



Cawthorne Old Barn – First floor and 2- storey side extension

Design, Heritage & Access
Statement

MR MILNER

16TH MARCH 2026

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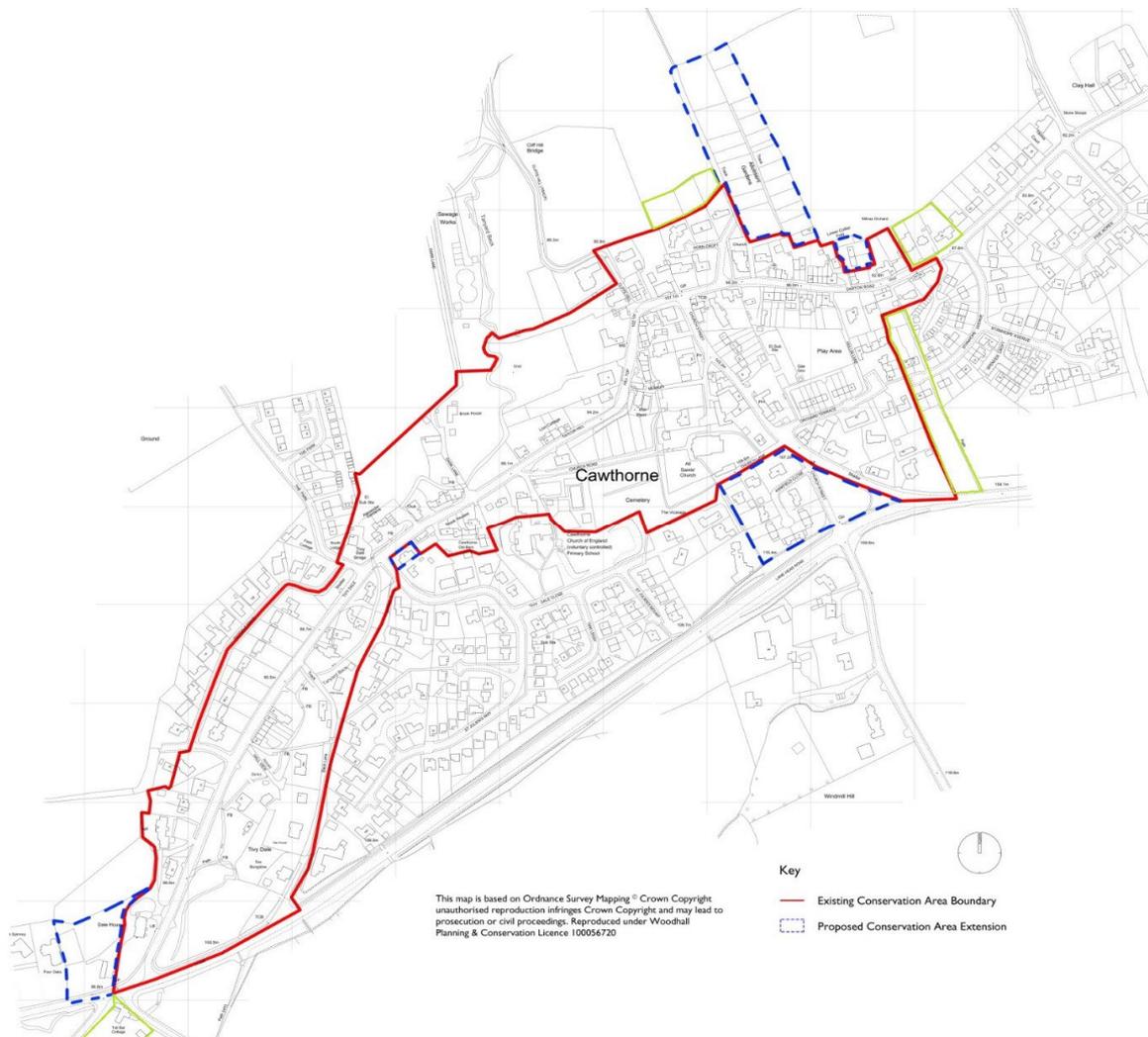
1 Introduction

This Planning Design, Heritage and Access Statement has been prepared by Chris Walker on behalf of Mr Milner in support of a householder application for the erection of a first-floor rear and 2-storey side extension to the rear of an existing barn conversion. This is a modification of an approved planning application that was approved in 2013; here is the application reference: 2013/1061

Along with evaluating the site and referencing local policy, including the Cawthorne Parish NDP (Neighbourhood Development Plan) and Barnsley Local Plan, and using the previously approved application as a basis, we have kept the characteristics, the scale and material choice in keeping with the above policies, the existing lapsed application and the site itself to create a new space that blends and adds to the site overall.

2 Site Description & Local Context

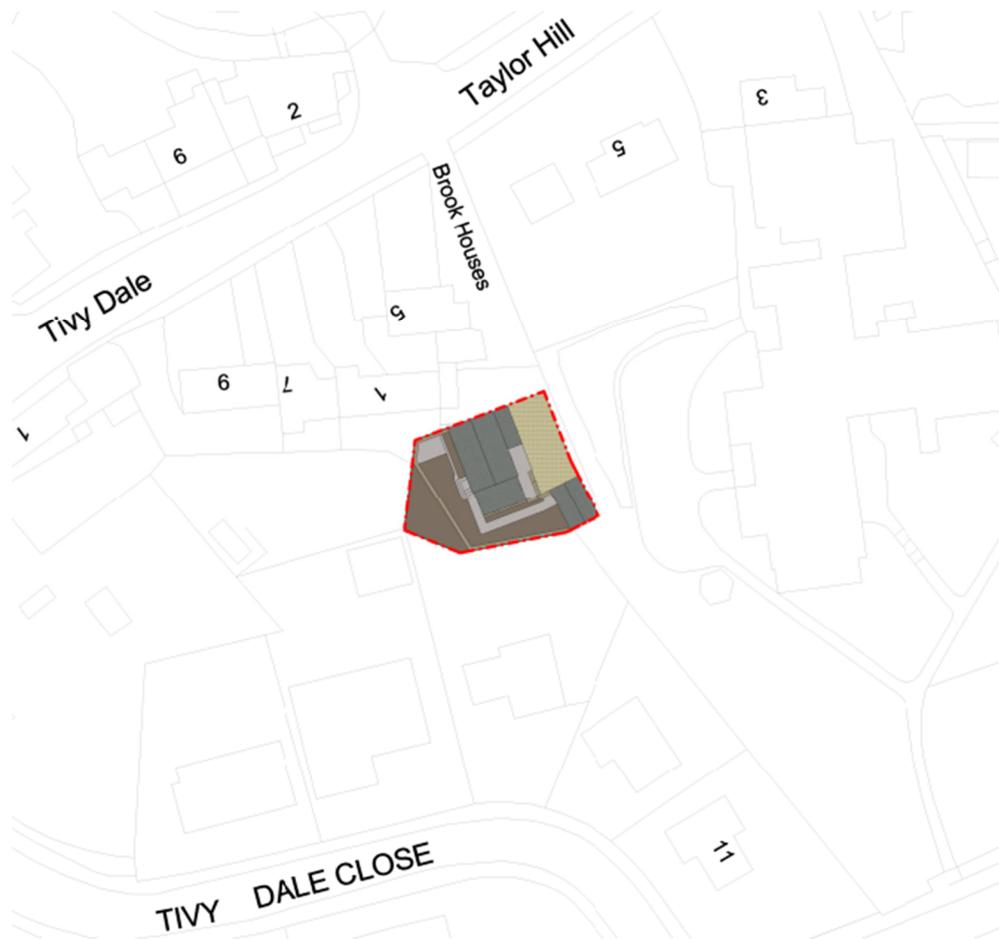
The site is located to the West of Barnsley centre in the village of Cawthorne and is on the boundary of the Cawthorne Conservation area (area shown below).



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Excerpt from Cawthorne Conservation Area Appraisal and Management Plan (Page 30)

The site sits tucked away down a shared access driveway, off Taylor Hill and opposite Dark Lane, to the South of a collection of properties, which form Brook Houses. The applicant property is a converted barn with an existing ground-floor extension to the rear surrounded by a landscaped garden.



Excerpt from the Site Location Plan

The site is up a gently sloped (upwards towards the site from the road) shared drive past two neighbouring properties, and is surrounded by other residential properties but due to the nature of the topography and existing landscaping, is in a very private setting.

3 Design Brief

The client wishes to revive an existing approved application for a first-floor extension over the existing ground-floor extension that was completed in 2013, with some amendments to make the extra space more usable in their daily lives.

The extension comprises an additional bedroom together with an En-suite bathroom. Along with this space, we are proposing a small two-storey side extension designed to contain a storage area, the aforementioned bathroom and a staircase to provide access to the first-floor bedroom from the ground floor.

Finally, to provide the space with natural light, there are two conservation-style rooflights on the Eastern side of the new roof to provide light into the staircase and en-suite bathroom area and a small dormer roof with a glazed double door out onto a small balcony area

4 Design Considerations

As with the lapsed application, the design has been kept in keeping with the context of the current site and surrounding area, both in terms of scale and the material choice. The roof design has also been carefully considered to maintain a visual character that is sympathetic to the original building.

The ridge line of the proposed first-floor extension is lower than the existing dwelling to create a visual distinction between the two parts of the property. The section of roof over the 2-storey area is characteristic of barn buildings of this type and is much softer in scale and appearance than forming another gable. This design has been mirrored with the roof of the small dormer.

Materials

The material choice for this development is to keep as close to matching the existing materials of the current dwelling as possible.

- Walls: Natural stone finish
- Roof: York stone
- Guttering & Downpipes: Black metal
- Rooflights: Conservation-style
- Door: Timber-effect glazed
- door with glazing bars
- Type and style to match existing

5 Access

There is no change proposed to the access of the site.

6 Heritage Statement & Conclusion

Throughout the initial brief and subsequent design changes to get to the preferred layout and design with the client we have referenced the local policy, including the Cawthorne Parish NDP (Neighbourhood Development Plan) and Barnsley Local Plan.

The scale of the development and the materials used, which is essentially designed to replicate what is already on the site, are in keeping with the current dwelling and the surrounding properties.

Due to the small scale of the proposed development, keeping the material choice sympathetic and in-keeping with what is already on site and the fact that the property is in a tucked-away location and is not visible to anyone passing by on Tivy Dale, we believe any impact of the development on the Conservation Area would be extremely low.

We also believe that the proposal is compliant in terms of both local and national planning policy and we trust we will be supported in this application.