

## Replacement Garage

Garage site off School Green, Ipstones.

BYATT OLIVER  
— LIMITED —

**Proposed demolition of existing block build garage and rebuilding of new garage in facing brickwork**

Date

April 28, 2024

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# History & Statement of Significance

## History and Background

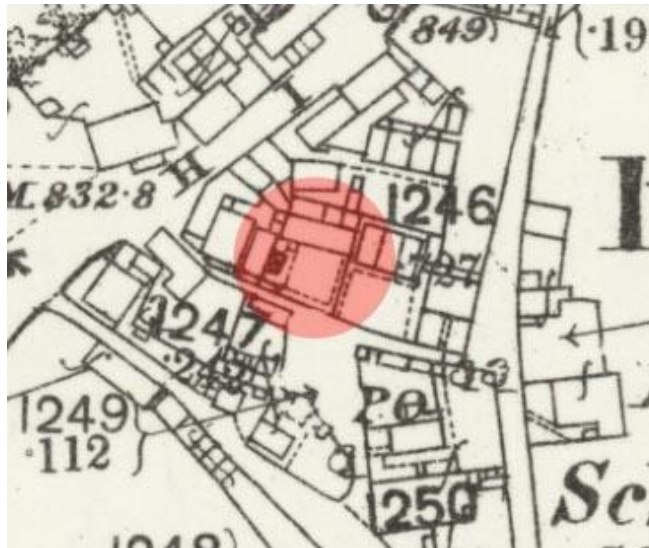
The application relates to a small cluster of domestic use land and buildings. The building which is proposed for conversion is currently used as a garage/store.

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 positive impact of replacing the existing unsightly concrete block-built garage with a garage more in keeping with the existing vernacular.

This point 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:

The building is post war construction within the conservation, and it is evident that its has been constructed for its current use, of a domestic garage.

The map below, which forms part of the original deeds indicates the application area shaded in red. The application building is located over the small cluster of buildings to the South East, which has been shaded in green, yellow, blue and red. These buildings are assumed to represent some form of coal store or outhouse for some of the adjoining buildings.

Given the age of the application building, it must be assumed that no rights remain to the use of the small cluster of buildings by simple virtue that the building no longer exists.



## 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 domestic use is considered an appropriate one, so that its upkeep can be properly maintained and its distinctive historic and architectural character is enjoyed.

## Design & Access Proposals

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Use</b>                | The application includes the replacement of a detached garage                                                                                                                                                                                                                                |
| <b>Amount</b>             | The footprint of the building will generally remain unchanged.                                                                                                                                                                                                                               |
| <b>Layout &amp; Scale</b> | 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.                                                                                           |
| <b>Appearance</b>         | The overall appearance of the existing building will generally poor and will 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 area. |
| <b>Access</b>             | There is provision for off street parking within the site.                                                                                                                                                                                                                                   |