

# HERITAGE STATEMENT

1 Cherry Trees  
High Hoyland  
Barnsley  
S75 4BG

## 1. Introduction

This Heritage Statement has been prepared in support of a planning application for extensions and alterations at Cherry Tree, High Hoyland, Barnsley. The site lies within the High Hoyland Conservation Area, and as such the proposals are required to demonstrate an understanding of the heritage significance of the area and to assess the impact of the development on that significance, in accordance with the National Planning Policy Framework (NPPF) and local planning policy.

The purpose of this statement is to:

- Describe the heritage significance of Cherry Trees and its wider context;
- Identify the scope and nature of the proposed works;
- Assess the impact of the proposals on the significance and setting of the conservation area;  
and
- Demonstrate how the design minimises harm and preserves or enhances the character and appearance of the conservation area.

## 2. Site Description

Cherry Trees is a traditional residential dwelling located within the village of High Hoyland. The property is understood to be a historic cottage, typical of the vernacular architecture of the area, constructed primarily of natural stone with a pitched roof. The building has evolved over time and includes an existing single-storey side extension, which is clearly subordinate to the original structure.

The cottage occupies a prominent yet domestic position within the village streetscape, contributing positively to the overall character of the conservation area through its scale, materials, and form.

Adjacent buildings are similarly traditional in appearance, with stone construction, modest proportions, and simple detailing.

## 3. The High Hoyland Conservation Area

High Hoyland Conservation Area is designated for its historic rural village character, reflecting its agricultural origins and gradual development over centuries. Key characteristics include:

- Traditional stone-built cottages and farmhouses;
- Simple building forms with pitched roofs;
- Use of local natural materials, particularly stone and timber;
- Strong relationship between buildings, lanes, and open spaces.

The significance of the conservation area lies not only in individual buildings but also in their collective form, scale, and relationship to the landscape. Cherry Trees forms part of this historic fabric and contributes to the area's significance as a non-designated heritage asset within the conservation area.

## 4. Significance of the Heritage Asset

The heritage significance of Cherry Trees derives from:

- Its vernacular architectural form and traditional materials;
- Its contribution to the historic streetscape of High Hoyland;
- Its association with the historic development of the village.

While the property is not statutorily listed, it is of local historic interest and positively contributes to the character and appearance of the conservation area. The existing single-storey side extension is of more modern origin and is considered to have limited heritage value.

## 5. Description of the Proposed Development

The proposed development comprises:

- A two-storey side extension constructed above the footprint of the existing single-storey side extension;
- A new single-storey front (side) extension;
- The addition of an oak canopy to enhance the entrance and reflect traditional detailing.

The extensions have been designed to remain subordinate to the host dwelling, respecting its original scale, proportions, and form. The two-storey extension is set to the side and is visually secondary to the main elevation, ensuring that the original cottage remains the dominant element.

Materials are proposed to closely match or complement the existing building, including natural stone, traditional roof materials, and timber elements, ensuring visual continuity with the host property and surrounding conservation area.

## 6. Impact Assessment

### Impact on the Host Building

The proposal utilises the footprint of an existing extension, thereby limiting the physical impact on historic fabric. The design avoids alteration to the principal elevation of the original cottage and retains its key architectural features. The oak canopy introduces a traditional feature that is sympathetic to the character of the building.

### Impact on the Conservation Area

The scale and massing of the proposed extensions have been carefully considered to ensure they do not appear dominant or intrusive within the streetscape. The use of traditional materials and forms reflects the established character of High Hoyland and ensures that the development integrates harmoniously with its surroundings.

The proposal is not considered to result in harm to the character or appearance of the conservation area. Instead, it represents a sensitive and modest evolution of the property that allows for its continued viable residential use.

### Setting Considerations

Where views of the property are available from public vantage points, the extensions will read as subordinate and consistent with the historic pattern of incremental growth seen throughout the village. As such, the setting of the conservation area is preserved.

## 7. Mitigation and Design Justification

The following measures ensure that heritage impact is minimised:

- Retention of the original building's form and prominence;
- Subordinate scale and positioning of extensions;
- Use of traditional and high-quality materials;
- Simple detailing reflecting local vernacular architecture.

These design choices ensure compliance with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of the conservation area.

## 8. Conclusion

This Heritage Statement demonstrates that the proposed development at Cherry Trees has been carefully designed with full regard to the significance of the host building and the High Hoyland Conservation Area. The proposals avoid harm to heritage assets, preserve the character and appearance of the conservation area, and are consistent with national and local planning policy. The development represents a sensitive and sympathetic addition that supports the long-term use and sustainability of the property while respecting its historic context.