

Heritage Impact Assessment / Heritage Statement

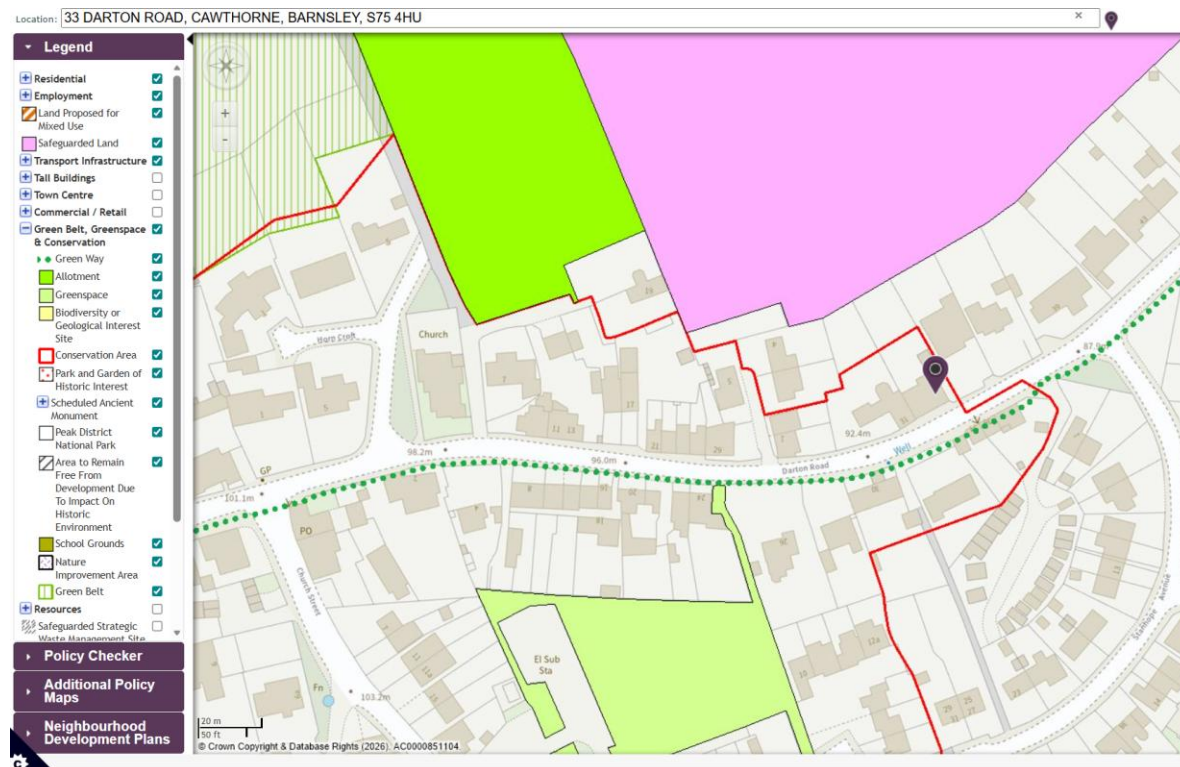
Proposed internal alterations, conservation repairs, external joinery and associated garden works
33 Darton Road, Cawthorne, Barnsley S75 4HU

For: Mr. and Mrs. Driver
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Project ref: 25116
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1. Executive summary

This Heritage Impact Assessment / Heritage Statement has been prepared to support proposals at 33 Darton Road, Cawthorne. The property forms part of the Grade II listed 31 and 33 Darton Road and lies within the Cawthorne Conservation Area. The proposals comprise a package of internal alterations, external repair and enhancement works, replacement external joinery, discreet building services upgrades, a garden outbuilding/shed and an electric vehicle charging point.

The occupants understand their role as custodians of a listed building. The proposals are intended to allow the building to be maintained and occupied as a family home, to respond to specific medical and mobility requirements arising from a life-affecting illness, and to make reasonable adjustments for modern family living without compromising the special architectural or historic interest of the listed building or the character and appearance of the conservation area.



The significance of the listed building is primarily derived from its seventeenth-century origins, nineteenth-century remodelling of No.33, coursed sandstone construction, stone slate roof, quoins, traditional proportions, relationship with No.31, contribution to the Darton Road streetscape and wider group value within the historic village. The statutory list records that none of the seventeenth-century internal arrangement appears to survive, although exposed beams, roof structure and other historic fabric still contribute to significance.

The scheme has been designed to avoid significant loss of historic fabric and to concentrate works on later or less sensitive elements. It retains the principal form, roofscape, stone walls, key openings, gateposts, historic ironwork, beams, trusses and purlins. Several elements are positive conservation works, including lime repointing, replacement of inappropriate cementitious work, facing of exposed blockwork/underpinning in matching stone, and replacement of existing windows, doors, rainwater goods and soil pipes with more appropriate traditional or heritage-quality alternatives.

Overall, the proposals are assessed as causing no substantial harm. Where any minor harm is identified, it is at the low end of less than substantial harm and is outweighed by the conservation, maintenance, accessibility, energy, family occupation and optimum viable use benefits. Subject to detailed joinery, rooflight, pointing, stonework, services routing and garden building details being controlled by condition, the proposal is considered to preserve the special interest of the listed building and the character and appearance of the Cawthorne Conservation Area.



2. Purpose and scope of this statement

Barnsley MBC guidance requires a Heritage Impact Assessment for applications affecting a heritage asset or its setting. The local guidance expects the applicant to identify the heritage asset, describe its significance and setting, explain the proposals and justify how impacts have been avoided or minimised.

This statement therefore follows a three-part approach: (1) gathering known information, (2) describing the asset and its significance, and (3) assessing the proposed works and their impact on that significance.

The report considers the listed building, its immediate curtilage and setting, the Cawthorne Conservation Area, nearby heritage assets and the wider landscape setting insofar as these may be affected by the proposals.

3. Site and heritage designations

Asset / designation	Relevance to the application
31 and 33 Darton Road	Grade II listed building, List Entry 1151782. No.33 is specifically included in the statutory address.
Cawthorne Conservation Area	The property is within the conservation area. Darton Road is one of the main historic routes and is specifically identified as part of the historic urban form.
Cannon Hall Registered Park and Garden and wider landscape	The conservation area appraisal identifies a strong historic relationship between Cawthorne and the Cannon Hall Estate and surrounding landscape. The application site has far-reaching rear views across open land.
Nearby listed buildings and structures	The historic village contains numerous listed buildings and structures. The proposal is small-scale and would not materially affect the setting of these assets beyond preserving the listed building and Darton Road streetscape.

4. Legislative and policy context

The principal heritage tests relevant to the proposal are summarised below.

Policy / legislation	Application to the proposals
Planning (Listed Buildings and Conservation Areas) Act 1990	The decision-maker must have special regard to the desirability of preserving a listed building, its setting and features of special architectural or historic interest. For conservation areas, special attention must be paid to preserving or enhancing character or appearance. Listed Building Consent will be required for works affecting the character of the listed building.
National Planning Policy Framework, Chapter 16	Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Applicants must describe significance in a proportionate manner and any harm requires clear and convincing justification.
Barnsley Local Plan policies HE1, HE2 and HE3	The proposal should conserve and, where possible, enhance the significance and setting of the heritage asset; provide a proportionate statement of significance and impact; and respect historic scale, form, massing, architectural detail and materials.
Barnsley Heritage Impact Assessment SPD	This statement provides the required description of significance, proposal summary, justification and impact assessment.
Cawthorne Conservation Area Appraisal and Management Plan	The proposal responds to the identified special interest, including local sandstone, stone slate roofs, boundary walls, traditional joinery, views, and simple vernacular character.
Cawthorne Village Design Statement SPD	The proposal adopts a managed change approach based on the village character, materials and setting.
Barnsley Mortar Mixes for Historic Buildings SPD	The proposal removes cementitious mortar and uses lime mortar, responding directly to local guidance.
Barnsley Sustainable Construction and Climate Change Adaptation SPD	The proposal includes energy and building performance improvements while avoiding intrusive changes to the principal listed roofscape.

5. Description and significance of the heritage asset

5.1 Historic and architectural significance

The statutory list description identifies 31 and 33 Darton Road as two houses, possibly formerly one, of seventeenth-century origin. No.33, to the right, was remodelled in the mid-nineteenth century. The building is constructed of coursed squared rubble with quoins, has a stone slate roof and is two storeys in height.

No.33 is described as having a symmetrical arrangement of two four-pane sash windows to each floor with a central doorway to its left part, and a similar first-floor window with a later, in-keeping ground-floor window at the right end. The list entry also records a continuous outshut to the rear of No.33. The interior entry records two stop-chamfered beams across the wing and notes that none of the seventeenth-century internal arrangement appears to survive.

The submitted photographs and sales particulars show a building with a strong vernacular character: exposed timber beams, stonework, fireplaces, modest room proportions, low ceilings and a close relationship with the road frontage. The existing building has already experienced alteration, including replaced windows and internal reconfiguration, but its historic fabric, massing, roofscape and streetscape contribution remain of high significance.



5.2 Conservation area significance

Cawthorne Conservation Area is characterised by historic development along main routes including Darton Road, the use of local sandstone in walling and roofing, stone boundary walls, pitched roofs, robust simple vernacular forms, modest architectural decoration and important views into, out of and within the village.

Darton Road is specifically identified in the conservation area appraisal as a historic route where views are lined by historic buildings and stone boundary walls, creating a strong sense of enclosure. The listed building therefore contributes not only as an individual heritage asset but also as a prominent element of the Darton Road townscape.

The rear garden contributes to the dwelling setting and to the wider rural character because it opens to long views across fields and woodland. This setting is sensitive to overly prominent garden structures, but it can accommodate carefully located, low-profile and screened ancillary works.

5.3 Significance by element

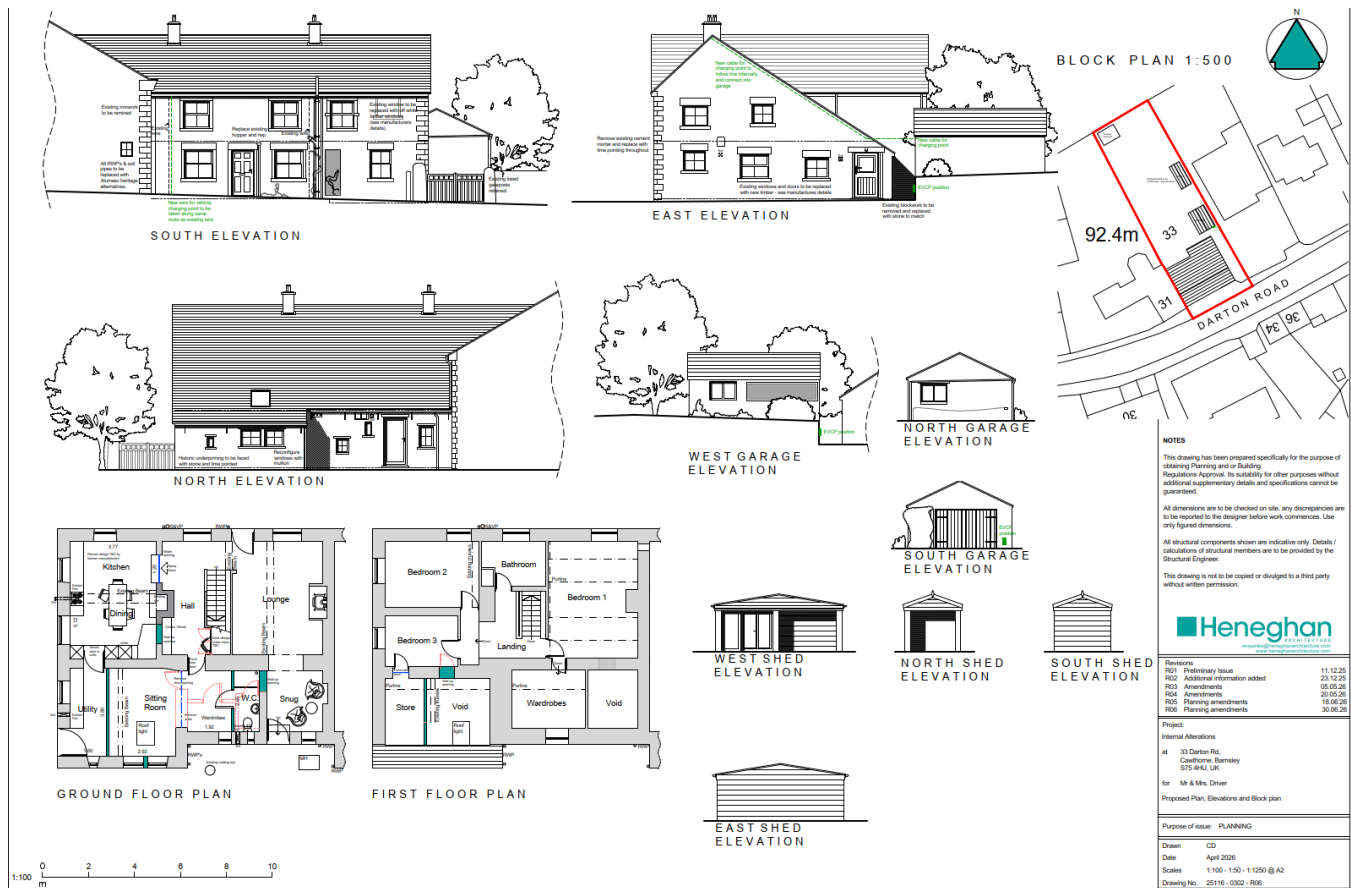
Element	Contribution to significance	Sensitivity
Principal south/front elevation to Darton Road	High streetscape and architectural significance due to stonework, proportions, sash-window rhythm, door position, quoins, relationship to No.31 and contribution to Darton Road.	High
Stone roof, chimneys and roof form	High contribution to vernacular character and conservation area roofscape.	High
Rear/north elevation and outshut	Significant as historic rear range/outshut, though less publicly visible and more altered.	Medium to high
Internal beams, trusses, purlins and fireplaces	Contribute to evidential and aesthetic value as surviving historic fabric and indicators of historic construction.	High
Existing internal partition layout	The list records that the C17 internal arrangement does not appear to survive. Some layout elements are later or altered.	Low to medium, subject to site verification
Windows, doors, rainwater goods and soil pipes	Existing elements include later replacements and service additions. Opportunity exists for enhancement through better detailing.	Low to medium
Gateposts, boundary walls and historic ironwork	Important to setting, enclosure and traditional streetscape character.	High
Rear garden and views	Important setting and amenity value with landscape views beyond the village.	Medium
Garage and later garden structures	Ancillary, utilitarian setting value. Less heritage sensitivity than the listed building.	Low to medium

6. Proposals

The proposals shown on drawing 25116-0302-R06 comprise the following principal works. Final wording should be checked against the application description and detailed drawings prior to submission.

6.1 Internal alterations

- Reconfiguration of the ground floor to provide a master bedroom, en-suite, utility, dining area, hall, kitchen, lounge and snug.
- Removal and infilling of selected internal door openings and partitions, and formation of selected new openings and doors.
- Widening of one internal opening and provision of under-stair desk/storage as part of the modern family layout.
- First-floor reconfiguration to provide bedrooms, bathroom, landing, storage, wardrobes and voids, while retaining existing trusses, purlins and principal structural elements.
- Rooflights associated with the en-suite/wardrobe area, as shown on the proposed drawings.



6.2 External repairs and enhancements

- Removal of existing cement mortar and replacement with lime pointing throughout.
- Existing blockwork to be removed and replaced with stone to match existing masonry.
- Historic underpinning to be faced with stone and lime pointed.
- Existing windows and doors to be replaced with off-white timber units to approved manufacturer details.
- Selected windows to be reconfigured with mullions, improving historic legibility and appearance.
- All rainwater goods and soil pipes to be replaced with Alumasc Heritage or equivalent heritage-quality alternatives.

- Existing gateposts and historic ironwork retained.
- Electric vehicle charging point with cabling to follow existing/internal routes to minimise visual and physical impact.

6.3 Garden and sustainability works

- A garden/outbuilding or shed to supplier details, located within the rear garden area as shown on the proposed block plan.

7. Heritage impact assessment

7.1 Assessment methodology

The assessment considers whether each element of the proposal would preserve, enhance or harm the significance of the listed building, its setting and the character and appearance of the conservation area. The terms used are: enhancement, neutral/no harm, negligible harm, minor harm, moderate harm and substantial harm.

7.2 Impact matrix

Proposed work	Heritage impact	Mitigation / detail required	Conclusion
Lime repointing and removal of cement mortar	Positive. Removes damaging and visually harmful cementitious pointing and reinstates breathable traditional mortar.	Sample panel; mortar analysis/colour matching; hand tools; no mechanical cutting into arrises.	Enhancement
Facing underpinning and replacing blockwork with matching stone	Positive if detailed well. Improves legibility and appearance where inappropriate material is currently exposed.	Stone type, coursing, tooling and lime mortar to match surrounding fabric.	Enhancement
Replacement timber windows and doors	Positive to minor beneficial where later or inappropriate joinery exists. Traditional timber joinery better preserves character than plastic or unsympathetic units.	1:5 or 1:10 joinery details, sections, glazing bars, colour, reveal position and ironmongery to be approved.	Enhancement / no harm
Reconfigured window with mullion	Likely positive if based on historic precedent and proportion. Reinforces the vernacular character noted in the listing and conservation area.	Detailed elevation and section; stone surround/mullion profile to match existing historic character.	Enhancement / no harm
Replacement rainwater goods and soil pipes	Positive where visual clutter and inappropriate materials are reduced.	Route on existing lines where possible; heritage colour and finish; avoid unnecessary fixings into dressed stone.	Enhancement
Retention of gateposts and historic ironwork	Positive/neutral. Avoids harm to features contributing to setting and boundary character.	Protect during works; repair like-for-like where needed.	No harm
EV charging point and cabling	Negligible impact if discreetly located and cable follows existing or internal route.	Final route and colour to be approved; avoid chasing historic stone; external cable clips minimised.	Negligible harm / acceptable
Internal opening alterations and layout changes	Minor impact at most, provided significant beams, trusses, purlins, fireplaces and masonry are retained. The list entry records that the C17 internal arrangement does not appear to survive.	Structural engineer input; opening details; retain and protect beams/trusses/purlins; record any exposed historic fabric; minimise loss of early masonry.	No harm to low less-than-substantial harm

Ground-floor master bedroom and en-suite	Small impact on plan form, but strong justification in enabling continued family occupation and medical accessibility within the listed building.	Services routes to avoid structural timbers and external wall damage; discreet ventilation; reversible finishes where possible.	Acceptable with mitigation
Rooflights	Minor impact if rooflights are limited, flush conservation type and on less prominent roof slopes.	Conservation rooflights, flush with roof plane, dark finish, minimum size and number, concealed flashings.	Low less-than-substantial harm at worst
Garden shed / outbuilding	Limited setting impact if low, ancillary, reversible and located to the rear away from the road frontage.	Confirm dimensions, materials, colour, foundations, drainage and relationship to boundary walls/trees.	Acceptable with detail

7.3 Internal alterations and medical need

The internal alterations are driven by a clear family need to adapt the house to practical day-to-day occupation, including medical and mobility requirements. In heritage terms, this is important because a building that can continue to serve a viable family use is more likely to be cared for, maintained and conserved over time.

The scheme avoids the more harmful option of a large extension or relocation of key accommodation into a visually prominent new structure. Instead, the existing house is adapted internally, with proposed changes focused on later or less sensitive fabric. The submitted plans indicate that the principal structural and historic elements, including beams, trusses and purlins, are retained.

The list entry is particularly relevant because it records that none of the seventeenth-century internal arrangement appears to survive. This does not remove the need for care, but it means the existing modern or altered plan form is less sensitive than the exterior masonry, roof, principal elevations and surviving historic structural fabric.

7.4 External appearance and conservation area

The external package is predominantly beneficial. The use of lime pointing, matching stone, heritage rainwater goods and timber windows/doors responds directly to identified conservation area weaknesses, including insensitive repairs, cement pointing and replacement doors/windows.

The south/front elevation is highly visible from Darton Road. On this elevation, the scheme should be carefully detailed to ensure windows, doors, masonry repairs, ironwork and services preserve the quiet vernacular character of the building. Subject to detail, the changes should improve rather than erode the listed building and streetscape.

The garden works are located to the rear and are not expected to affect key views along Darton Road. The rear garden is sensitive because of its open rural outlook, but the proposed shed/outbuilding can be acceptable if kept low, ancillary, recessive in colour and partly screened by planting.

7.5 Alternatives considered

A do-nothing option would leave existing maintenance issues and inappropriate materials in place and would not address the family need for accessible ground-floor accommodation.

A larger extension could potentially have a greater effect on the listed building, its setting and the conservation area. The submitted scheme avoids that approach by working within the existing envelope.

8. Public benefits, heritage benefits and planning balance

The proposal provides a series of heritage and planning benefits:

- It supports the continued viable residential use of the listed building as a family home.
- It allows the occupants to remain as custodians of the building while meeting specific medical and family needs.
- It secures conservation repairs, including lime repointing and removal of damaging cementitious materials.
- It replaces inappropriate or later joinery and building services with more sympathetic heritage-quality alternatives.

- It retains key historic fabric, including stonework, roof form, beams, trusses, purlins, gateposts and ironwork.
 - It avoids a large extension or visually intrusive alteration to the principal elevation or listed roofscape.
- If the decision-maker identifies any harm, it is assessed as less than substantial harm at the low end of the spectrum. This harm would be outweighed by the listed building conservation works, the continued optimum viable use of the dwelling, the need to accommodate medical requirements, and the sustainability benefits of the proposal.

9. Recommended safeguards and conditions

The following safeguards are recommended to ensure the scheme delivers the intended conservation outcome:

- Submit detailed joinery drawings for all replacement windows and doors, including sections, glazing bar profiles, cills, heads, reveal depths, opening method, finish colour and ironmongery.
- Submit details of any new stone mullions, surrounds, lintels or cills, including stone type, tooling and coursing.
- Prepare a lime mortar sample panel and stone repair/repointing method statement for approval before works commence.
- Confirm the exact specification and location of conservation rooflights, ensuring they are flush with the roof plane and not visually prominent.
- Submit product details for rainwater goods, soil pipes and any external vents, with routes designed to use existing runs where possible.
- Agree EV charging point position and cable routing before installation, avoiding chasing or unnecessary fixings into historic stonework.
- Submit detailed plans and elevations of the garden shed/outbuilding, including size, materials, colour, foundations and relationship to trees, boundary walls and planting.
- Protect gateposts, boundary walls, ironwork, stonework, beams, trusses and purlins throughout the works.
- Undertake a proportionate photographic record before works begin and during exposure of any historic fabric.

10. Conclusion

The proposal is a carefully balanced package of internal adaptation, conservation repair and sensitive modernisation. It recognises that the occupants are custodians of a Grade II listed building while also acknowledging that continued occupation requires reasonable adaptation for maintenance, medical need and modern family life.

The building will retain its principal form, massing, roofscape, materials, boundary character and Darton Road streetscape contribution. Externally, the proposals are largely beneficial because they replace inappropriate materials and details with traditional or heritage-quality alternatives. Internally, the changes are proportionate and justified by need, with the most significant surviving fabric retained.

The scheme is therefore considered to preserve the special architectural and historic interest of the listed building and the character and appearance of Cawthorne Conservation Area. Subject to detailed conditions and careful workmanship, the proposal should be supported in heritage terms.