

A Heritage Statement.

Cedar Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ.

1. Introduction.

A planning application is being submitted for the construction of a single storey side extension to the eastern side of the existing dwelling on Chapel Lane in Billingley and the Planning Authority requires a heritage statement as one of their local validation requirements as the host dwelling is located at the western fringe of the villages conservation area defined in the local authority's conservation policies HE1 and HE2 of the local authority's adopted local plan covering the Historic Environment and discussed further in the Authority's Village Conservation Area Appraisal.

Billingley evolved as a small farming village around two main farms and formed from a small hamlet of workers cottages and farmhouses from the medieval period onwards. Billingley is marked on a historic map from 1610 as being within what was then known as the West Riding of Yorkshire in the Wapentake of Staincross. Later, in 1804, Billingley was described as having 800 acres of land and the owners were listed as Earl Fitzwilliam, Mr Micclewait, Mr Denton and Mr Pigott. Over the next 100-150 years apart from some infill development from time to time it is clear that the village changed little in stark contrast to the nearby towns of Thurnscoe, Goldthorpe and Bolton-on-Deane which expanded significantly during the growth of the mining industry in the late 19th and early 20th centuries.

The most important buildings in the village are effectively those protected by their listing on the statutory list. The listed buildings within the village's conservation area are Billingley Hall on Back Lane, Poplar Farmhouse on Chapel Lane and Manor House on High Street. The rest of the village is a mix of traditional and more contemporary residential properties. See attached conservation area plan for further information on CA edged by a chain broken line and listed buildings shaded pink, although Beech House to the north of the village was removed from the statutory list in January 2008 following its reconstruction in a different position within its plot to avoid the geological fault the crosses the site.

2. The Proposal.

Cedar Cottage is a traditional double fronted two-storey cottage to the north of the western end of Chapel Lane. It is mostly constructed from coursed natural stone walling with dressed stone window and door sills and heads under an artificial slate roof.

The cottage appears to have been the subject of some historic alterations to the north including a more contemporary flat-roofed single storey brick wraparound extension to its north-east corner and latterly it was extended to the side over both storeys in or around 2003.

See following photographs showing the existing property and the setting of the proposed single storey side extension.



PHOTO 1. FRONT OF ORIGINAL COTTAGE.



PHOTO 2. REAR OF ORIGINAL COTTAGE.



PHOTO 3. SHOWING POSITION OF EXTENSION.

The proposed building will be constructed from matching and complimentary materials throughout including reclaimed coursed natural stone walls under a reproduction slate roof with coordinated natural stone heads and sills as necessary to matching stained timber window. The extension will only be viewed from Chapel Lane itself with the surrounding raised ground levels to the north and mature landscaping to the north and east elevations along with the adjacent existing outbuilding to the east screening it from the wider conservation area. Also, and although the overall evaluation will lie with the planning case officer, from architectural and heritage terms the slightly more visible south elevation will incorporate matching materials and forms and fenestration to “blend” in to its surroundings and the varied traditional and more contemporary residential buildings that are the primary focus in this part of the conservation area.

3. Conservation Area Impact.

The immediate area surrounding the property is fairly varied in architectural character with mainly residential properties varying from the traditional cottages, like the host dwelling to much more contemporary residences like the adjoining Fir Tree Cottage and the former chapel that has been converted to a dwelling further along Chapel Lane.

The remainder of the conservation area is a similar mix of Residential properties from the more traditional manor houses, such as the previously mentioned and listed Billingley Hall and The Manor House and vernacular cottages to more contemporary detached and semi-detached houses and the block of sheltered accommodation as Well Lane Court to the south-west of the village, along with the now converted former agricultural buildings that were vacated when the villages two main farms, New Grange Farm and Hall Farm relocated to more contemporary agricultural buildings to the North and South-east of the village respectively.

As a whole the conservation area is discussed/appraised in more detail than we could attempt in this proportional assessment in the Local Authority's own Conservation Area Appraisal adopted in mid-2008.



GENERAL VIEW 1, FROM WEST.



GENERAL VIEW 2, FROM EAST.



GENERAL VIEW 3, EDGE OF CONSERVATION AREA FROM NORTH.

(Cedar Cottage in background in right of view across meadow)

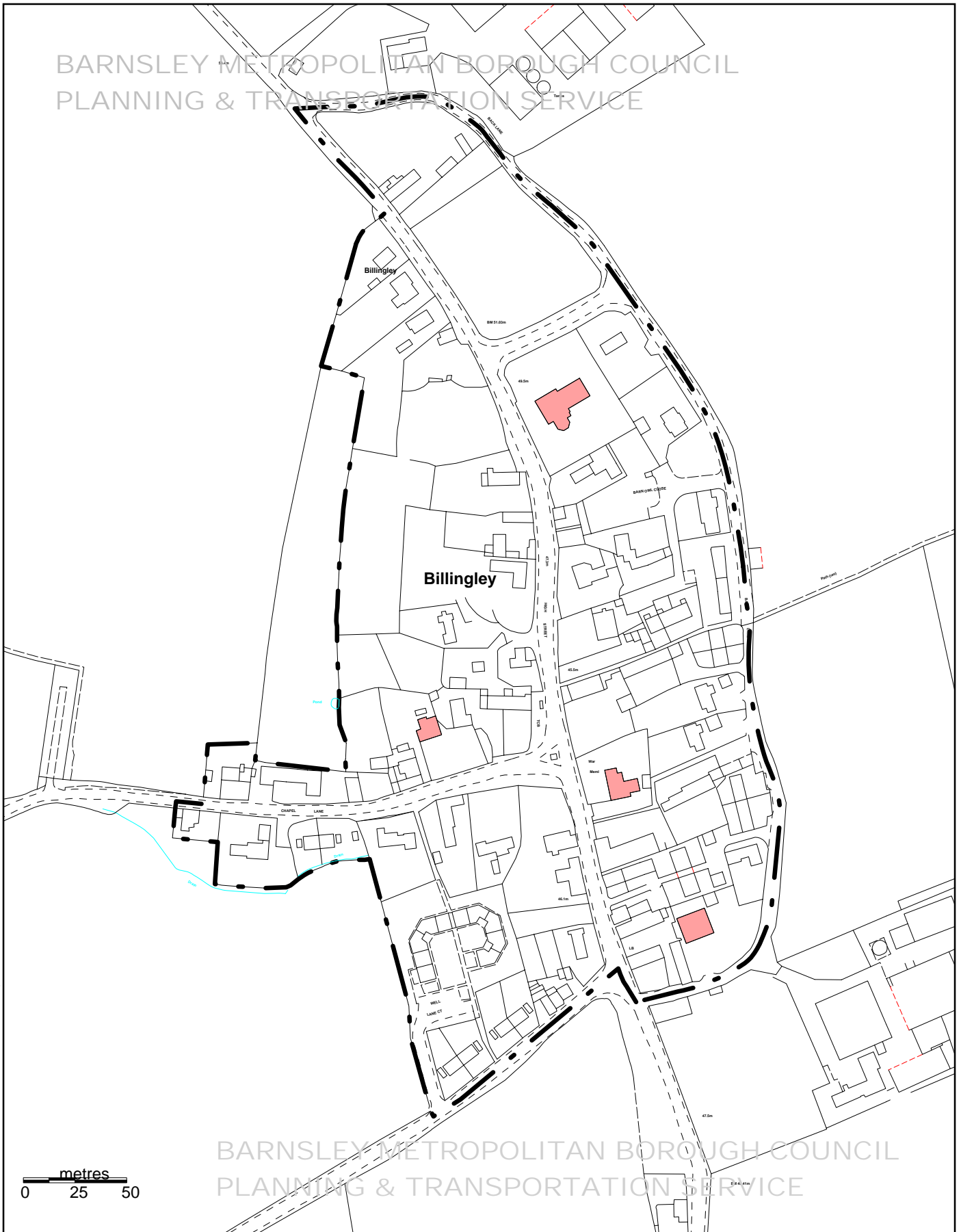
Overall, therefore, the proposal would seem to have little or no impact on the conservation area. It will be entirely subservient to the host dwelling and will present a much more sympathetic aesthetic when compared to the somewhat incongruous flat roofed side extension on site currently, particularly, when viewed from the primary southerly aspect. It would also seem to represent a much more sympathetic addition in a similar manner to the relatively recent previous two-storey side extension to the west of the host dwelling illustrated in the photo below.



Appendix A

Conservation Area Map

BARNESLEY METROPOLITAN BOROUGH COUNCIL
 PLANNING & TRANSPORTATION SERVICE



BARNESLEY METROPOLITAN BOROUGH COUNCIL
 PLANNING & TRANSPORTATION SERVICE

Scale 1:2500 @ A4

Billingley Conservation Area



BARNESLEY
 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