

LOCKWOOK ROAD, GOLDTHORPE, BARNSELEY

Built Heritage Statement

Prepared for: Gleeson Developments Ltd

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Executive Summary

SLR Consulting was commissioned by Gleeson Developments Ltd to produce a Built Heritage Statement in support of the proposed residential development for 137 new dwellings at Land north of East Street, Lockwood Road, Goldthorpe, Barnsley, centred on NGR 446475, 404673. The site is allocated for residential development under Policy HS46 of the *Barnsley Local Plan* (2019).

This report assesses the historic development of the site, sets out the significance of any built heritage assets within the area which may be affected by the proposed development through a change in setting, and considers how the site contributes to their significance as part of their setting. Based on an understanding of the proposed development, the site, its historic development, and a review of built heritage assets within the surrounding area, the only built heritage asset considered potentially susceptible to harm comprised the Church of St John & St Mary Magdalene, Goldthorpe, situated 15 metres west of the site.

The Church of St John and St Mary Magdalene is designated at Grade II in recognition of its special architectural and historic interest. The building's interest is primarily architectural, invested in its built fabric, its experimental materiality and atypical Italianate styling. The building's historic interest stems from its associations with architect Alfred Young Nutt and the 2nd Viscount Halifax. There is clearly communal value to the church within the local community, as a local church and landmark. The importance of this communal value is underpinned by the fundraising conducted for its repair in the 1990s.

It was determined that the site, as existing, makes no contributions to the heritage significance of the church as part of its setting. There is no circulation between the site and the church, and the design of the church and its ground is such that the church does not actively engage with nor address the site. Any contributions it makes to the experience of the church are a matter of amenity rather than heritage.

The proposed development will not affect the special interest of the church, resulting in a neutral impact. The proposed development affords the church and its grounds sufficient breathing room within its design so as not to overcrowd or dominate the building's setting to its detriment. The key elements of the church's special interest, namely its architectural interest, as vested in its built form and innovative materiality, will be preserved, as will key views to the church along Lockwood Road and the church grounds from the west. Though not a matter of heritage significance, long views west to the church across the site from East Street will be preserved by the proposed road layout within the proposed development.

The development conforms with Policies HE1, HE2, and HE3 of the *Barnsley Local Plan* (2019), and with the relevant provisions of the NPPF (2021) and the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

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1.0 Introduction

1.1 Project background

- 1.1.1 SLR Consulting was commissioned by Gleeson Developments Ltd to produce a Built Heritage Statement in support of the proposed residential development for 137 new dwellings at Land north of East Street, Lockwood Road, Goldthorpe, Barnsley, centred on NGR 446475, 404673 (**Figure 1**). The site is allocated for residential development under Policy HS46 of the *Barnsley Local Plan* (2019).
- 1.1.2 This report considers built heritage only. The site's archaeological potential has been assessed as part of a desk-based assessment prepared for the site by Trent and Peak Archaeology in 2021 (TPA 2021).
- 1.1.3 This assessment has been prepared in compliance with the *National Planning Policy Framework* (NPPF), the *Barnsley Local Plan* (2019), the *Barnsley Local Plan Supplementary Planning Document: Heritage Impact Assessment* (2020), and Historic England guidance. It describes the historic development of the site, sets out the significance of any built heritage assets within the area which may be affected by the proposed development through a change in setting, and considers how the site contributes to their significance as part of their setting. The potential impacts of the proposed development, whether harmful, neutral, or positive, upon any identified built heritage assets will be clearly articulated.

2.0 Methodology

2.1 Introduction

- 2.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for *Archaeologists' Standard and guidance for historic environment desk-based assessment* (CIfA 2020), and relevant technical guidance issued by Historic England, including *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019).

2.2 Key terms

Heritage assets

- 2.2.1 The NPPF defines a heritage asset as: '*...a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*'.

Significance

- 2.2.2 The NPPF defines significance as: '*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance*'.
- 2.2.3 Current national guidance for the assessment of the significance of heritage assets expresses significance in terms of '*interests*', as used within this report, and as per the NPPF definition (see *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England 2019). Interests are

analogous with 'special interest' as used within the Planning (Listed Buildings and Conservation Areas) Act 1990. The interests set out under the NPPF include:

- **Archaeological Interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and Artistic Interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **Historic Interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

2.2.4 These interests should not be seen as prescriptive, but rather as a guide for understanding the significance of a heritage asset; for example, a heritage asset may have interests beyond the scope of archaeological, architectural, or historic interest – they may have communal value or may be significant for their group value, etc.

2.2.5 Historic England advised a staged approach to decision-making in application affecting heritage assets, which has been adopted for this report:

1. *Understand the form, materials, and history of the affected heritage asset(s);*
2. *Understand the significance of the asset(s);*
3. *Understand the impact of the proposal on that significance;*
4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF; and*
5. *Look for opportunities to better reveal or enhance significance.*

2.2.6 This assessment has also been informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015).

Setting

2.2.7 The NPPF defines setting as: *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

2.2.8 The setting assessment presented within this report was guided by the recommendations outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3* (Historic England 2017a), which align with the general EIA process. The guidance advocates a staged approach to

the assessment of the effects of development on the significance of heritage assets due to a change within their setting, using a five-step process.

Harm

2.2.9 Potential development effects (impacts) upon the significance of heritage assets are discussed in terms of 'harm', with reference to the NPPF (2021). Harm, in heritage terms, is considered to result when the significance of a heritage asset is reduced. The NPPF allows that harm may be either 'substantial' or 'less than substantial' and may vary in extent within those categories, as follows:

- **Substantial harm (or total loss of significance)**

An impact which results in a '*...total loss of significance...*' (NPPF paragraph 201). The National Planning Policy Guidance sets out that substantial harm... '*...is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*'. Substantial harm can be said to '*...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*';¹ and

- **Less than substantial harm**

Being any lesser level of harm than that defined above; recent case law has confirmed that this includes any level of harm (not considered substantial) regardless of its quantification, e.g., the finding of a 'negligible' level of harm to a designated heritage asset must still be treated as less than substantial harm and be weighed in the balance under paragraph 202.

2.2.10 The level of harm identified will trigger differing tests under the NPPF depending upon its extent and the significance of the heritage asset affected. Where harm to a designated heritage asset (or a non-designated heritage asset of equivalent significance) is identified, that harm must be afforded great weight in the planning balance. While it is up to the decision maker to determine the nature and degree of harm, they must take into account necessary expertise and the particular significance of any heritage asset which may be affected (NPPF paragraph 195).

2.2.11 The PPG provides that the category of harm identified for any given asset be 'explicitly identified', and that the extent of that harm be 'clearly articulated'. For purposes of this assessment, this is done with reference to a 'spectrum', e.g., at the lower/upper end of the spectrum of less than substantial.

2.2.12 Where harm to the significance of a non-designated heritage asset is identified, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.2.13 Change to a heritage asset, or its setting, as a result of a development proposal may equally be positive, enhancing the significance of that assets and resulting in heritage benefit.

2.2.14 As clarified in the High Court, preservation does not mean 'no change', it specifically means 'no harm'. This is echoed in GPA 2, which states that '*Change to heritage assets is inevitable but it is only harmful when significance is damaged*'.

¹ *Bedford Borough Council v Secretary of State for Communities & Local Government & Anor* [2008] EWHC 2304 (Admin).

2.3 Sources

- 2.3.1 The National Heritage List for England (NHLE) was consulted to provide information on scheduled monuments, registered parks and gardens, registered battlefields, and listed buildings. Information regarding Conservation Areas was obtained from Barnsley Metropolitan Borough Council. Available published and unpublished documents were consulted, including the research conducted and included within the desk-based assessment previously prepared for the site by Trent and Peak Archaeology (TPA 2021), and historic land-use has been reconstructed. Sources consulted are listed in the References section at the end of the report.

2.4 Study Area and Scoping

- 2.4.1 A 1-kilometre radius Study Area, measured from the site boundary, was used to establish which historic assets within the surrounding area had the potential to be affected by the proposed development. Where the development was found to have the potential to change the setting of any historic assets beyond the Study Area, due to intervisibility or change to any meaningful historic functional association, these too have been considered.
- 2.4.2 The site was visited on the 12th May 2022.
- 2.4.3 Based on an understanding of the proposed development, the site, its historic development, and a review of built heritage assets within the surrounding area, the only built heritage asset considered potentially susceptible to harm comprised the Church of St John & St Mary Magdalene, Goldthorpe, situated 15 metres west of the site.
- 2.4.4 No other built heritage assets within the area would be affected by the proposed development.

3.0 Baseline

3.1 The site

- 3.1.1 The site comprises an irregular sub-triangular plot situated to the northeast of Goldthorpe, approximately 5.3 hectares in size (**Figure 1**). The site is enclosed by the rear of development to Lockwood Road, Doncaster Road, Nora Street, St Mary's Road, and Kathleen Grove to the south and west, and the A635 to the north. The site presently comprises a pastoral field to the north (**Photo 1**), with areas of former allotments to the south and east (e.g., **Photo 2**). The allotments are largely abandoned and overgrown, with evidence for dumping and fly tipping, though some remain occupied. Allotment partitions are, for the most part, informal in nature, constructed of waste fencing, doors, timber, and other assorted items (e.g., **Photo 3**).
- 3.1.2 The site boundaries comprise the southern edge of a wooded verge to the A635 to the north, a narrow pinch point to the eastern corner, abutting a large arable field, a variety of fencing, hedging, and open boundaries to the residential development to the south, and fencing, walls, and plantings to the rear of properties to Lockwood Road to the west.
- 3.1.3 The site is generally level, situated at 54 mAOD (above ordnance datum). The site is not widely visible from the surrounding landscape, screened by surrounding development and vegetation. Views from the site are similarly limited by the surrounding landform and that of the site, terminating at the adjacent properties or plantings. The experience of the surrounding building form and site varies from point to point within the site.
- 3.1.4 The overall character of the site is modern, dominated by the remnant allotments, with modern improvised sheds and outbuildings, fencing, and dumped materials (e.g., **Photo 4**). The character of the surrounding landscape is varied, with 20th-century and modern buildings and infrastructure; terraced housing, later detached dwellings, the Dearne Goldthorpe Primary School, the Church of St John and St Mary Magdalene, and the Sacred Heart Catholic Church (e.g., **Photos 5 – 9**).

3.2 Historic background

- 3.2.1 A detailed site history is presented in the desk-based assessment prepared for the proposed development by Trent and Peak Archaeology (TPA 2021). Only the site's most recent history is relevant to this assessment.
- 3.2.2 The Site was enclosed from commons in the late 18th Century, under the 1767 Bolton Upon Dearne and Goldthorpe enclosure award. By 1838, the Bolton and Dearne tithe mapping (not reproduced) shows the site area comprised part of three large regular enclosures, recorded as plots 289, 290, and 292. The land was owned by George Turtliff Bogher Esquires, Samuel Hood Inglefield Esquires, and William Wharton Burdon Esquires, being occupied by an Edmund Lockwood. Plot 289 was recorded as 'Upper Field', arable, Plot 290 was recorded as 'Near Ditto', arable, and Plot 292 was recorded as 'Hickleton Edge', arable. To the west of the site was a north-south trackway (the existing Lockwood Road), connecting with Doncaster Road to the south. The surrounding area comprised regular field enclosures, enclosed from the commons, in arable use.
- 3.2.3 By 1894 (**Figure 2a**), the Ordnance Survey mapping shows the site and surrounding landscape little changed, except for some general field amalgamation. The nearest development, 'Goldthorpe Lane

Ends', was situated some 280 metres southwest of the site; a small collection of dwellings fronting the street.

- 3.2.4 The character of the area had changed significantly by 1908 (Figure 2b), with the construction of a grid of terraced housing along Main Street, West Street, East Street, Lockwood Road, and Nora Street, immediately south of the site. The backplots of the development demarcated the site's southern boundary. Notably, the new road grid was left open, likely with an expectation of future development within the site area. Southwest of the site, a small Church of England church, the St Alban's Mission Church, had been constructed, servicing the new suburb of Goldthorpe. The interior of the site comprised part of three fields, the southern of which was likely in use as allotments.
- 3.2.5 The allotments within the site are clearly shown on the 1931 Ordnance Survey mapping (Figure 2c), extended to the north and eastern areas of the site. The northern part of the site remained in agricultural use. To the south of the site, within the nook to its southern boundary, a building labelled as 'Institute' had been constructed. To the southwest, the former St Alban's Mission Church had been demolished, replaced with the Church of St John and St Mary Magdalene with an attached vicarage to its north. To its south were two ancillary buildings, an existing dwelling (Church House) and the Goldthorpe Parish Hall. North of the vicarage, within a separate plot, a second church hall building is shown, likely associated with a Roman Catholic church, the Sacred Heart Catholic Church, which had been constructed to the west of Lockwood Road.
- 3.2.6 By 1956 (Figure 2d), the site was little changed. To its southeast Kathleen Grove had been laid out, with new dwellings shown to either side.
- 3.2.7 A review of the available Google Earth imagery shows that by 2002 the site remained much the same, with allotments arrayed across the southern and eastern portions of the site, and a field to the north (Figure 2e). Some of the allotments appear to have been amalgamated to provide stabling and grazing for horses. The former institute building south of the site had been demolished by this time. In addition, the Catholic church hall west of the site, north of the vicarage, had been demolished, with a simple shed structure constructed in its stead. The shed operates as the base for the Goldthorpe Scout Group. Within the crook of the site's western boundary, a dwelling had been constructed, 40 Lockwood Road, functioning as a Marist Convent. Significantly, to the north of the site, the A635 had been constructed, running east west, and defining the eastern part of the site's northern boundary.
- 3.2.8 By 2017, the terraced housing immediately south of the site, between East Street and West Street, had been cleared to accommodate a new school, Dearne Goldthorpe Primary School (Figure 2f). The site remains little changed to date, with except for the abandonment of a number of allotment plots, which have become overgrown, with some evidence for dumping and fly tipping.

Church of St John and St Mary Magdalene

- 3.2.9 Situated immediately west of the site is the Church of St John and St Mary Magdalene, which was consecrated in 1916.
- 3.2.10 The church was designed by architect Alfred Young Nutt in 1914. Nutt was a dedicated churchman, having completed a number of commissions for the Church of England alongside his duties as Chapel Surveyor and Clerk of Works for Windsor Castle. Nutt, having been forcibly retired from the Civil Service at the age of 65 in 1912, was commissioned by Charles Wood, 2nd Viscount Halifax, of Hickleton Hall, to

construct a new church for the expanding population of Goldthorpe, to replace an earlier church at the same site.

- 3.2.11 The church was constructed to an experimental design, the first large church in England to be built entirely of reinforced concrete, including its interior detail, presbytery, boundary walls, and attached vicarage. The design, perhaps owing to the nature of the material, chose to adopt an Italianate style – an unusual departure from traditional Anglican architecture, particularly for a mining village (English Heritage 2002). The style of the church may well have also been inspired by the Anglo-Catholic ecumenism² of Charles Wood; a traditionally Catholic architecture for a Church of England church. The church was designed to front onto Lockwood Road, presenting a public face and main approach to the church and vicarage.
- 3.2.12 The experimental nature of the church was such that the concrete was not proof to pollution and weathering. By the 1990s, the church's roof was leaking, with no proper drainage, loss of glazing, and settlement leading to cracking of the walls. By 1994, despite the deprivation of the area following the closing of the collieries, the Goldthorpe community managed to raise over a quarter of a million pound towards the repair of the church. This was facilitated by a Heritage Lottery Fund grant of £663,000 in 1999, covering the majority of the repair costs, along with new facilities, disabled access, and electrical work. The condition of the building proved to be worse than feared, and additional Heritage Lottery Fund money was required to affect the repairs, with the final scheme costing some £1,261,000. On 29th June 2002, the church was re-hallowed by the Archbishop of York (English Heritage 2002).

4.0 Assessment of Significance

4.1 The site

- 4.1.1 The site is of no heritage significance. Though the use of the site as allotments and fields dates back to the early 20th century, providing some context for the housing terraces to the south, it is not a particularly unusual or well-preserved example of such a land use. The site makes no meaningful contributions to the significance of any nearby built heritage assets as part of their setting.

4.2 The Church of St John and St Mary Magdalene

- 4.2.1 The Church of St John and St Mary Magdalene is designated at Grade II in recognition of its special architectural and historic interest. Though not expressly mentioned in the building's list entry, the attached vicarage is part of the listing. The building's list entry reads:

7/38 Church of St. John and St. Mary Magdalene 23.8.63 (formerly listed as Church of Saint John the Evangelist and Saint Mary Magdalen) II Church. 1914-1916. By A. Y. Nutt. Reinforced concrete with exposed aggregate, pantile roof. 5-bay nave with aisles embracing square tower at south-west corner, 2-bay apsidal chancel with south chapel and gabled projections to north. Simplified Italianate style. Rectangular and tall round-headed lights in projecting square-faced surrounds, pilaster-strips at angles and between bays linking to projecting bands at eaves and verges. West front: shallow projecting porch flanked by small rectangular windows above which are tall round-headed lights. Central sculpture of Christ on the Cross set beneath moulded segmental canopy. Flanking strips continued to verge and crossed by band at eaves level. Tower to right: 3 stages with 2 rectangular windows to lower stages, to upper stage a tall arcade of 4 round-headed openings to each side. Hipped roof surmounted by large clock in decorative wood framework beneath a domed

² A movement of Christian unity between the differing churches of Christianity

cupola. Nave: windows grouped 3 : 2 : 3 : 2 : 3, all round-headed with iron glazing bars, pilaster-strips between bays, reinforcing now exposed. Lower chancel in similar style: 4 round-headed lights to north chapel, small 3-light windows to apse. Interior: gallery at west end, 5 bay arcades with tall round arches, concrete tie-beam to each bay. Heavily-carved hexagonal wooden-pulpit, C18 Flemish. Imposing concrete baldicchino with tall Corinthian columns and imposts beneath an open segmental pediment. An early experiment in ferro-concrete construction now showing some of its faults. The tower forms a notable landmark.

- 4.2.2 The building's interest is primarily architectural, invested in its built fabric, its experimental materiality and atypical Italianate styling (**Photos 8 and 10**). The building's historic interest stems from its associations with architect Alfred Young Nutt and the 2nd Viscount Halifax. There is clearly communal value to the church within the local community, as a local church and landmark. The importance of this communal value is underpinned by the fundraising conducted for its repair in the 1990s.
- 4.2.3 The grouping of the church with its similarly constructed vicarage to the north, the sympathetic scale of the two, and the gardens to their front contribute to an understanding and appreciation of the building's design and architectural interest (**Photo 10**). The building was designed to address Lockwood Road, and it is from there that its architecture can be best experienced. In such views, the site is well screened by the church buildings and mature plantings.
- 4.2.4 Elements of the wider setting of the church contribute to an understanding of its siting and historic context – namely the residential streets to its south, for which the church was constructed to serve – though their contributions to the church's significance are limited.
- 4.2.5 Not all elements of the church's setting contribute to its significance, however. For example, the scout hut, palisade fencing, and general streetscape along Lockwood Road is of mixed, generally poor, quality, and does nothing to enhance the architectural interest of the church (**Photo 11**). Despite the poor quality of the streetscape, it does not impair one's ability to appreciate what is important about the church – the poor quality of the streetscape can be said to make a neutral contribution to the significance of the church. The quality of the streetscape in this instance is considered a matter of amenity rather than a contributor to heritage significance.
- 4.2.6 The site makes no contributions to the significance of the church as part of its setting. The church faces away from the site and makes no effort to engage with the allotments in its design or landscaping (**Photo 12**). There is no circulation between the site and church, and the planting and boundary treatments to the church partially screen views between the two. Though the church is visible from within and across the site, in particular the church's spire, such views are incidental. That the church tower is visible from the surrounding landscape is a function of its design, but the experience of such views from the site does not underpin that design function.
- 4.2.7 The design of the terraced housing to the south of the site indicates that there was an expectation of later development within the site area, with the church being constructed within the context of assumed future development.

5.0 Proposed Development

5.1 Description

- 5.1.1 The following description is summarised from the Planning Statement prepared for the proposed development by Airedon Planning & Design (AP&D 2021).
- 5.1.2 The proposed development entails the erection of a total of 137 dwellings. The proposal seeks to bring forward a significant amount of much needed low-cost housing with a mix of typologies affordable to

the local population. The development scheme has been carefully designed to fit into its context, having regard to surrounding land uses, such as neighbouring residential properties and the primary school, its proximity to the Dearne Valley Parkway and its setting within the context of the Grade II Listed Church of St John and St Mary Magdalene. Following feedback from the local planning authority, the layout of the southwestern part of the site, plots 28 and 29, have been redesigned to sit further back from the site's boundary with the church, affording the building breathing space within the new development.

- 5.1.3 A mixture of 2, 3 and 4-bedroomed properties will be provided across the site. The 2-bedroomed properties are all semi-detached, the 3-bedroomed properties are a combination of semi-detached and detached, and the 4-bedroomed properties are all detached.
- 5.1.4 Given the constraints of the neighbouring residential streets, the scheme makes provision for a single point of vehicular access as a continuation of East Street. This is considered to be an appropriate level of provision for a scheme of this scale and assists with crime prevention.
- 5.1.5 Public Open Space is provided within the north of the site.

6.0 Impact Assessment

- 6.1.1 The proposed development will not affect any built heritage assets within, nor outwith, the site.
- 6.1.2 Though the proposed development is situated within the immediate setting of the Church of St John and St Mary Magdalene, the site is not considered to contribute to the church's special interest as part of its setting. Though views from the church and its vicarage may overlook the existing allotments, such views, and any change to those views, are a matter of amenity; they do not contribute to an understanding of the church's significance. Views from the site to the church, in turn, are largely incidental, and do not contribute to the significance of the church. The key elements of the church's special interest, namely its architectural interest, as vested in its built form and innovative materiality, will be preserved, as will key views to the church along Lockwood Road and the church grounds from the west.
- 6.1.3 The proposed development has been revised to afford greater space to the rear of the church, within plots 28 and 29. The proposed development will not dominate the church to its detriment and affords it sufficient space and respect in its layout. The precedent for the site's development has been set by the layout of the historic terraces south of the site, which were clearly designed with the intent of accommodating future development within the site. The church was constructed within this setting, and, considering the way the building's design does not address the site, being partially screened by existing boundary treatments from the site, with no through access, may have been designed with future development within the site area in mind.

7.0 Conclusion

7.1 Summary

- 7.1.1 This report has assessed the historic development of the site, sets out the significance of any built heritage assets within the area which may be affected by the proposed development through a change in setting, and considered how the site contributes to their significance as part of their setting. Based on an understanding of the proposed development, the site, its historic development, and a review of built heritage assets within the surrounding area, the only built heritage asset considered potentially

susceptible to harm comprised the Church of St John & St Mary Magdalene, Goldthorpe, situated 15 metres west of the site.

- 7.1.2 The Church of St John and St Mary Magdalene is designated at Grade II in recognition of its special architectural and historic interest. The building's interest is primarily architectural, invested in its built fabric, its experimental materiality and atypical Italianate styling. The building's historic interest stems from its associations with architect Alfred Young Nutt and the 2nd Viscount Halifax. There is clearly communal value to the church within the local community, as a local church and landmark. The importance of this communal value is underpinned by the fundraising conducted for its repair in the 1990s.
- 7.1.3 It was determined that the site, as existing, makes no contributions to the heritage significance of the church as part of its setting. There is no circulation between the site and the church, and the design of the church and its ground is such that the church does not actively engage with nor address the site. Any contributions it makes to the experience of the church are a matter of amenity rather than heritage.
- 7.1.4 The proposed development will not affect the special interest of the church, resulting in a neutral impact. The proposed development affords the church and its grounds sufficient breathing room within its design so as not to overcrowd or dominate the building's setting to its detriment. The key elements of the church's special interest, namely its architectural interest, as vested in its built form and innovative materiality, will be preserved, as will key views to the church along Lockwood Road and the church grounds from the west. Though not a matter of heritage significance, long views west to the church across the site from East Street will be preserved by the proposed road layout within the proposed development.
- 7.1.5 The development conforms with Policies HE1, HE2, and HE3 of the Barnsley *Local Plan* (2019), and with the relevant provisions of the NPPF (2021) and the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

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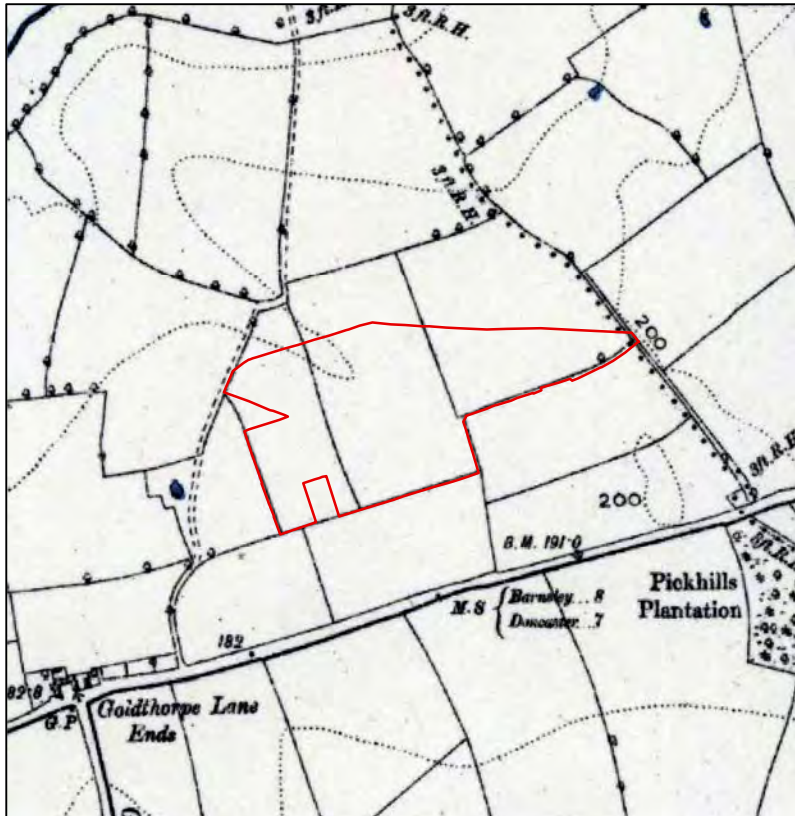
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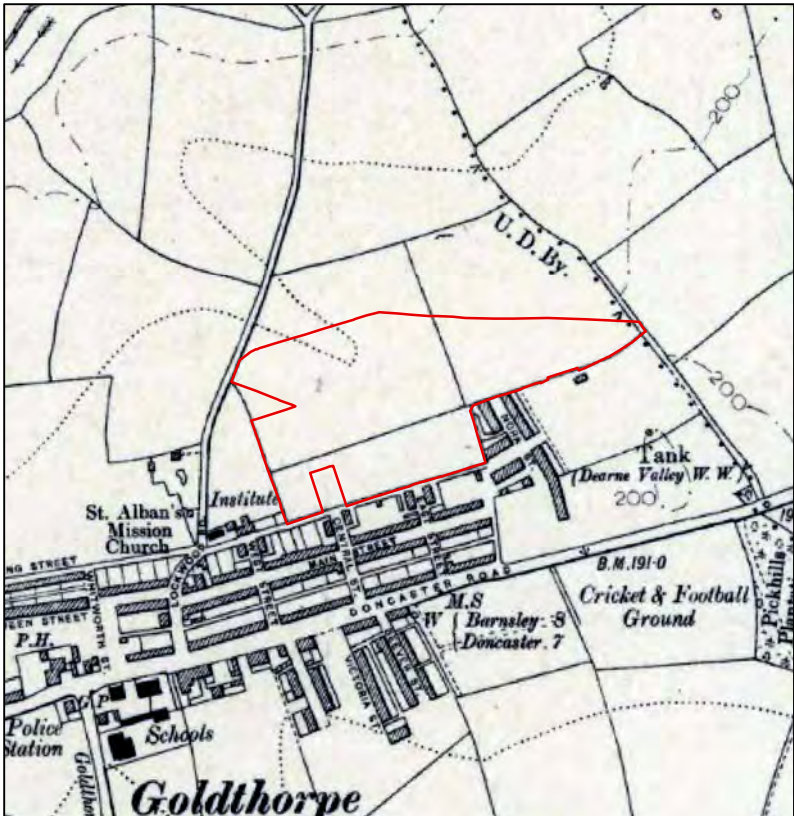
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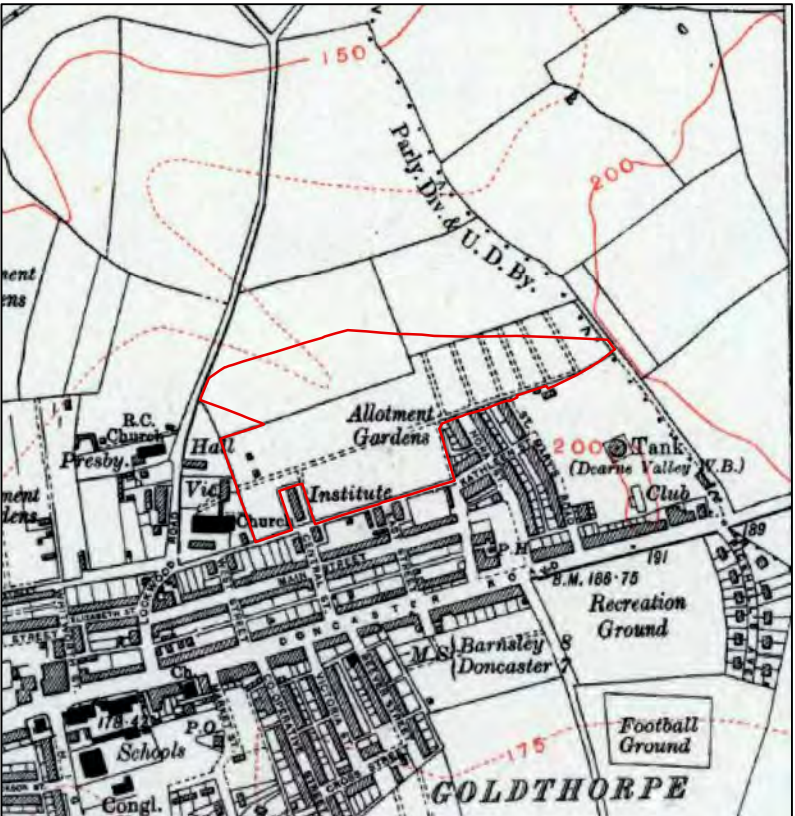
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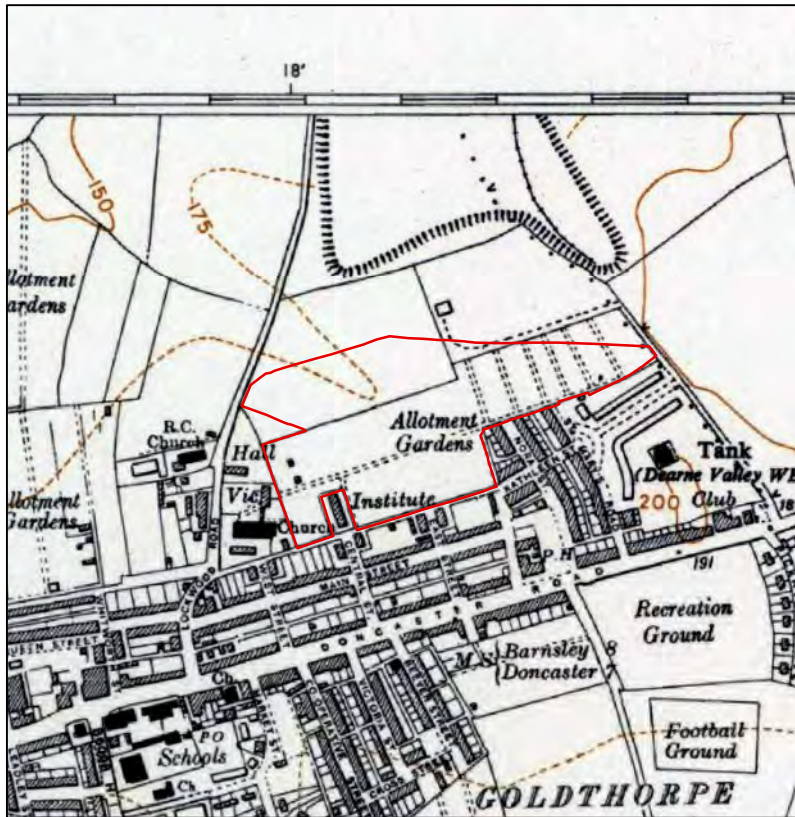
2A: ORDNANCE SURVEY, 1894 (NLS)



2B: ORDNANCE SURVEY, 1906 (NLS)



ORDNANCE SURVEY, 1931 (NLS)



2D: ORDNANCE SURVEY, 1956 (NLS)



2E: GOOGLE EARTH, 2002



2F: GOOGLE EARTH, 2017

LEGEND

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LOCKWOOD ROAD, GOLDTHORPE

HERITAGE STATEMENT

HISTORIC MAP REVIEW

2

Scale

NOT TO SCALE

Date

MAY 2022

Photos



Photo 1: Overview of the northern part of the site, facing east



Photo 2: Overview of the southern part of the site, facing northwest



Photo 3: Informal allotment boundaries, facing south from the north field



Photo 4: Example of allotment plot, facing south



Photo 5: View south from the site to terraced housing between Hamilton Road and East Street



Photo 6: Mixed development to the west of the site, looking south along Lockwood Road and King Street



Photo 7: View south from the site to Dearne Goldthorpe Primary School



Photo 8: View northeast to the Church of St John and St Mary Magdalene from King Street



Photo 9: View northwest to the Sacred Heart Catholic Church from Lockwood Road



Photo 10: View southeast to the Church of St John and St Mary Magdalene and its vicarage from Lockwood Road



Photo 11: View to the Church of St John and St Mary Magdalene from Lockwood Road, with the wall to No.40 Lockwood Road, fencing, and the scout hut in the foreground



Photo 12: View to the Church of St John and St Mary Magdalene from within the western part of the site



Photo 13: View across the western part of the site, with the Church of St John and St Mary Magdalene to the right

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