

Proposed Semi-Detached Town-houses, 34 High Street, Royston

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Heritage, Design & Access Document

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Value Added Design
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Location Plan

Proposed Semi-Detached Townhouses, 34 High Street, Royston, Barnsley, S71 4RF



Existing Site Location Plan

This document has been prepared to support the application to erect a pair of semi-detached, two and a half storey dwellings, with accommodation within the attic space, alterations to site access and the erection of a new detached garage, at 34 High Street, Royston, S71 4RF.

The site comprises a historic building to the north west, possibly of former agricultural use, along with a large associated parcel of unmaintained land containing a drive and garage. The land has little value to the host dwelling as additional private amenity, and as such it is believed would serve well as a self-contained plot for a pair of new dwellings.



Site Photos

Proposed Semi-Detached Townhouses, 34 High Street, Royston, Barnsley, S71 4RF



Site Approach From West On High Street



Existing Building Fronting High Street



Existing Site Access From East On High Street



Existing Building East Elevation

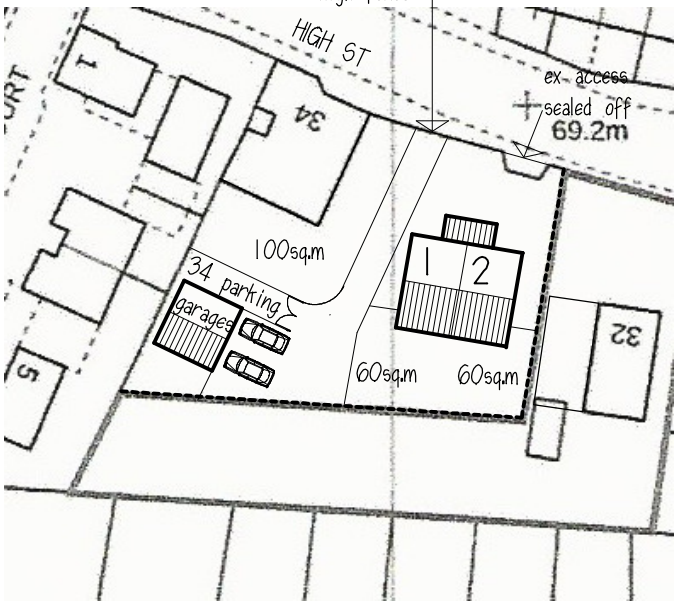


Barnsley Metropolitan Borough Council's Local Plan Extract

Barnsley Metropolitan Borough Council's Local Plan policy map identifies the site as unallocated land, located on a Local Strategic Highway Network 90m away from the Primary Shopping Area of the Royston Local Centre, between two supermarkets, well within the Royston Settlement Boundary. As such the site is not subject to any site specific policies, but can be understood to be ideally positioned both in terms of access to local amenities, and to the wider highway network.

21m distance between habitable windows
12m distance between windows & gable

3.1m new access with 2mx2m vis splay either side of access max. 600mm high fence

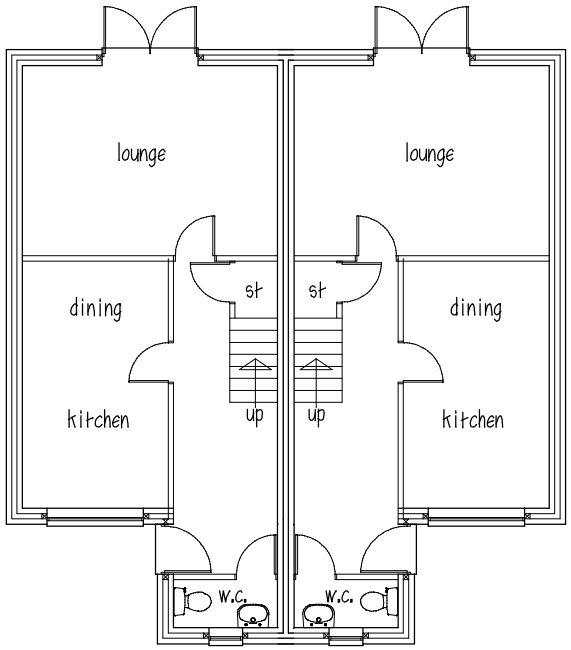


Proposed Site Plan 1:500

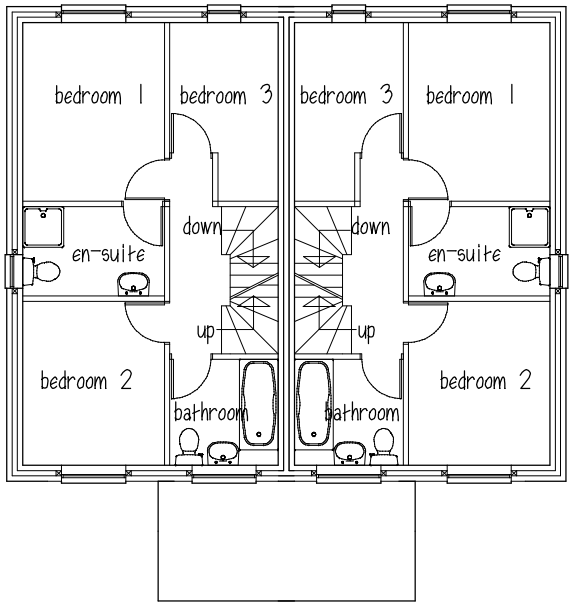
The proposals seek to retain the historic host property No. 34 High Street with a reduced 100m2 private garden, whilst erecting a pair of semi-detached dwellings to the east within the rest of the underutilised larger plot near the centre of Royston. The proposed infill dwellings are to be set back from the road, to the centre of the plot, more closely replicating the building line of the properties to the east of the site. The properties have been sited 21m from the nearest habitable windows facing the primary elevations of the development, and 12m from habitable windows fronting the blank side gables, including those in the host dwelling.

Each proposed dwelling will have their own private parking provision off the shared access, and 60m2 private garden amenity to the rear, supplemented by a similar front garden that will be private except for the shared access.

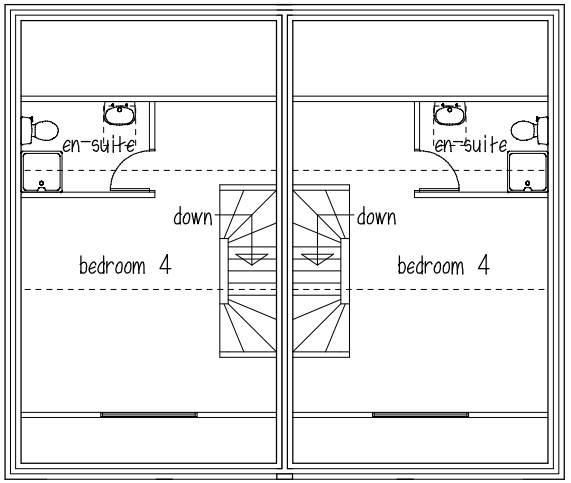
The site is currently accessed from High Street highway to the north of the plot, with an opening to the east in the existing boundary wall that fronts the pavement. The boundary wall drops from over 2m in height adjacent to the existing property, down to approximately 600mm in height to the east to allow visibility for the access. It is proposed that the development would relocate the existing access off High Street to the centre of the plot to create a new shared 3.1m access drive. The higher section of existing boundary wall will be replaced in this location with a 600mm fence to create a 2m visibility splay for the new access, and the existing access opening will be sealed off. The access drive will mirror the many access drives of properties to the east on High Street, and it is anticipated that the increase in vehicular traffic from the addition of two dwellings will be minimal.



Proposed Ground Floor Plan 1:100



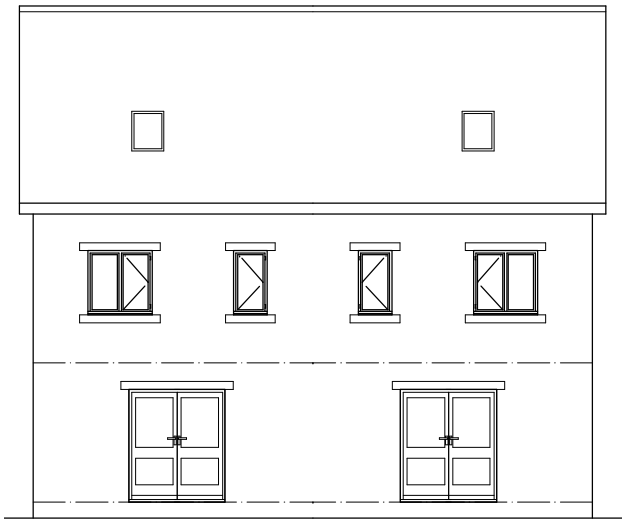
Proposed First Floor Plan 1:100



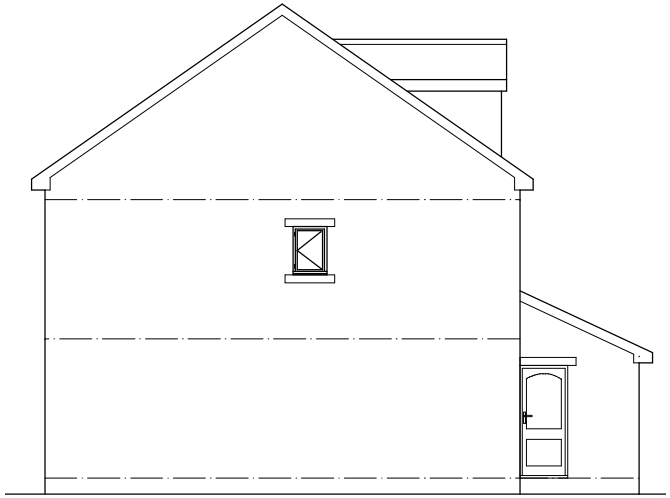
Proposed Second Floor Plan 1:100



Proposed Front Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

ROOF - concrete interlocking tiles
WALLS - brick with art. stone head & cills



Winmarith Crescent Properties Neighbouring The Application Site To The West



Oakwood Road Properties To The North West Of Application Site



4 Storey Properties High Street East Of The Application Site



Station Road Properties To The North East Of Application Site

The proposals look to erect a pair of two and a half storey townhouse dwellings, that will have accommodation over 3 floors, but with the second floor being within the attic space with a single small dormer per property.

It is understood comments were raised at the pre application stage regarding three storey dwellings not being typical in Royston save for a handful of non-domestic properties in the centre, and concerned over the possible overbearing this could have on the setting of the existing historic house. It is noted however that no elevations were supplied at that time, so these comments were not made in the context of a wider comparison with neighbouring properties and nearby developments.

In assessing the scale and potential impact, it is significant that there do appear to be a number of larger two storey dwellings in the area, with many of the newer development properties being relatively tall detached and semi-detached buildings. Particularly of note are the multi-house developments on Winmarith Crescent directly neighbouring the application site to the west and in the immediate context of the existing historic building, and Oakwood Road to the northwest of application site. Whilst they do not appear to have accommodation within the roof in these developments, it is noteworthy they have a comparable ridge and eaves height to that proposed. It is also clear that the use of dormers is in the creation of a third storey already has precedent throughout Royston, with a number visible on properties to the nearby Station Road to the northeast of the application site. Finally, it is noted that whilst the Council make the distinction of non-domestic properties in the centre being 3-4 story, they do form part of the immediate context to the site being located approximately 90m away, and as such will make the proposals appear modest by comparison.

Urban Grain

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Existing Urban Grain Plan



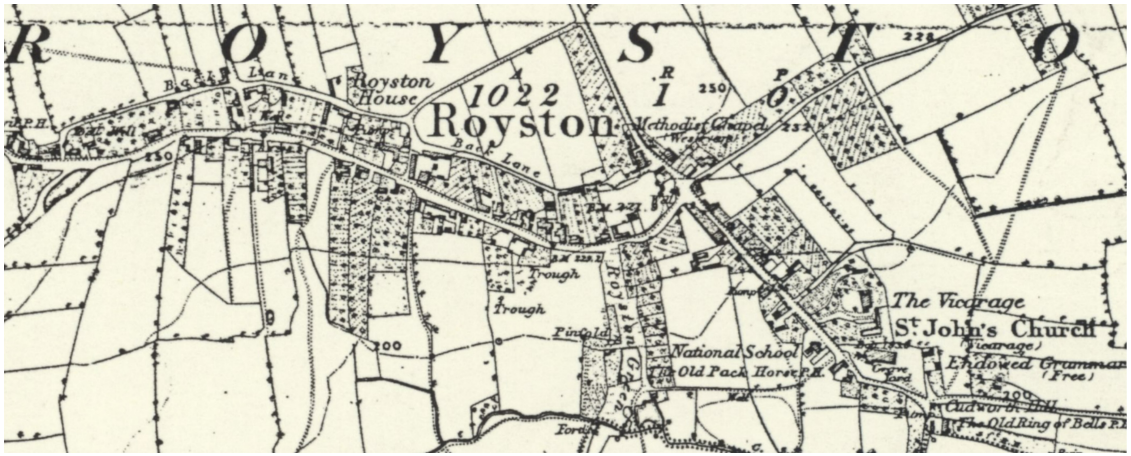
Proposed Urban Grain Plan

Given the infill nature of the proposed development, an assessment of the urban grain is useful in understanding the appropriateness of the proposed building siting and density.

The existing urban grain indicates clusters of development, characterised by semi detached properties interspersed with larger detached properties, in a loose development pattern following the road layout. The modern developments surrounding the application site have a much higher density, with the application site forming an unusually large open void. Most of the other voids between buildings comprises roads and car parking, with relatively modest sized gardens to the rear between domestic properties.

The proposed urban grain indicates that the development connects the building line between the host property that abuts the pavement to the north, and the dwellings to the east that are significantly further set back within their plots. Additionally, the scale of the two proposed buildings is similar to that of the single host property, and does not feel out of place with the other properties on the road.

The application plot and host building No.34 appear on the first edition Ordinance Survey map of 1854. The host building appears at this time to have been part of a larger compound to the west that fronts High Street and has a return on the other side forming a courtyard to the south. It is likely this was a farm, possibly Holly Croft Farm as per a nearby annotation on the later Ordinance Survey map of 1907. It is unclear as to how much land may have been associated with the farm, with a wooded area to southwest of the complex, and the application site being bounded to the south by open land, described in the 1854 OS map as "Trough" and later in the 1894 OS map as "Royston Green". The parcel of land forming the application site however, is denoted as quite a clear shape, though extended around the courtyard to the west from its current shape, and hatched differently from the open fields, perhaps suggesting more of an area of garden amenity separated from the agricultural use.



OS Map 1854



OS Map 1854

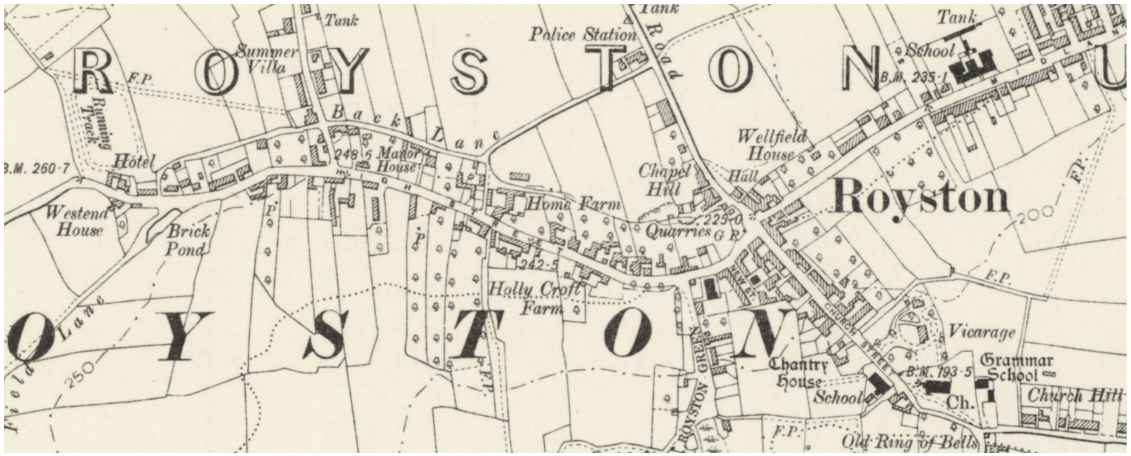


OS Map 1894



OS Map 1894

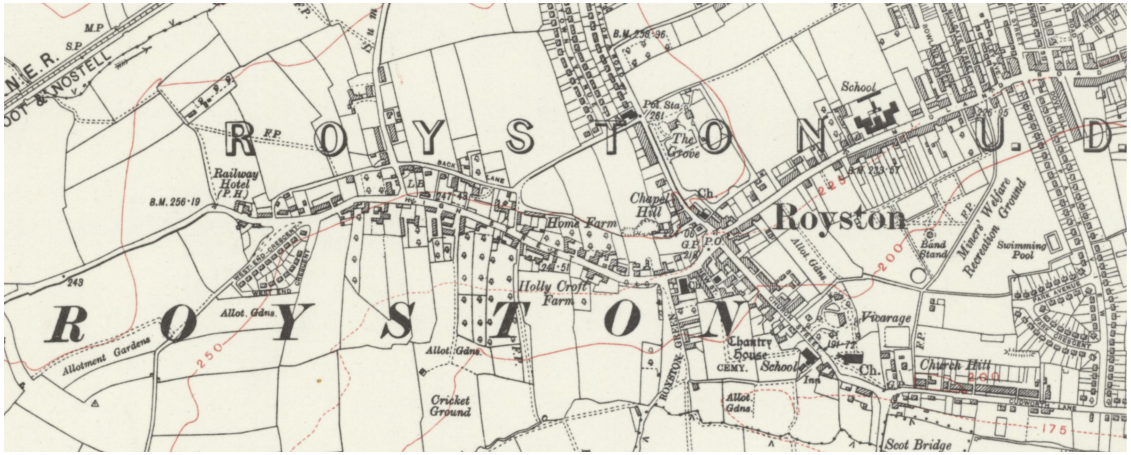
The Council's own analysis highlighted a belief that the outline of the dwelling is slightly different today due to Victorian modifications post 1850 which would have brought the east element of what was once likely to have been a barn into domestic use, pointing to the red brick chimney and Victorian window over a much earlier stone arched opening. It is however noted that the footprint of the building does not appear to change within the application site during this period, with the only apparent extension to the complex by the 1907 OS map on the western boundary where an attached additional leg is added to the complex possibly forming a separate curtilage.



OS Map 1907



OS Map 1907



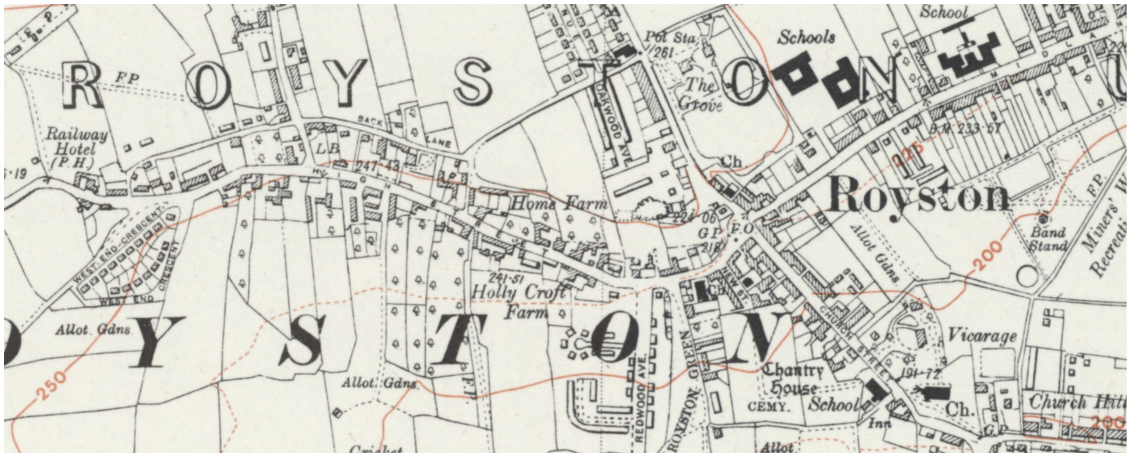
OS Map 1932



OS Map 1932

Site History

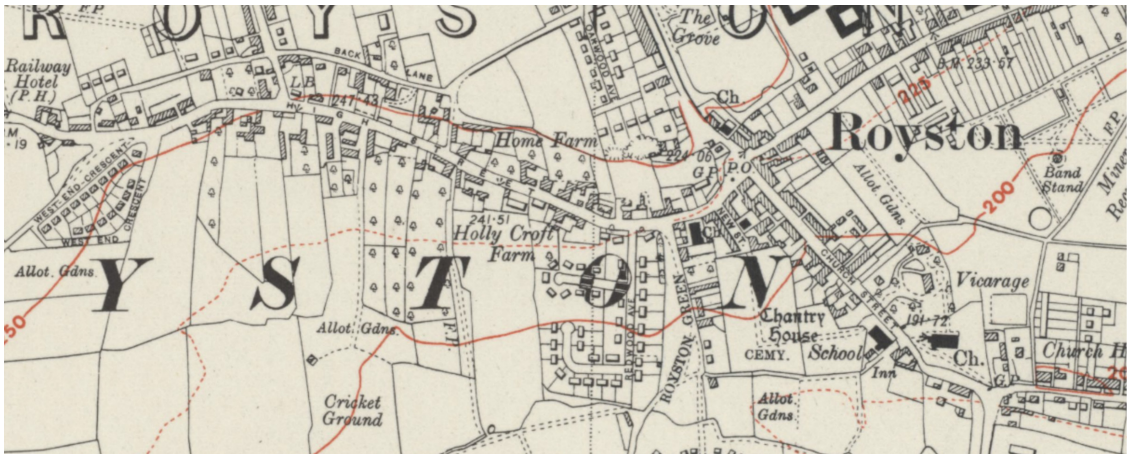
The site and context remain largely the same without any further development until the construction of the new properties to the south and east of the application site forming Jesmond Avenue and Redwood Avenue, that appear between the Ordinance Survey maps of 1932 and 1938, reducing the rural setting of the site. Additional infill plots are utilised by 1949, including the neighbouring properties to the east No. 28-32 High Street, however at this point the farm complex still exists to the west in its original form.



OS Map 1938



OS Map 1938



OS Map 1949



OS Map 1949

Site History

At some point since 1950 to the present, the remainder of the farm complex to the west of the application site was demolished with the westerly section of the application building exhibiting repaired stonework and timber cladding gable to the westerly elevation, appearing to have been cut from the barn range or something similar fronting High Street. This is further evidenced by the roof design that is hipped to the east where it connects to the north south leg of the building, but then abruptly stops with a blank gable to the west. Also the application plot appears to have been straightened off to the west at a similar time, loosing the stepped shape around the courtyard.

It is unclear why the larger complex was demolished, or indeed when, however the planning history for the site indicates a request for the unused land to be used as winter storage of showman's vehicles and the siting of 2 mobile homes in 1983, suggesting it had been vacant for some time at that point. The site was finally developed with an extensive ten dwellings with garages housing development after an approval in 1985.



Modern OS Map



Modern OS Map









The site is neither nationally Listed, or within the context of any other statutory Listed building, or within a designated Conservation Area, and as such the proposed development is not subject to any additional statutory constraints or planning controls afforded to Listed Buildings or development within a Conservation Area.

It is noted however, that the Council has suggested the application building should be considered a non-designated heritage asset of some moderate local interest, and as such "*where Planning Permission is required, any development likely to affect a non-designated heritage asset or a heritage asset of demonstrable significance will be a material consideration*".

The host property on the site is clearly old, likely early-19th century, and as such does hold some interest in terms of dating and vernacular character. However, not all old buildings have particular significance, and it is felt that the Council have not fully outlined the "*demonstrable significance*" for the host property over an above its age and possible former agricultural use. It is noted that much of the buildings potential significance is reduced by the fact that the majority of the original possible farm complex form to the west has been demolished and replaced with a denser scheme of 10 dwellings abutting directly up to the west elevation of the building. In addition to this loss of historic fabric and context that would otherwise provide legibility to the remnant of the historic complex, what remains has significant elements of deterioration. Additionally, whilst the building has a positive aesthetic to the eastern elevation, this is obscured currently by a significant boundary wall to the front of the site, leaving only the near blank north elevation visible to the public. As such, it is felt the application site has a relatively modest historic value itself, and the buildings proposed retention is proportional to the small but positive contribution it makes to the historic and agricultural character of the area.

The key issues in assessing the impact of the proposals would be, the extent to which building to the east of the existing host property would affect the setting and views to the historic building, and whether or not the siting of the infill dwellings remove a significant open space that contributes greatly to the character of the area.

Firstly, whilst the Council have expressed concerns regarding the overbearing this could have on the setting of the existing house, it is noted that the proposals meet all outlined special standards with regard to offset distances to existing properties, and as such should be positioned at an acceptable distance from the property as to mitigate any potential overbearing impact. Additionally positioning the buildings at 90 degrees orientation from the existing building and setting the plots back within the site will reduce the overbearing further, and will remove any potential feeling of overlooking from the proposed dwellings. Furthermore, the potential overbearing impact of the scheme is considered minimal when compared to the likely impact of the previous approval to the western neighbouring plot where 10 properties were approved on a site not significantly bigger in size to that of the application site, directly within the same context of the non-designated heritage asset and with properties in a lot closer proximity to the historic building, approximately 2m to the closest property.

In assessing the legibility of the site, it is noted that altering the northern boundary treatment to open up a new access with a lowered boundary allowing for visibility, will significantly increase the visibility of the aesthetically appealing eastern elevation of the host from public land. Additionally, whist it could be considered that developing a parcel of land that has historically remained empty would impact on the significance of the land, it is argued that the land that has been significantly overgrown for a number of years and without a useful purpose for the host dwelling would hold little value in its current state.

In conclusion, it is felt that the significance of the non-designated heritage asset is relatively modest, and therefore the potential impact of a proposed low-density development within a fairly large plot, that retains the asset whist meeting Council determined spatial standards, should proportionally be considered acceptable. Furthermore, the previous eroding of the historical character, through the demolition of the wider site context and construction of a far less sympathetic high-density development to the host buildings rear, lessens the effect the current infill development may have. Finally, the proposed alterations to the northern boundary and access would be considered to increase visibility and therefore better reveal and increase legibility of the heritage asset.