converted garage farm building is a listed curtilage building and its siting falls outside the historic curtilage of the L shaped listed farm buildings. Therefore, based on the information available, it is considered that the garage is not a listed curtilage building. However, it is recommended that the LPA consider this further and provide confirmation.

1.3 Constraints

The main constraints are the Green Belt designation and the effect on the heritage asset.

1.4 Green Belt Policy

The starting point for considering development in the Green Belt is the NPPF.

Paragraph 149 of the NPPF states the construction of new buildings in the Green Belt is inappropriate unless it meets one of a number of exceptions. One exception is:

c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

1.5 Heritage Policy

Paragraphs 189-208 of the NPPF are relevant to heritage assets. Paragraph 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The NPPF goes on to state that a local authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal. When considering the impact of a proposed development on the significance of a designated heritage asset, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

A similar duty is applied by Section 72 of the Planning (Listed Building & Conservation Area) Act 1990, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

2.0 EVALUATION

The assessments have highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

3.0 DESIGN

3.1 Use

The garden room is to be used as a 'home office' and storage to the existing domestic dwelling.

3.2 Amount

Single storey structure with a footprint of 5200mm x 6000mm, an eaves height of 1850mm and a ridge level 3000mm (to match the existing). New steps 1200mm wide

3.3 Layout

The proposed garden room has been positioned to abut the existing garage gable end and sits in a semi enclosed part of the garden with surrounding mature landscaping. The new steps are to be centralised to a section of existing retaining wall.

3.4 Scale

The proposed garden room is single storey, slightly submerged below the existing ground level and to be entirely subordinate to not only the main part of the house but also the detached garage. The proposed roof ridge height and pitch will also match the existing garage. The new steps will be subordinate to the existing wall.

3.5 Landscaping

The majority of the gardens and their associated landscaping are unaffected by the proposals, wherever possible the existing landscaping in the affected part of the site has been retained to "settle" the new building in to its setting.

3.6 Appearance

The garden room is to be constructed out of traditional and contemporary materials:

- The front elevation wall is horizontal (Trespa) timber effect cladding;
- The side and rear walls are vertical timber clad;
- The roof is constructed in metal (standing seam profile);
- Casement windows and a patio door to be anthracite upvc;
- 2nr Velux type roof windows are sited on the south facing roof pitch;
- The steps treads & risers are constructed in natural stone.

3.7 Access

The site will continue to be accessed from South Lane via existing private drive.

3.8 Effect upon the Heritage Asset

The proposed garden room would sit within the curtilage of the listed building and alongside the south boundary.

The proposed garden room is of a simple design and its proposed materials are typical for such buildings.

The proposed garden room is small scale and sits in the corner of the garden. The ridge would be the same height as the garage it would be adjacent to. The garden room would be screened from the south by a hedgerow. Therefore, views of the listed building from the south remain unchanged. This is demonstrated by the photo below:



From the south west, the view of the garden room would be limited to glimpses due to walls and established planting:



4.0 GREEN BELT CONSIDERATIONS

Case law has confirmed that an outbuilding, whilst physically separated, can be classed as a 'extension' to the dwelling house where it is a 'normal domestic adjunct'. The proposed outbuilding is within the garden and the curtilage of the main dwelling. The garden room would be visually seen in context with the main house and is only 11m away from the dwelling. Therefore, it is deemed to be an 'extension' to the dwelling.

The dwelling has not been extended previously. Volume calculations are not included as it is clear that the garden room would not be a disproportionate addition. Therefore, it would be an appropriate development and meets exception c) of paragraph 149 of the NPPF.

Where a proposal meets exception c) of paragraph 149 of the NPPF, a test on openness is not required.

5.0 LISTED BUILDING CONSENT

The proposed garden room will abut the garage (converted farm building). As stated above, it is not considered that the garage is a listed curtilage building. Therefore, a listed building consent does not accompany the application. When considering whether a building is a listed curtilage building, it is not often black and white and advisory notes from Heritage England state that where it is not clear, the applicant should seek advice and confirmation

from the Local Planning Authority. Therefore, as part of the application process, the LPA are politely asked to consider whether the garage is a listed curtilage building. If the LPA consider the garage to be a listed curtilage building, a listed building consent will be submitted.

6.0 SUMMARY

Taking all factors in to consideration it would appear that the proposal is compatible with both national and local planning policy and it is therefore hoped that it can be viewed favourably during the planning application process.

Regards

Giles Bowden

Figure 1.0



Figure 2.0

