



Heritage Statement:

Proposed Erection Of Part Single Storey,
Part Two Storey Front And Rear Extensions,
Hirst Cottage, Chapel Lane, Billingley, S72 0HZ

Value Added Design
Produced by: Mark Smith RIBA MARCH
T: [REDACTED]
A:164 Shay Lane, Walton, WF2 6NP



3- Introduction

4- Site History

7- Conservation Area

8 – Listing

10- Appraisal

11- The proposal

14 - Conclusion

Introduction

This Heritage Statement is submitted in support of an application for the proposed extension to Hirst Cottage, Chapel Lane, Billingley, S72 0HZ, that includes the erection of a two-storey rear extension, and a part single storey, part two storey extension projecting perpendicular from the front elevation. This statement forms part of that application and should be read in conjunction with all the submitted information.

The application site is located in the almost entirely residential village of Billingley, around 8 miles to the east of the town of Barnsley, which historically emerged as a small farming settlement with its origins in the medieval period. The modern village has relocated the historic farming use outside of the settlement bounds, however, remains surrounded by open fields, and has an agricultural style in many of the historic buildings.

The village was not subject to historic expansion with small amounts of infill development in the past, and is entirely within the Green Belt, and Billingley Conservation Area that encapsulates almost all the buildings in the village. The Policy implications of these two designations, has seen restricted modern development of the village, resulting in a relatively small village in comparison to nearby settlements.

The application site is situated with a small cluster of domestic properties on the relatively isolated street of Chapel Lane, that branches off from High Street which forms the main spine of the village and terminates at agricultural fields after 230m with development extending only 150m from the main road to the Methodist Chapel from which the lane is named.

The application building is positioned deep within a large plot, 54m to the southeast of the Grade II Listed, Mid C18, Poplar Farmhouse on the opposite side of Chapel Lane.

The proposals seek to extend the existing cottage, to the front (northwest), replacing a low-pitched single storey garage projection with a much longer 'L'-shaped extension, consisting of part single storey, part two storey. This element will contain mostly a 5-car garage to ground floor, and a master bedroom suite at first floor. The proposals also seek to extend by 3m, nearly the full length at the rear (south), with a two-storey projection, extending the ridge of the house up to keep the man body of the building retain an extruded gable form along its east west axis.

This Heritage Statement aims to examine the history of the application site, its significance and importance to the surrounding Heritage Asset including Statutory Listed buildings and include an assessment of the impact of the proposals outlined on the wider setting of the Conservation area.



Site History

Billingley is a small historic farming village with its beginnings likely in the medieval period, originating and developing around two main small farm holdings, with a small collection of farmhouses and associated agricultural buildings, and a small hamlet of workers cottages. Billingley village is marked on a map of the then West Riding of Yorkshire in 1610, and described as having 800 acres of land, with the proprietors listed as Earl Fitzwilliam, Mr Micclewait, Mr Denton and Mr Pigott.

Billingley village is one of the few villages in this area of the Borough that was not subject to major expansion and development during the growth of the mining industry in the late 19th and 20th Centuries, resulting in the modest scale of the modern village. This was in contrast to surrounding settlements such as Thurnscoe and Goldthorpe whose populations expanded considerably from the late 19th Century onwards as new mines were sunk in these areas to provide coal to the fuel industry, transport and housing throughout the country. This is evidenced in the historic maps, with the village changing little over the next 100-150 years, except for occasional ad-hock infill development or demolition, and the majority of the buildings in the Conservation Area originate from the main period of development before the 20th Century.



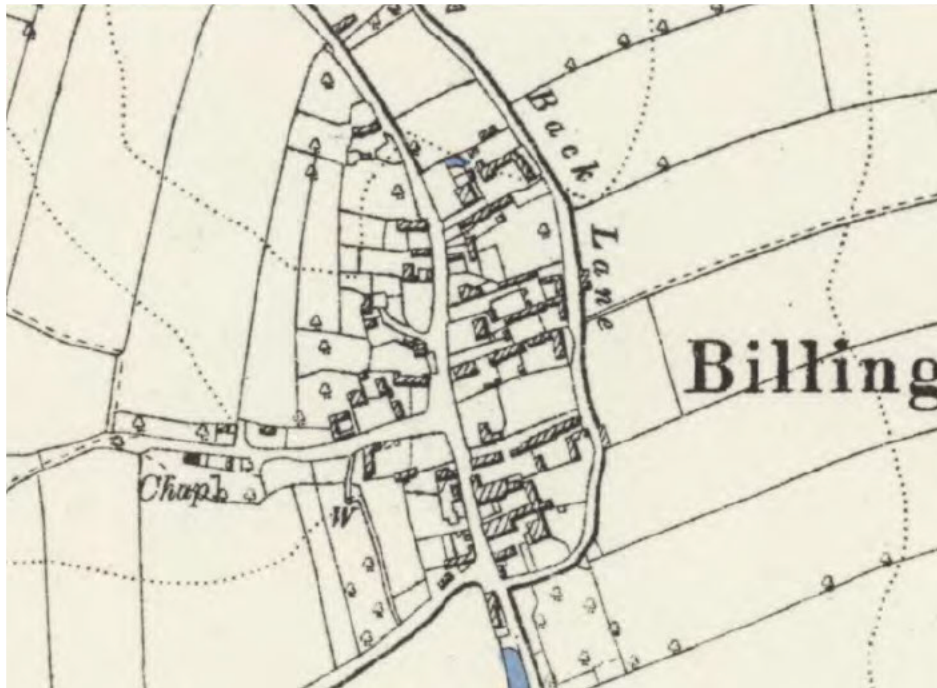
Ordnance Survey map of c1854

The application cottage, appears on the first Ordnance Survey map of 1855, indicating the application building to the south of a courtyard with the neighbouring property 'The Barn' positioned to the northwest as it is today, but with a small square building within the application site fronting Chapel Lane directly north of the application building and aligned with the short projection northeast of The Barn. The hatching of this early map suggests that the unhatched area within this courtyard to the north of the application building was not grassed amenity space as it exists today, and may have been hardstanding surface at this time. The boundary illustrated on this map and subsequent maps indicate that these three structures once formed a single site and were likely linked in some way.

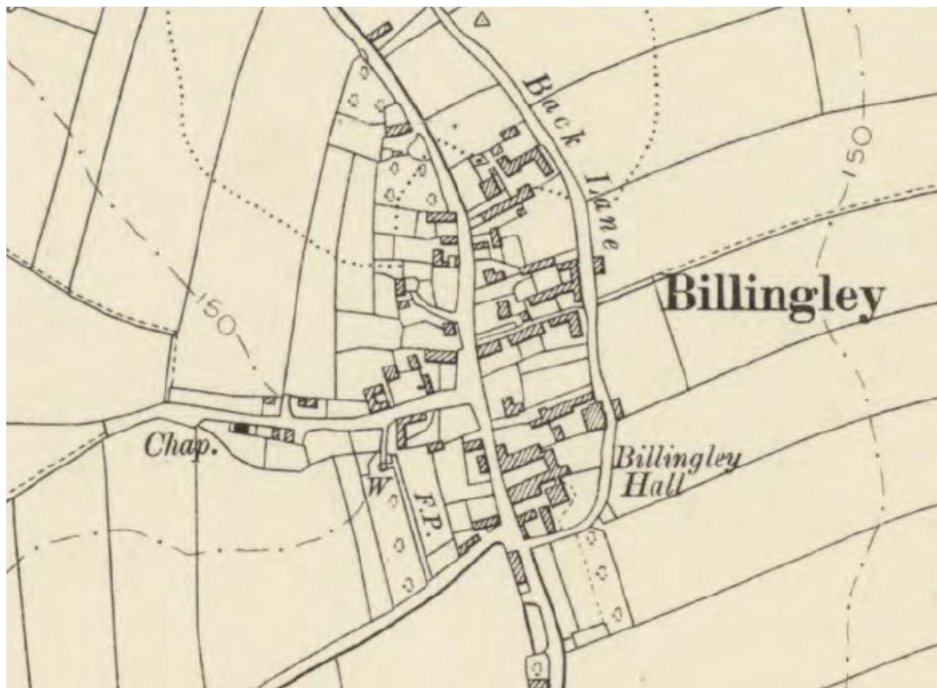
The linear footprint of the building steps back to the south of the cottage, indicating the two-story cat slide gable element to the rear, still present today.

Given the proximity and position facing Poplar Farmhouse to the North, it is possible these collection of buildings were associated with the operation of the farm, possibly originally workers

cottages for the agricultural workers and barns. The official List entry for the neighbouring Poplar Farmhouse dates it to the mid C18, however it is unclear as to what point the cottages forming the application building were constructed between the construction of the farmhouse in the mid C18, and the first OS Map in 1855.



Ordnance Survey map of c1894



Ordnance Survey map of c1906

By 1894, the detached structure to the north of the application site is illustrated as connected to The Barn to the west forming an extended 'L'-shape, almost entirely enclosing the front and west of the application site. This remains the case until the OS map of 1931, in which the structures to the north of the site, including both the original detached structure and the later connection, are removed leaving the modern form of The Barn. Also at this time, the area north of the application building is indicated as subdivided, likely indicating landscaping elements such as the sweeping access drive. It is noted that the application building throughout this period is indicated as a slightly smaller simple rectangle than previously depicted without any projections to the south. It

is believed this is simply a result of the fidelity of the cartography, rather than indicating demolition, however as examined elsewhere in this document it is possible that the building was historically shorter before being extended to the west.



Ordnance Survey map of c1931



Ordnance Survey map of c1950

The site context remains largely the same without any notable development in the area up to the last available historic Ordnance Survey map of 1950, with a minor degree of infilling creating council housing carried out on Chapel Lane and Flat Lane just after this map, having been built in the 1950's. The neighbouring Willow Cottage to the east does not appear on this 1950's plan, indicating this was of more modern construction.

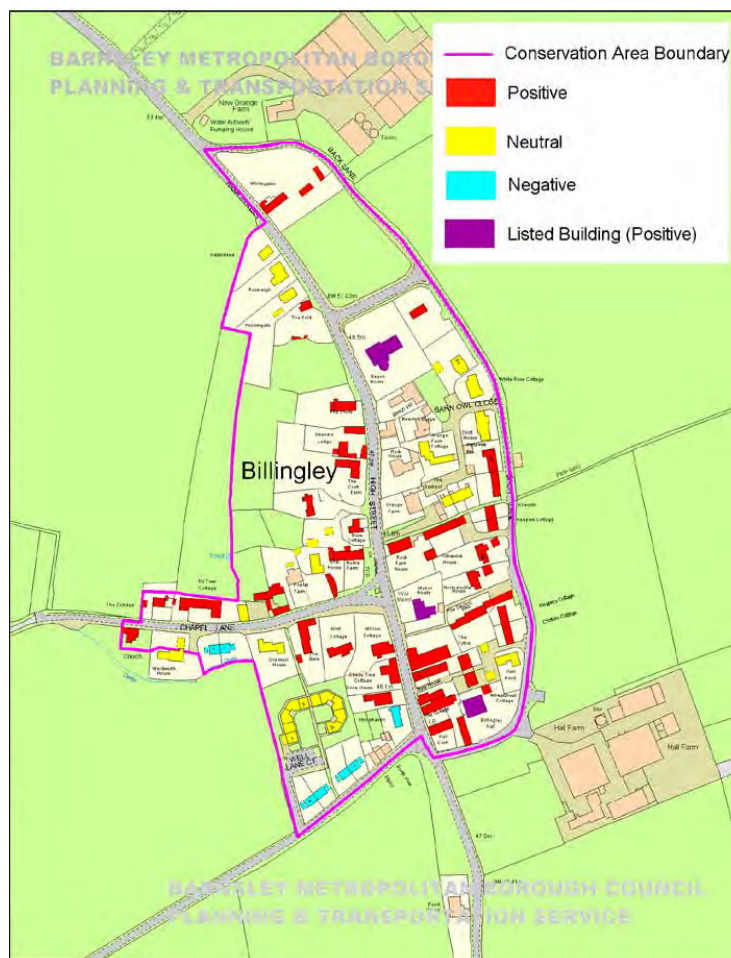


As outlined in the Council’s Conservation Area Appraisal, the two main original farm buildings relocated to more appropriate modern accommodation to the northern and southern edges of the village, leaving a large number of farmstead buildings, including farmhouses, cottages, and barns, within the centre of the village empty. However, as the entirety of the village was ‘washed over’ with a green belt planning policy, there was a presumption against development other than for agriculture, forestry and other countryside uses, and many of these buildings remained vacant for extended periods becoming derelict.

The area of Billingley was designated as a Conservation Area in 1974 for its special historic character, and the original farmstead buildings that remain were considered to contribute greatly to understanding the area’s history, and provide a major aspect of the special historic character of the village. As such, given their vacant and derelict condition, and Policy restrictions imposed on the village, the requirement for new residential uses were regarded as an exceptional case requiring special treatment, if the historic building fabric of the village was to be retained and its character preserved. Therefore, in the early 1980s a Section 52 (now section 106) planning agreement was created to allow for the restoration, conversion from their original use, and re-use of many derelict original farm buildings in the village providing new residential properties, with the agreement also permitting the construction of limited new housing to the north of the village.

Conservation Area

The village of Billingley was first designated a Conservation Area in June 1974 by Barnsley Metropolitan Borough Council, with the 7.99 hectare Billingley Conservation Area covering nearly the entire extents of the village as outlined on the below Conservation Area Map.



Billingley Conservation Area

An appraisal of Billingley Conservation Area has been undertaken by Barnsley Metropolitan Borough Council in 2006, describing the main features of the Conservation Area, and outlining



the elements that help form its special character including any areas of special architectural or historical interest.

The appraisal identifies that the primary character of the conservation area derives from the historic sandstone built former agricultural buildings, barns and small cottages from the settlement's early development. The design and form of these buildings is typically of a simple vernacular style and composition suited to the building's original use, often rectilinear and relatively utilitarian, reflecting their agricultural origin, with the design standard and architectural interest varying between individual structures. However, it notes that the conservation area includes a variety of buildings and housing styles, including 19th Century brick-built terraces, and more modern semi-detached council housing, along with modern infill properties to the north of the village that utilise natural and artificial stone to help the new buildings harmonise with the existing character of the conservation area.

It identifies that every building within the limits of the conservation area is exclusively residential in use, with the Methodist Chapel at the western end of Chapel Lane being the one exception, and almost all buildings are two storeys except for the landmark properties of a more formal architectural composition that are 3 storeys, notably Billingley Hall and Beech House.

The appraisal highlights that Chapel Lane, to which the application site is located, has a particularly varied development with a variety of different styles, sizes, materials, and periods of construction, providing no distinct theme to the architecture on this street, but nonetheless, give it a unique character within the village. Along the lane, the appraisal notes the presence of the Methodist Chapel originating from 1818, identifying that the building does not hold a large amount of architectural interest, and the grade II listed Poplar Farmhouse which originates from the mid 18th Century, which while being an important building in its own right is assessed to *not have a significant or positive effect on the character of the surrounding Conservation Area* due to it being set back from the street behind large mature gardens, trees and a wall.

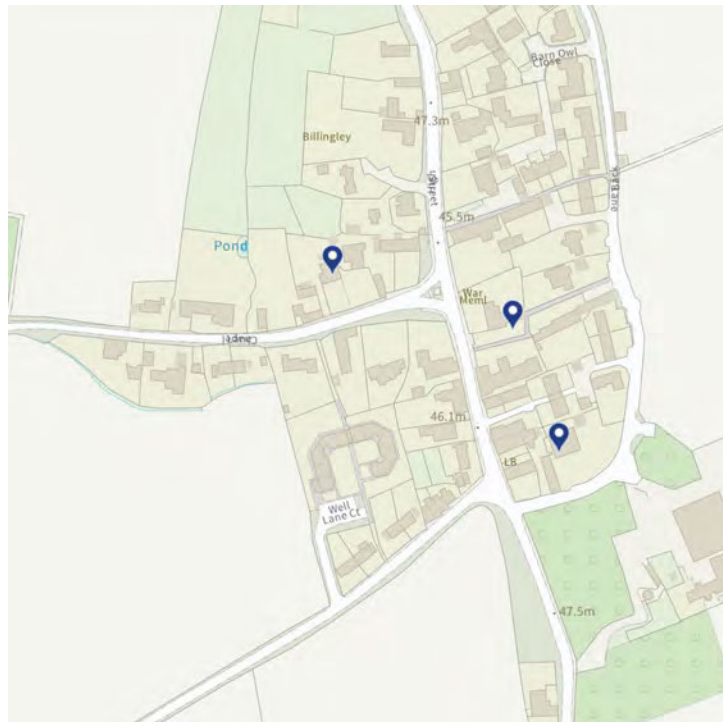
It is noted, that beyond a general assessment of the desirable historic features of the Conservation Area, and a suggestion of prevalent building materials used in the area, very little consideration or guidance has been put forward within the appraisal as to what development is likely to be acceptable within the conservation area, and where best to locate it. Despite this, it is recognised that the application site has a positive historical appearance with its use of traditional building materials and design, and as such contributes to the visual amenity of the Conservation Area setting. This is reflected on the conservation area map included above, which identifies the application building as having a generally positive impact on the character of the conservation area. Given this context, the application must be given suitable scrutiny to ensure that the proposed development does not directly impact on these outlined positive elements, is sensitive to the historic context, and of complimentary design in order to prevent potential impact to the character of this designated area.

Listing

The application building, while considered a visually attractive historic building that is in a relatively good condition and therefore contributes to the historical character and appearance of the conservation area, it is not identified to be of unique or unusual design, nor is it known to have housed notable historical figures that would provide additional special historic interest or understanding of the history of the area. Therefore, the application building is not designated as a Nationally Listed Building, or included within the curtilage of, or List Description for, any other nationally Listed building. Therefore, the proposed development is not subject to additional statutory constraints above that of any other site located within a Conservation Area.

The site does however form part of the greater context of a number of Listed Buildings in Billingley, with the most direct relationship being to the Grade II Listed Poplar Farmhouse (Listing NGR: SE4378004770), which is positioned 27m northwest from the application site's closest boundary and 51m to the closest point of the application building. It is noted that while these properties are sited almost aligned at opposite sides of Chapel Lane, as the appraisal for Billingley Conservation Area outlines, the boundary treatment of walling and mature trees obscure much Poplar Farmhouse set back from the lane, to such an extent that their assessment is that the building does *not have a significant or positive effect on the character of the surrounding Conservation Area*. The relationship between the application building and Poplar Farmhouse, is further obscured by, the application building being equally set back within a large plot, and

positioned behind both boundary wall, mature trees, and the neighbouring structure of The Barn that prevents direct line-of-sight between the two properties.



Listed Buildings In Billingley

At a similar proximity, 45m from the application site's closest boundary and 49m to the closest point of the application building, but orientated perpendicular to the application building is the Grade II Listed Manor House, on High Street (Listing NGR: SE4387804740). While on a different street to the application building, and with the High Street, another property (Willow Cottage), and its mature gardens positioned between the buildings, it is noted that the application site does still share notable views from this building to the proposed development area within the front garden, and it can be said that the application building forms part of the wider street scene context for this Listed Building. As such, particular consideration must be given to the potential impact of any proposals on the street scene from this vantage point.



View From High Street In Front Of Manor House

Finally, the last Listed Building in Billingley is the Grade II Listed Billingley Hall, on Back Lane 89m to the south. It is assessed that this property does not have a meaningful direct relationship with the application site, or clear line-of-sight between them, and as such, it is not considered that

greater assessment of the proposals impact on this Listed Building specifically is required above the consideration of the overall acceptability of the proposals within the context of the Conservation Area.

Appraisal

As identified in earlier sections of this document, the application building is considered a visually attractive historic building, with an agricultural stone cottage appearance, that contributes to the historical character and appearance of the conservation area. This positive character is aided by being set within a large ornate garden with perimeter dry stone walling and mature trees, accessed off twin iron gates that open onto a sweeping block paved driveway.

The form of the building is simple, mostly forming a pitched rectangle, however, has two single storey mono-pitched projections to the front, and a two-storey projecting gable with a cat-slide to the rear abutted by a modern glazed conservatory.



View Of Hirst Cottage From Chapel Lane



Building Frontage



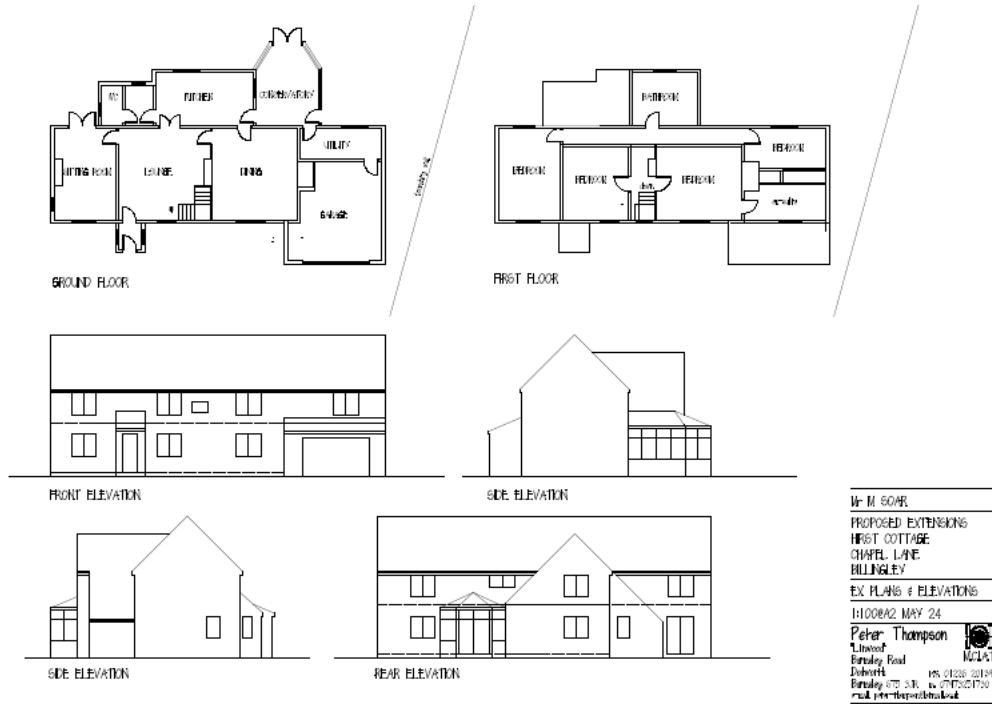
Building Rear

The existing 4-bedroom property, while of a reasonable size, has a number of undesirable characteristics due to the age of the building, that are addressed by the proposals. These include poor circulation, with a small mono-pitch porch entrance, too small to serve as a boot/cloaks area, accessing straight into living accommodation containing the main staircase open within the room, and access to other rooms off it, and the utility and garage only accessible from the rear through two rooms, both the kitchen and modern conservatory.

As noted in the site history, the historic maps indicate a notably shorter footprint to the building, which when paired with the convoluted access to the utility and garage through a later addition conservatory, and seemingly purpose-built front projection containing a modern garage door, all indicate this section of building may be an un-original later addition. The existing garage itself is approximately 4.3m wide and as such is too narrow by modern standards for two cars. It is believed the existing garage is insufficient for a house of this size, which should have sufficient secure parking to meet the parking standards associated with the number of bedrooms provided.



The existing master bedroom is fairly modest and is the only room having access to an en-suite, with the other bedrooms sharing a bathroom in the projecting gable to the buildings rear.



Existing Plans And Elevations

The proposal

The proposals seek approval to extend the existing Hirst Cottage, to both the front (northwest) and rear (south) to provide increased secure garaging for 5 cars, an additional bedroom consisting of a substantially larger master suite, and internal layout changes to provide larger open-plan living accommodation at ground floor level, en-suite facilities for most bedrooms, and a grand entrance hallway.

To the front of the property the proposals seek to erect a roughly L-shaped extension, projecting out from the northwest of the existing building, replacing an existing low-pitched single storey garage projection, possibly a post 1950's later addition. This element will primarily contain a 5-car garage to ground floor with areas of storage, and a master bedroom suite at first floor. The projection begins perpendicular to the dwelling and its faceted shape relates to where it intersects and follows the side boundary line, which is positioned at an approximate 74 degree angle from the front elevation, before returning to parallel with both the dwelling and front boundary. It is acknowledged that this projection overall is substantial, being approximately 28m along its outer edge at ground floor, however, the two-storey section only extends to 10.7m.

The long projection to the front is considerable in size and will visibly alter the historic form of the building from that of a simple workers cottage. However, this element does reference, albeit loosely, the form and positioning of The Barn to which the new building element will sit alongside, neighbouring the site to the west, with a two-storey element on a north-south axis and a single storey element projecting west along the northern boundary. Additionally, as highlighted within the site history outlined in this document, the application site historically had a much longer building projection along its northern boundary connecting to The Barn, which this proposed design will reference. Furthermore, rambling rooflines and stepped forms in different orientations are not uncommon in this area, and characteristic of the ad-hoc development often associated with historic agricultural development. While a similar example of a 5-car garage is not evident in the area, a number of properties in the area are noted to have 2 or 3 car detached garages that are typically situated prominently to the front of the properties.

At the intersection of the new front projection and the original building structure the proposal aims to enhance the historic building form with high quality modern design, creating a chamfered fully glazed gable that will serve as the properties main entrance, and will access the newly created feature double height, galleried entrance hallway and staircase. This modern contrasting addition, can be seen as a discordant feature not associated with a modest workers' dwelling, and will undoubtedly alter the simple architectural character of the building, however, it is noted that a clearly modern intervention such as this can easily be understood to be a modern addition helping to delineate the historic fabric from the extension. This approach can often be preferential to something more pastiche that could be mistaken for original historic fabric, but the potential impact of any contrasting modern architectural element often would be dependent on the quality of the materials and detailing of the architecture.

The position of the proposed architectural feature gable behind the proposed front projection and the mature vegetation following the highway, mean that this element will likely not be readily visible from Chapel Lane, however, it is noted to be clearly visible from High Street, when viewed across the amenity of Willow Cottage. The impact of this view could easily be lessened through localised planting of hedging or preferably trees along the eastern site boundary to soften views of the distinctly modern elements of the proposals.

To the rear (south), the proposals also seek to replace the cat-slide gable projection and modern conservatory with an almost full length (14.5m approximately) two-storey extension, restricted from extending the full length by the narrowing of the site to the east. The extension spans 3m out from the main building elevation to align with the existing rear projection, however, as the extension is perpendicular with the original form, the proposals require extending the ridge of the house up approximately 1.4m to keep the main body of the building retain the simple extruded gable form along its east west axis.

The extension will allow for a significantly larger open-plan living accommodation at ground floor level, with a larger kitchen, sitting, and dining space having an improved direct relationship with the rear garden with new bi-folding doors linking the house to the garden. At first floor level, the creation of additional accommodation in this area allows for the relocation of bedrooms facilitating the loss of an existing bedroom to the creation of a feature double height, galleried entrance hallway and staircase, along with new en-suite provision for most bedrooms.

The full-length extension to the rear will entirely remove the historic fenestration and relief provided by the catslide gable from the rear of the property, resulting in loss of historical character, however, due to the significant screening from public areas provided by mature trees on the boundary, screening from the application building itself and neighbouring properties, it is acknowledged the proposals in this location would be less impactful on the character of the conservation area than more visible elements of the development.



Conclusion

It is acknowledged that the application site currently forms a prominent and pleasant open space within the conservation area, and a large but simple agricultural worker house, both of which currently contribute well to the area's identity as a rural former farming village. However, beyond this generally positive character, the application site and building have limited specific historical value, and similarly retaining the existing building form exactly as it currently exists is of little benefit to the character of the conservation area. The site is not subject to any policy restrictions resulting from any statutory Listing, and therefore the primary consideration will be if the proposed new development is determined to be of sufficient quality to enhance the character and appearance of the area.

The extent of the proposed additions are sizeable, greatly increasing the scale of the existing building, and introduce contrasting modern architectural features not typical within the village, therefore the proposals are assessed to result in some harm to the historical character. However, it appears that the site could comfortably accommodate the proposed additional development in this location without detrimentally affecting the prevailing density and rhythm of development along the road. Additionally, the positioning of the extensions both to the rear of the existing property, and perpendicular to the building frontage, allows for most of the building's historic frontage that has the greatest contribution to the Conservation Area to be retained.

The variety of development along Chapel Lane, in terms of different building styles, sizes, materials, and periods of construction, mean more modern elements of the proposed development and a larger built form can be accommodated more easily than areas where there is a distinct theme to the architecture of the street.

Weighting should be given to the historical context of the street scene along Chapel Lane, in which the application site did have a greater level of development along the northern boundary until its demolition in the early C20.

Principally, it is recognised that conservation is not simply preservation, and the modern features proposed are considered to create a striking appearance, that subject to suitable detailing and materials could be considered to add interest to the building frontage, possibly elevating the grandeur of the Conservation Area, to a notable level of recognition as other grand properties in the village such as Billingley Hall and Beech House. Yet, these elements are distinctly modern allowing the legibility of the building fabric to be maintained.

As such, it is for the Local Authority to balance the applicant's need for additional accommodation and secure garages, within a village identified as having limited opportunities for future development, and desire to elevate the buildings appearance with notable design elements, against the possible impact of the increased mass and potentially discordant architectural features, that will result in a notable departure in visual appearance from that of the existing.