Conservation Design & Access statement

Garage to Holiday Accommodation

Land and building off School Green, Ipstones.

BYATT OLIVER
— ASSOCIATES —

Proposed change of use: from a Domestic Garage to Holiday accommodation, with minimal alterations and extensions

Date

July 25, 2019



Content

1.0 History & Statement of Significance
2.0 Conservation Philosophy
3.0 Design & Access Proposals

History & Statement of Significance

History and Background

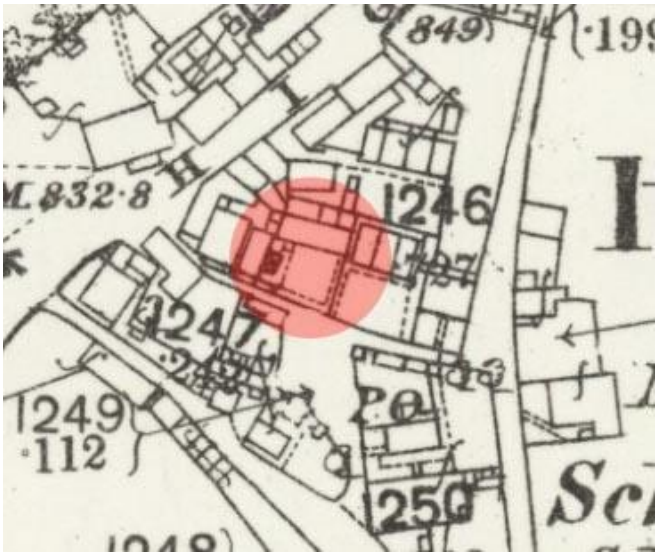
The application relates to a small cluster of domestic use land and buildings. The building which is proposed for conversion is currently used as a garage/store.

The building lies within the Ipstones Conservation Area. The building is not listed and is not identified in the adopted conservation area appraisal as a Significant building. The only association to the Conservation area report is the dry-stone walling.

The relationship between the building and its neighboring building is complex, the building are crowded together, suggesting unplanned squatter type development.

The council has an adopted Conservation Area appraisal for Ipstones. This describes at paragraph 2.7 a congested central area with workers' terraces and smaller houses to the east. Paragraphs 2.10 discussed the triangle SE of the high Street and the nature of the settlement pattern suggesting originally the area to have been waste land of the parish with the Old School House being the earliest (1775) development.

Nearby Listed building include No 4 High Street, Twist Intake, The old School House. Notably The old School House is now a dwelling and Twist Intake had consent granted in 1996 for a change of use to Holiday Accommodation. (SMD/1996/0068)



The building is shown on the 1st Epoch 1 to 25 inch ordnance survey map published in 1880.

Notably, the primary factors for consideration when assessing the scheme against the Conservation area appraisal, would be:

1. the potential negative impact given to the Loss of dry stone walling and,
2. the impact caused by parking of cars.

   These points will be considered, later within this report.

It should also be considered that the site has no "long Range" views and can only be view once within School Green. Which is referred to within the appraisal as a negative area.

Historic uses:

It is unclear what the original use of the building was, however, locally there is a suggestion it has had a number of uses from a Bakery, to a slaughterhouse, to a workshop. It is now considered that it is a domestic garage, but it is in need of sensitive repair to continue with this function.

The map below, which forms part of the original deeds indicated the building as "Bakehouse'' (West on the plan)



Impact to conservation area

The impact on the conservation area and the historic significance for the application relates to two main factors:

1. Loss of dry stone walling.
2. Impact of vehicle parking.

Dry Stone Wall:

The proposal includes removal of a small part of the dry-stone wall, with the retention of most of the wall. In addition, the proposal is to provide a new stone wall, using the existing stone, to the perimeter of the garden and amenity space.

We note the following comments from the conservation area appraisal, which were possible have been considered as part of this scheme:

Paragraph 8.12

Dry Stone walls with simple capping stone for farmhouses and cottages.

Paragraph 10.1

"The persistent presence of Wheelie Bins at the Roadside'' is noted as a key issue. The proposal includes provision for storage of the wheelie bins behind the stone wall

Paragraph 10.6

Best practice is to be found in two recently created parking areas: at both Daisy Bank Farm and Sunny Side. The owners have terraced into rising ground leaving drystone walling at the original height and in a position to conceal the vehicles. At the former, a new entrance was required, and its impact has been minimized by curving the ends back onto the site, the that the oblique view still presents walling and the opening is kept to a minimum.

Impact of Vehicle parking:

The proposals include off street parking, which is widely supported in the Conservation area appraisal. Given that the accommodation is for a bedroom unit, it is anticipated that 1 vehicle parking space is sufficient. I should also be considered that the Holiday cottage will be used on an short term basis and as such the parking is unlikely to be used every day.

Paragraph 10.4

School Green is referred to as a negative area within the conservation area appraisal. In particular "Where large areas of hard standing exist, and traditional material have been lost. Consideration should be given to features that might soften or enhance.

The proposal includes areas of soft landscaping and turfed areas which will be visible when the parking space is not in use. This should serve to soften and enhance the area.

Paragraph 10.6

See above

Design and Detailing

The proposed scheme is the change of use and conversion of the existing building. Largely the form, scale and massing of the building will remain unchanged. With the exception of a small extension to the rear which will for bathroom facilities.

The building is of a suitable size to accommodate a 1-bedroom Holiday cottage, and the plot of land provided suitable amenity space and parking facilities.

It is considered that minor extensions to building are widely supported in this area with a recent approval of an extension to Garden Room Extension to Garden Cottage. SMD/2018/0450 approved 19.07.2018 being the most relevant.

The key features of the building will be retained, with the following design philosophy:

1. The large garage door opening is to be replaced with a timer hit and miss style window. This will keep the appearance of a pair of side hinged doors, whilst allowing natural light into the building.
2. The side window is to be removed, and the brickwork below cut away to form a new door opening.
3. The existing rear door is to be replaced with a fixed light timber window, which is to be fully glazed, with part obscure glazing
4. The extension is to be subservient, with materials to match.
5. The window proportion and style to the new extension is to match the existing window.
6. Retain the existing valued ceiling, with installation of conservation style roof lights.

The existing building is visible from School Green but is partially screed by the dry-stone wall. The extension is set back, as has been designed to harmonious with the existing building.

For works associated to the Dry -stone wall, minimal disruption is proposed. Retaining as much of the wall as possible, and re suing the stone to form another stone wall to the perimeter of the garden and amenity space.

The proposal includes soft landscaping and turfed areas which will soften the hard surfacing of School Green.

Impact on the Conservation area

The design, scale, materials and detail are considered sympathetic to the host building and the wider street scene, it will not therefore be harmful to the character and appearance of the existing buildings or the Ipstones Conservation area.

The proposal seeks to secure a future use for the building, to enhance the local area and in turn help support local business and tourism for the area.

Planning policy widely supports the proposed use and investment into local villages should be greatly supported.

Philosophy

The General conservation aim of the proposed works is to preserve and enhance the historic fabric as much as possible, whilst facilitating and providing for its modern use, as a means to create a sustainable future for the building so that it can be enjoyed by future generations.

Contributing to this aim, the conservation principle to be adopted are:

- To secure the preservation of architectural and historic building fabric
- To maintain the historic and architectural integrity of the site and the buildings
- To preserve or enhance the character and appearance of the historic fabric and its setting
- To employ appropriate conservation techniques on the reinstatement (where appropriate), repair and maintenance of historic fabric and theory
- To restore on the elements that can be evidenced by historic design and that can be authentically reproduced using traditional and appropriate quality material and traditional craft skills
- To "complement not parody" ensuring new works express modern need in the modern language.

The conservation of a building is always best served by its original intended use, and it is desirable to sustain the significance of heritage assets by putting them to viable uses, consistent with their conservation.

The re-use of the low-key building for a tourism use is considered an appropriate one, so that its upkeep can be property marinated and its distinctive historic and architectural character is enjoyed.

Use	The application included the change of use of the domestic garage and amenity space to a 1-bedroom holiday cottage with garden and amenity space
Amount	The footprint of the building will generally remain unchanged, with a minor extension to the side.
Layout & Scale	The building is deemed to be suitable for conversion, the layout plans show that there is sufficient space within the building, and the amenity space for this size of unit is more than adequate.
Appearance	The overall appearance of the building will generally be enhanced and improved by this proposal by virtue of bringing the building into an appropriate use. It will assist in providing a sustainable future for the up keep and conservation of this important building.
Access	There is provision for off street parking within the site.