

1 Horncroft, Cawthorne, Barnsley
Heritage Statement

June 2019

CODA Planning

**CODA
Planning**



CODA Planning Limited
Cornish Place
70 - 71 Cornish Street
Sheffield
S6 3AF

Tel: 0114 279 4932

www.codaplanning.co.uk

1 Horncroft, Cawthorne, Barnsley

Heritage Statement

Contents	Page
1. Introduction	1
2. Site Description	2
3. Heritage Assets	4
Designated Heritage Assets	4
4. Policy Context	5
Statutory Duties	5
NPPF	5
The Development Plan	6
Other Material Considerations	6
5. Assessment of Significance	7
Cawthorne Conservation Area	7
Listed Buildings, Parks and Gardens	7
6. Assessment of the Development Proposal	9
Cawthorne Conservation Area	9
Listed Buildings, Parks and Gardens	10
Summary	10
7. Conclusions	11

1 Horncroft, Cawthorne, Barnsley

Heritage Statement

Appendices

Appendix 1 - Conservation Area Boundary and
Listed Building Map

Appendix 2 - Golden Cross Cottage – English
Heritage Listing – 1191882

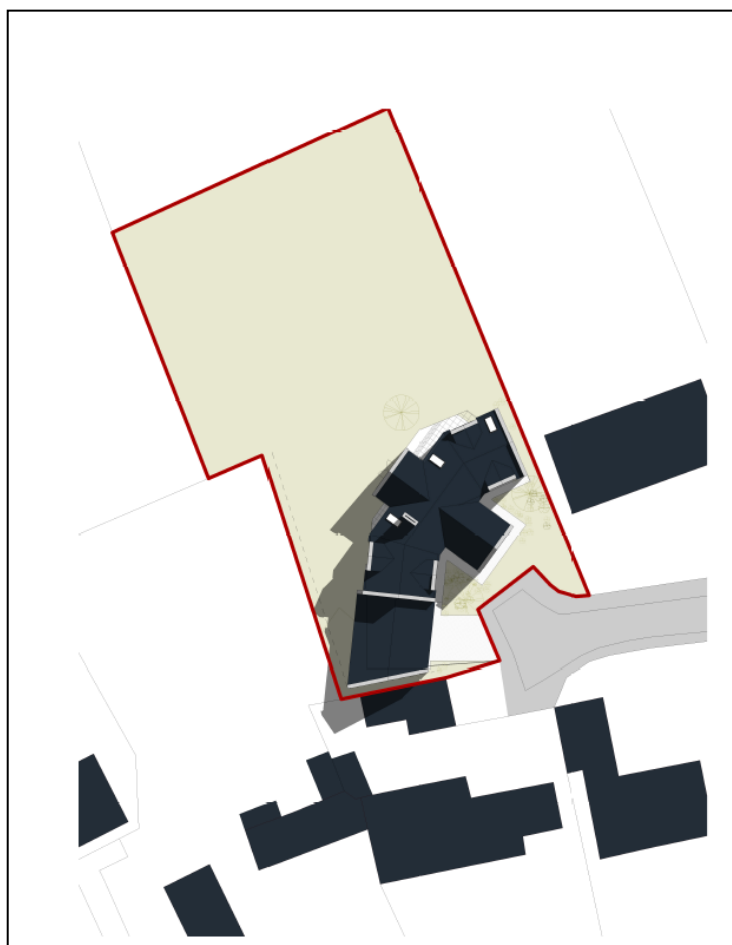
1. Introduction

- 1.1. This Heritage Statement ('the Statement') has been prepared on behalf of our client, Mr England, to assist Barnsley Metropolitan Borough Council ('the LPA'), in the consideration of a full planning application for the demolition of 1.no bungalow and erection of 1.no new dwelling ('the proposed development') on the site of 1 Horncroft, Cawthorne, Barnsley ('the Site').
- 1.2. This Statement is required to support the application and it is acknowledged that the Site lies within the Cawthorne Conservation Area. Barnsley Metropolitan Borough Council has also requested that the impact on the Grade II Listed Building – Golden Cross Cottage – be assessed.
- 1.3. This Statement is provided in line with guidance contained within the National Planning Policy Framework (NPPF) and the adopted Development Plan and should be read in association with all other documentation and plans submitted as part of this application.

2. Site Description

- 2.1. The Site is located to the north of Horncroft, Cawthorne and is located at the northern extremity of the Cawthorne Conservation Area. The Site is outlined in red on the location plan below.

Figure 2.1 Site Location Plan



- 2.2. To the immediate north is the curtilage to the building, and beyond which is open countryside. To the east, west and south is existing residential development all within the conservation area.
- 2.3. To the immediate south of the site is the adopted highway (Horncroft) and the detached garages to Golden Cross Cottage.
- 2.4. To the east are other residential properties on Horncroft, all set within substantial residential curtilages.
- 2.5. The buildings fronting onto Darton Road and Cliffe Hill are also set within substantial curtilages which abut the application site. These are predominantly two storey brick or stone construction.

- 2.6. With reference to heritage assets, the site is located within the Cawthorne Conservation Area. The Conservation Area covers a substantial part of the village of Cawthorne. Immediately to the south is the Grade II Listed building – Golden Cross Cottage.
- 2.7. The existing building on the site – to be demolished - is a single storey bungalow, covering an extensive area set within a much larger curtilage. The construction of the bungalow is traditional brick and render construction with a pan tile roof. The topography of the site is such that the building sits some height lower than other properties on Horncroft and Darton Lane, with the curtilage dropping away further towards the north.

3. Heritage Assets

- 3.1. 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)'.

- 3.2. They can include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.

Designated Heritage Assets

Listed Buildings, Parks and Gardens

- 3.3. There are no registered parks or gardens within the vicinity of the Site.
- 3.4. The Grade II Listed Golden Cross Cottage is located 13m south of the Site (from site boundary). The new building will abut the existing curtilage boundary of Golden Cross Cottage. Within the curtilage of the listed building this boundary is comprised of a single storey double garage, two-metre-high stone wall and double width driveway. The curtilage of Golden Cross Cottage is further delineated by an additional 2-metre-high stone wall forming the boundary with the garages and the adopted highway. There is extensive vegetation in the rear garden area of the building.
- 3.5. There is an existing visual relationship between the Site and the listed building.
- 3.6. There are 36 further Listed Buildings located in the Cawthorne Conservation Area, however the majority of these are all located substantially further away from the Site, with most of the buildings being within the vicinity of All Saints' Church, approximately 200m directly south of the Site.
- 3.7. Therefore, as no other Listed Buildings can be seen from the Site no further assessment of impact on these is needed.

Conservation Areas

- 3.8. The Site is on the northern extremity of the Cawthorne Conservation Area. The conservation area has recently been considered in the Draft Cawthorne Conservation Area Appraisal and Management Plan [Woodhall Planning for Cawthorne Parish Council (April 2019)]. Although not adopted this provides an up to date "position statement".
- 3.9. At present, the existing building on the Site detracts from the wider setting of the village and its conservation area and the redevelopment in the manner proposed will serve to enhance this area of the Conservation Area.

Scheduled Ancient Monuments

- 3.10. There are no Scheduled Ancient Monuments within the vicinity of the Site.

4. Policy Context

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.1. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. The Act States at Section 66(1);

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (s66(1))'

- 4.2. In addition, as the Site is adjoined to a conservation area, Conservation Area Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF

- 4.3. The revised NPPF was published in July 2018 and sets out the Government's proposed economic, environmental and social planning policies for England.

Conserving and enhancing the historic environment

- 4.4. Paragraph 189 of Section 16 of the NPPF sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

- 4.5. Paragraph 190 notes that Local Authorities should identify and assess the significance of any heritage assets that might be affected by a proposal. This significance should be considered in managing any impact of the proposal. Paragraph 196 goes on to state that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The Development Plan

- 4.6. The relevant Development Plan for the site is currently formed of the Barnsley Local Plan (adopted January 2019) and the Barnsley, Doncaster and Rotherham Joint Waste Plan Development Plan Document (adopted March 2012). The latter has no relevance to the determination of this application.

Local Plan

- 4.7. Policy HE1 – The Historic Environment: Barnsley Council will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.
- 4.8. Policy HE2 – Heritage Statements and general application procedures: proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.
- 4.9. Policy HE3 – Developments affecting Historic Buildings: proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.
- 4.10. In addition, the Council has adopted Supplementary Planning Document (SPD) – "Heritage Impact Assessment" (May 2019).

Other Material Considerations

Historic England: Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2015)

- 4.11. Conservation Principles provides a comprehensive and adopted basis for completing an assessment on heritage significance and value of a heritage asset. Conservation Principles are grouped into four categories: evidential, historical, aesthetic or communal value. The aim of this document (paragraph 18) is to:

'Set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.'

- 4.12. According to the document, the value of a place/asset should be assessed according to these four values. These are not discrete, self-contained concepts but overlap and interact to some extent.

The Setting of Heritage Assets Historic Environment: Good Practice Advice in Planning: 3 (2017)

- 4.13. This document includes a method for establishing the extent of setting, assessing the contribution setting makes to the significance of a heritage asset and how to determine the effects of a proposal upon setting, and by extension, the significance of a heritage asset. This document notes that all assets have a setting, however it goes on to note that setting can be positive, negative or neutral, and notes that many settings have changed over time.

5. Assessment of Significance

Cawthorne Conservation Area

- 5.1. Cawthorne Conservation Area is made up predominantly of existing residential properties with other commercial properties and service / community buildings. The Conservation Area contains 37 listed buildings. (Refer to **Appendix 1.**)
- 5.2. The Conservation Area is considered to hold significance due to its history and architecture.
- 5.3. The main and pertinent characteristics identified in this appraisal (page 3) are:

"The rural settlement with development lining the main historic routes, and historic footpaths linking different parts;

The topography, with Hill Top, Church Street and Darton Road on higher ground;

The majority of buildings in residential use but with a number of converted barns, two churches, community rooms, a school, a former smithy, a pub, shops, and many former agricultural and domestic outbuildings;

The landmark of the Church of All Saints, viewed from within and outside the conservation area;

The use of local sandstone in walling and roofs, with squared rubble in thin courses and squared stone laid in deeper courses. Quoins are also a dominant feature;

Dry stone and mortared stone boundary walls with stacked, upright stones laid on edge or half round stone coping;

Buildings are primarily of 2 storeys with pitched roofs. Buildings tend to be of robust, simple, vernacular form with architectural decoration limited to simple door and window lintels and surrounds. Higher status and nineteenth century buildings show greater architectural decoration;

A few historic red brick buildings which stand in contrast to the predominant local stone."

- 5.4. The Site constitutes part of the wider Conservation Area, but is somewhat peripheral to the wider Conservation area, given its location at its northern extremity, and the focus of other heritage assets in the area. There is a limited visual relationship between the application site and the conservation area, and the setting of the Conservation Area is largely unaffected by the development.

Listed Buildings, Parks and Gardens

- 5.5. As discussed previously, there are no registered parks or gardens within the vicinity of the Site.

5.6. The Grade II Listed Golden Cross Cottage is currently a private residence. The English Heritage listing is provided at **Appendix 2**.

5.7. The exact listing states:

"CAWTHORNE DARTON ROAD (north side) No 1 (Golden Cross Cottage)

GV II House. Dated 1735 with later or rebuilt additions to right. Coursed squared stone with quoins. Stone slate roof. Two storeys. Symmetrical three bay facade. Central doorway with quoined surround and raised keystone inscribed "Joseph/Field/1735". Three-light windows to left and right, both floors, all with mullions removed and C20 glazing bars. Single-storey addition to left and lower addition to right not of special interest. Continuous outshut to rear."

5.8. This Listed Building is considered to hold significance primarily due to its architectural character.

6. Assessment of the Development Proposal

- 6.1. Impacts on designated heritage assets may be assessed as direct or indirect. In terms of indirect impacts, this is largely related to visual impacts of the proposed development on designated heritage assets.
- 6.2. The proposed development will indirectly impact on the surrounding designated heritage assets, but in a positive manner - this is set out below.

Cawthorne Conservation Area

- 6.3. As the Site is just inside the Cawthorne Conservation Area, the proposed development has taken its design cues rightly from the surrounding properties on Darton Road, and Horncroft, properties also located in the Conservation Area.
- 6.4. The existing building on the Site is not reflective of the character of buildings in the wider Conservation Area. As the draft Area Appraisal states:

"Buildings are primarily of 2 storeys with pitched roofs. Buildings tend to be of robust, simple, vernacular form with architectural decoration limited to simple door and window lintels and surrounds. Higher status and nineteenth century buildings show greater architectural decoration; and

The use of local sandstone in walling and roofs, with squared rubble in thin courses and squared stone laid in deeper courses. Quoins are also a dominant feature;"

- 6.5. The new building design seeks to reflect these features and reinforces local characteristics.
- 6.6. Furthermore, the Site is at the extremity of the Conservation Area, its prominence substantially reduced by the topography in the area (sloping south to north) and the existing thick vegetation (both on and off site). There is a visual relationship between the two – but this is weak – and this relationship will be strengthened by the proposed development – within stronger physical and design similarities to adjacent sites. At present, the site detracts from the wider setting of the village in design terms and, therefore, the conservation area.
- 6.7. The site is at the extremity of the conservation area, and even though the new building is two storey it is set on sloping topography, some distance below the bulk of the urban form in the centre of the village. Consequently, the building redefines the built edge to Cawthorne but does not detract from views into or out of the Conservation Area.
- 6.8. Considering the above, the proposed development will not have a detrimental impact upon the setting of the Cawthorne Conservation Area and indeed will serve to provide an overall enhancement to this area of the settlement and conservation area.

Listed Buildings, Parks and Gardens

- 6.9. The Site is located approximately 13m (boundary to boundary - as the crow flies) north of the Grade II Listed Golden Cross Cottage. Due to location, topography and prominent vegetation along the Site's eastern boundary, it is somewhat screened from the Listed Building. Existing boundary treatments and outbuildings within the curtilage of the Listed Building between the Site and the Listed Building also serve to deliver a weak visual relationship between the two.
- 6.10. The proposed building has taken its design cues from the other residential buildings in the conservation area, in terms of scale and form, and particularly the dwelling at 3 Horncroft.
- 6.11. The proposed 2 storey building, whilst reflecting the scale of development elsewhere, will not, due to on-site topography, impact significantly on the setting of Golden Cross Cottage.
- 6.12. The wider design will reinforce the urban form found on Darton Road and Cliffe Hill. The important design cues of architectural merit on Golden Cross Cottage i.e. its significance - would be unaffected by this proposal.
- 6.13. The most sensitive area in this visual relationship is that found on the boundary with the Site and the curtilage of Golden Cross Cottage. Although, a two-storey gable end is proposed here, the increase in height does not detract from views of or views from the Listed Building, thereby not impacting on its significance in the built form of the village, or from its valuable design features as detailed in the listing itself. On the boundary the proposed garage gable end is set down from the main building to reinforce the subservient relationship and mitigate any impact on the setting of Golden Cross Cottage.
- 6.14. Considering the above, the proposed development will not have any detrimental impact upon the above Listed Buildings – indeed it will serve to reinforce local character in this area.

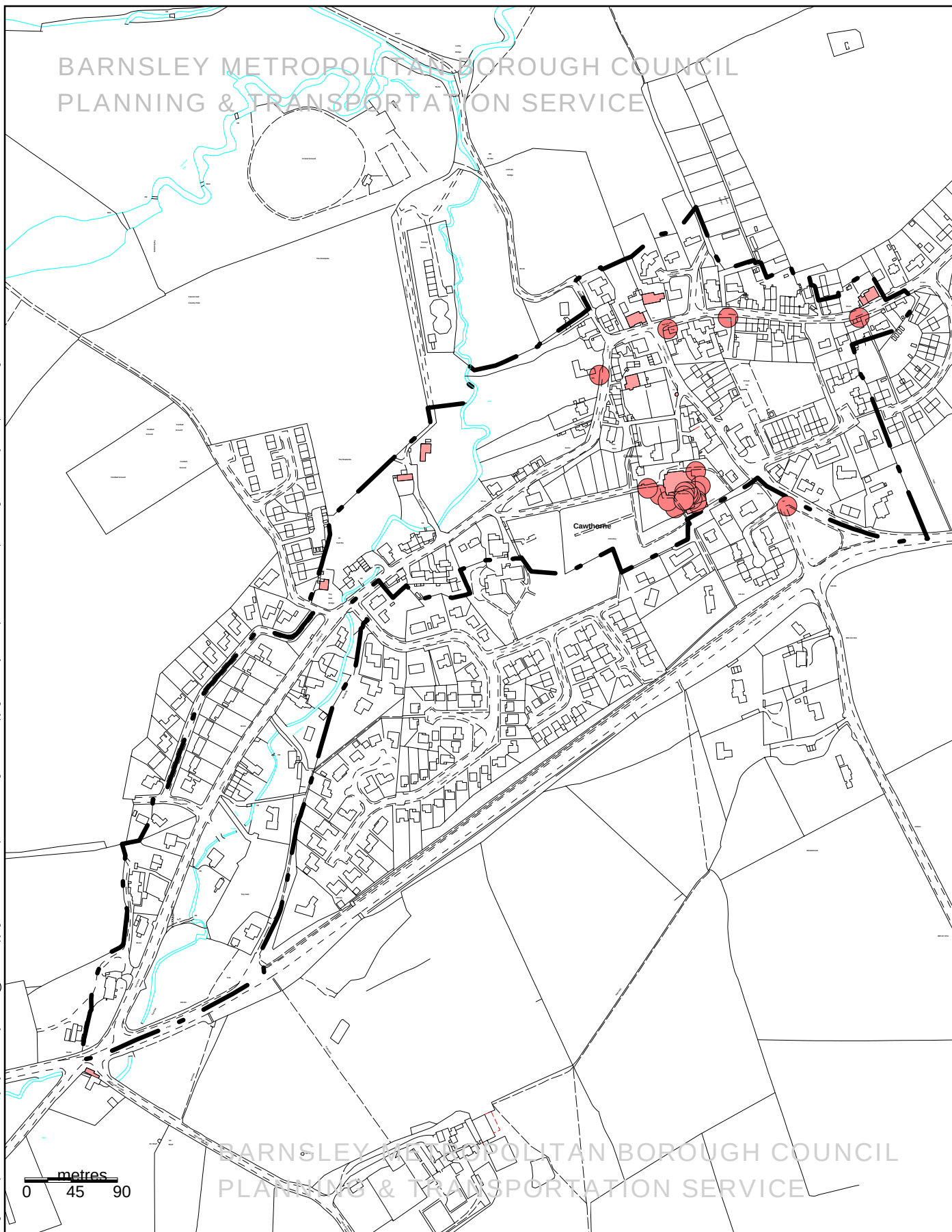
Summary

- 6.15. In light of the above, the proposed development will not unduly affect the significance of the above heritage assets and, in developing a site on the outskirts of the village, it will serve to enhance the overall settlement and, as a consequence, the setting of the conservation area.
- 6.16. The proposal therefore accords with Local Plan Policies HE1, HE2 and HE3, and the requirements of the Heritage Impact Assessment SPD, with the proposed development preserving and enhancing the heritage assets through high quality appropriate design, material choices and landscaping.

7. Conclusions

- 7.1. Pursuant to the above, and having regard to national and local policy, it is considered that the proposals will not pose any risk to the character of the Cawthorne Conservation Area, and will make a positive contribution to the area introducing a more compatible design on to the site than currently exists.
- 7.2. The proposal will also enhance the setting of the adjacent listed building.
- 7.3. The scheme should, therefore, be viewed as acceptable in terms of its heritage impact.

BARNSLEY METROPOLITAN BOROUGH COUNCIL PLANNING & TRANSPORTATION SERVICE



Scale 1:5000 @ A4

Cawthorne Conservation Area



BARNSLEY
Metropolitan Borough Council

Drawn by: TC

Date: 20/09/2007

Planning and Transportation Service

Assistant Director: Ruth Middleton, BA(Hons), DipSurv, MRTPI
PO Box 604, Barnsley, S70 9FE
Tel: (01226) 770770 Fax: (01226) 772599

Appendix 2



Historic England

Golden Cross Cottage

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1191882

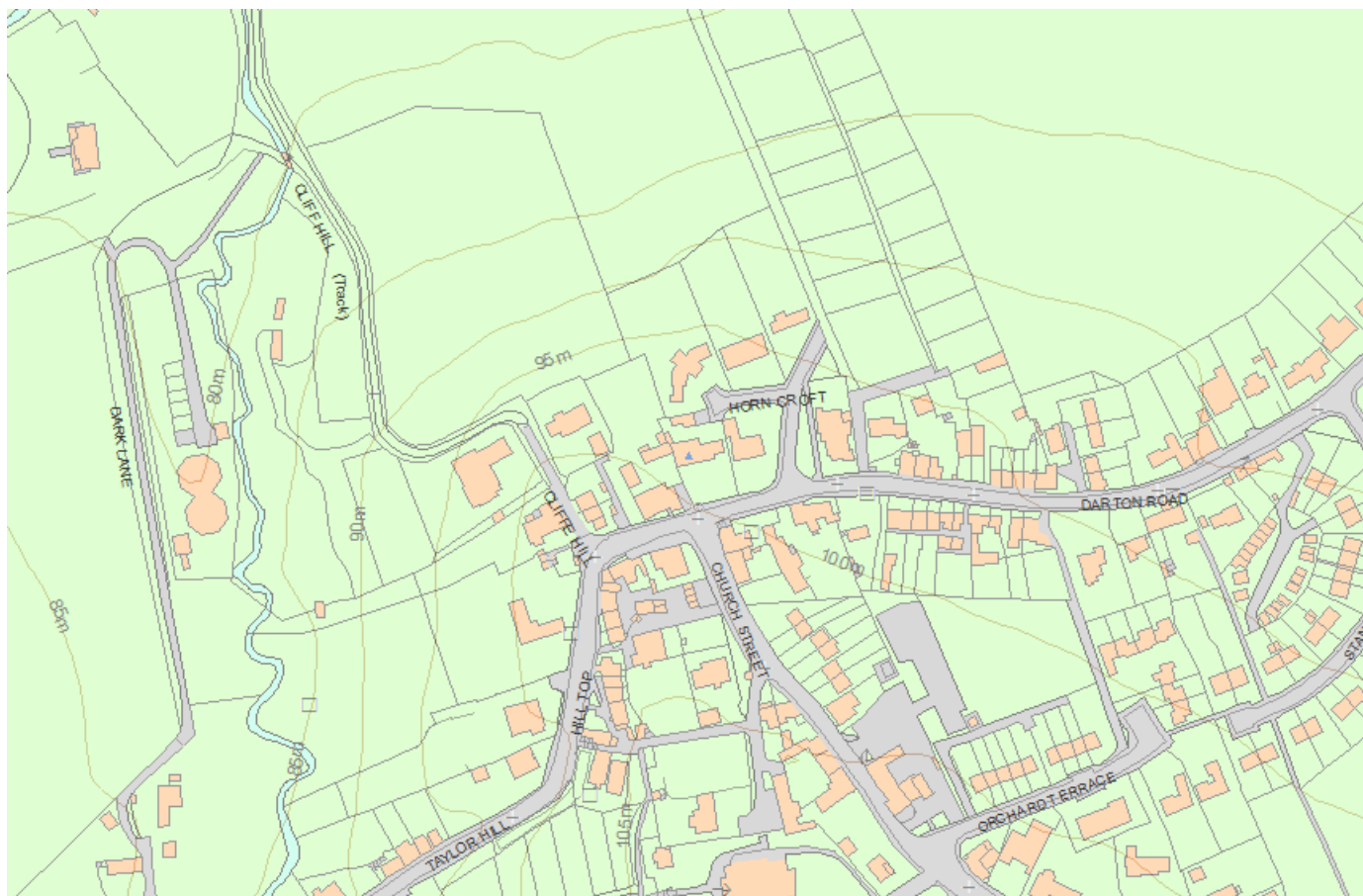
Date first listed:

23-Nov-1987

Statutory Address:

Golden Cross Cottage, 1, Darton Road, Cawthorne, S75 4HR

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1191882 .pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/178360/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 24-Jun-2019 at 16:40:53.

Location

Statutory Address:

Golden Cross Cottage, 1, Darton Road, Cawthorne, S75 4HR

The building or site itself may lie within the boundary of more than one authority.

District:

Barnsley (Metropolitan Authority)

Parish:

Cawthorne

National Grid Reference:

SE2847208139

Details

SE 20 NE 3/43

CAWTHORNE DARTON ROAD (north side) No 1 (Golden Cross Cottage)

GV II House. Dated 1735 with later or rebuilt additions to right. Coursed squared stone with quoins. Stone slate roof. Two storeys. Symmetrical three bay facade. Central doorway with quoined surround and raised keystone inscribed "Joseph/Field/1735". Three-light windows to left and right, both floors, all with mullions removed and C20 glazing bars. Single-storey addition to left and lower addition to right not of special interest. Continuous outshut to rear.

Interior not inspected.

Listing NGR: SE2847208139

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

334169

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

There aren't currently any contributions

© Historic England 2019

