

**Construction of new detached dwelling
Lime Trees, Bond Road, Barnsley
Planning Portal Application Reference: PP-08632564**

**Heritage Statement
July 2020**

NB This statement forms part of a planning application for the demolition of the existing dwelling 'Lime Trees' and the construction of a new detached dwelling.

This statement is not a standalone document and must be read in conjunction with the Design and Access Statement and application drawings which constitute the principle information.

1.0 Introduction

This Heritage Statement has been prepared to support an application for the demolition of an existing detached house (Lime Trees) and detached outbuilding and the construction of a new detached dwelling.

The site is not within a Conservation Area, but is adjacent to the Huddersfield Road Conservation Area and as such a Heritage Statement has been requested.

2.0 Proposal

The application is for the demolition of an existing detached house and outbuilding and the construction of a new detached dwelling.

The location of the proposed dwelling is similar to that of the existing dwelling, utilising the same access points to the site.

The mature trees, to the east of the site are to be retained within the proposals.

3.0 Identifying the Heritage Asset

Lime Trees is a detached stone built house, believed to date from the late nineteenth century.

Original drawings for the house, found in the property by the applicants show that it was designed by Barnsley Architects Senior and Clegg, for a 'Miss Wood'. The drawings are dated 1896 and presumably the house was constructed shortly after this.

The house has a full basement level, with two storeys above ground and a small amount of accommodation at second floor level within the roofspace. The house is faced in stone to the principal elevation, facing onto Bond Road and brick to all other elevations. The asymmetrical design of the front elevation has a gable on one side (above a square bay window), with a central entrance with feature stone surround. The house also has a bay window to the east (side) elevation. Windows are timber sash to the front elevation with painted ashlar stone heads and cills, replacement UPVC to the rear elevation. The roof is natural slate.

The house has previously been extended (within the last 40 years) to the rear, to provide an extended dining room, porch and WC.

The house is unlisted and is not within the Conservation Area. The front elevation has some architectural merit in that it contributes to the character of the area but it is not unusual or unique in its appearance being typical of the period and rather plain. The side and rear elevations are of less significance, with little in the way of architectural detail and the rear elevation has been modified by the later extension.

4.0 Assessment of Impact and Mitigation

It is proposed to demolish the existing house and construct a new dwelling. Demolition is considered necessary for a number of reasons. It is considered that the existing building is not of sufficient architectural quality to rule out demolition and the size of the house is somewhat disproportionate to the site which is quite extensive. Whilst the house could be remodelled and extended it is believed that its replacement with a new building represents an opportunity to construct a new building which will be of considerably more architectural merit than the one it replaces and as such will represent a good example of contemporary architecture which complements the more traditional houses in the immediate area.

5.0 Conclusion

It is considered that the demolition of the existing building is justified as its replacement will be of higher architectural quality and will be an appropriate contemporary addition which will complement and arguably enhance the local area.

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