

Heritage Impact Statement

Planning Application No: PP-14734962

Description: Erection of eastern and south side first-floor to existing ground floor extensions.

Location: 1 Rodes Avenue, Great Houghton, Barnsley, South Yorkshire, S72 0BA

This is a heritage impact statement required to accompany the planning submission of the above proposed development. The property at 1 Rodes Avenue (the site) borders directly on to the western boundary of the grounds of the church of St Michael and All Saints.

Significance of the heritage asset

St Michael and All Saints Church is a Grade II* listed mid-seventeenth-century former estate chapel with strong historic associations to Sir Edward Rodes and the early development of Great Houghton. Its architectural interest lies in its simple Puritan-influenced form, sandstone construction, and its rare survival as a private chapel later adapted for parish use. It has a single-storey extension to the north-east corner. The church was renovated in 2013. The churchyard and boundary walls contribute to its setting and reinforce its historic character.

Relationship of the site to the heritage asset

The site directly borders the church grounds to the western side but is not within the churchyard, nor does it form part of the church's immediate historic enclosure. The property is located within a modern residential street whose character is defined by twentieth-century housing. Views between the site and the listed church are limited and filtered by existing boundary treatments, buildings and vegetation.

Description of the proposed works

The proposal comprises first-floor additions to the existing eastern side and southern facing front extensions of the existing dwelling using existing foundation footprint. The works remain within the established domestic footprint and architectural language of the house, using materials and forms consistent with the existing building and surrounding residential context.

Assessment of impact on significance

- The proposed first-floor additions to existing extensions occur outside the church's defined setting, which is centred on its churchyard, boundary walls, and immediate historic landscape.
- The works do not intrude into key views of the listed building, nor do they alter the character of the church's immediate surroundings.
- The scale and domestic nature of the additions are in keeping with the residential character of Rodes Avenue and do not introduce visual competition with the heritage asset.
- No historic fabric, curtilage structures, or archaeological features associated with the church are affected.

Overall, the proposal results in no harm to the architectural or historic significance of St Michael and All Saints Church, either directly or through changes to its setting. The development is compatible with national and local heritage policy, including the requirement to preserve the significance of designated heritage assets.

Conclusion

The proposed first-floor additions to existing extensions at the site are modest, contextually appropriate, and located within a modern residential environment that sits beyond the sensitive

setting of the Grade II* listed church. The works preserve the significance of the heritage asset and are therefore acceptable in heritage terms.

Photographs of setting

		
<p>Rear of site. Extensions built in 2013 and 2022</p>	<p>View from church grounds to the site showing 6ft boundary fence and established trees</p>	<p>View from entrance to rear church grounds showing the site immediately to the western side of the church grounds</p>

		
<p>Current extension built in 2013 (front) and 2022 (side). Proposed development is to build a floor above the extensions using existing foundations.</p>	<p>View from southeast corner showing site and church with well-maintained garden in front of church (belonging to site). Recently constructed skate park in distance behind church</p>	<p>View from southwest corner showing church, the site and other dwellings on Rodes Avenue.</p>

We trust this heritage impact statement provides enough information for the planning application to be validated and for it to proceed. If you require any additional information please contact us on 07572 861450 or wlacey@btinternet.com

Regards, Warren and Lynn Lacey