

Design Access and Heritage Statement

The Croft Farm, High Street, Billingley, Barnsley, S72 0JA

The applicant's property 'The Croft Farm' is an existing detached dwelling which forms a domestic property approved in the late 1980s. The dwelling is accessed from the rear via a private drive from High Street. The property also lies with a substantial plot. The property is stone built with timber dark stained windows, there is a upvc conservatory to the rear elevation.



The site is located within the designated Conservation Area of Billingley Village and contributes positively to the surrounding area. The proposal will have no impact upon the most historic parts of the village which include the war memorial at the centre of the village. There are three listed buildings within the village:

Billingley Hall Back Lane Billingley - 200 meters southeast of the site.

Poplar Farm Chapel Lane Billingley - 120 meters south of the site.

Manor House High Street Billingley - 260 meters southeast of the site.

None of these Listed Buildings or their setting or significance is affected by the proposed application.

Previous Applications

Erection of stables 2023/0679 Approved.

The Proposal

To remove the existing rear conservatory and build an Orangery in its place.

Design

The proposed single storey extension (Orangery) is to the rear west elevation of the property, set within the applications private garden. The proposed will be used as a sunroom.

The proposed orangery will be an uncomplicated design so not to distract from the host building, the proposed will have a pitched roof with glass lantern and the sides will predominantly be glazed on a low stone wall. The proposed is modest in size with a width of 3.5m and a length of 5m. The eaves and ridge height are also low. The existing large conservatory will be removed. The proposed frames will be Chartwell green upvc and spaced with large, glazed windows so the unit has the appearance of more glass and less frame. The roof will be pitched with composite slate and a glass lantern. The applicant feels the proposed orangery contributes positively to the overall character and appearance of the area and host building itself.

As the proposed orangery does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall. We also believe the proposed single storey extension will have no historical significance, no cultural significance, and no archaeological significance.

As the proposed orangery is positioned to the west of the property within the applicant's garden, there are no views to the Listed buildings which are some distance. the proposed will have no adverse effect on their appearance, setting or significance.

In this case we consider the proposed orangery is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be visible from the wider setting. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the host building, conservation area or nearby Listed buildings.

Access

All access when building will be from within the applicant's grounds. The design of the extension will have French doors with low thresholds to the garden and the rear door of the property is not to be altered.