HERITAGE STATEMENT



APPLICATION: LISTED BUILDING CONSENT

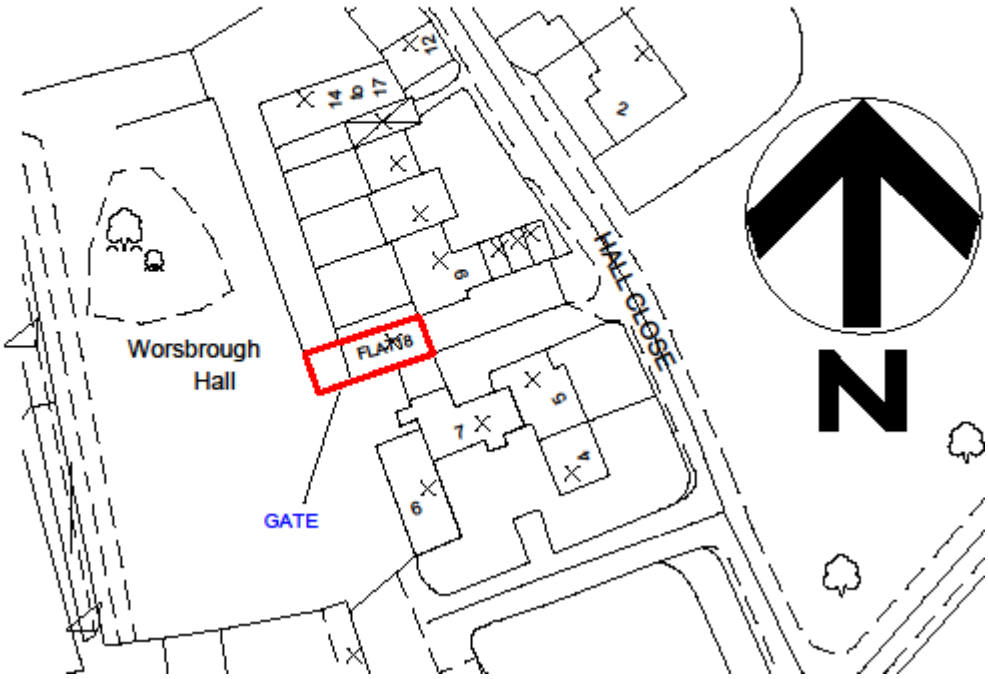
PROPOSAL : PART DEMOLITION AND INSERTION OF GATE TO BOUNDARY WALL

PROPERTY: 18 HALL CLOSE , WORSBROUGH

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Preliminary Information
Although the extension is within the permitted development limits set out on the Town and County Planning (General Permitted Development) Order 1995 (as amended) Listed Building Consent is required, as detailed in Part 1, Chapter 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), as the proposal comprises of an alteration to a listed building.
Design and Access & Heritage Statement are required to support an application for Listed Building Consent as is set out in Part II, Article 8 of The Town and Country Planning (Development Management Procedure) Order 2010.

The Site and Surroundings



Location Plan

The site is located within the curtilage of Worsbrough Hall Flats located off Hall Close within the village of Worsbrough, a designated Conservation Area.

Worsbrough Hall Flats (formerly listed as part of Worsbrough Hall in 1966) previously formed the Service wing to Worsbrough Hall.
The list description, detailed on the English Heritage website (Listing Reference 333990) describes the building as mostly early C19. Deeply-coursed, dressed sandstone, stone slate roof with an Irregular U-shaped 3-storey range enclosing garden on west; freestanding southern wing, double wing on north. Mostly in C17 vernacular-revival style with chamfered,

mullioned windows, shaped kneelers and gable copings. East front: central range 3 : 1 : 2 bays, the central bay gabled and breaking forward, outer bays recessed behind flat-roofed infill which has basement entrances and windows of 1 and 3 lights beneath parapet; main range set back has similar windows on 2 floors. Central bay has reconstructed single- storey porch on left, transomed 3-light window above on right flanked by single lights, 2-light window above; gable bellcote. End gable of range on right: quoined basket arch beneath 4-light window having 4 slit windows over, string course beneath stepped 4-light window, gable finial; plain gable wall on right, an adjoining building having been demolished. South wing: set back and with sashes on 3 floors, its left return now severed from Worsbrough Hall.

Worsbrough Conservation area

The site is set in the Worsbrough Conservation Area, 3 miles south of Barnsley town centre, but set within a predominantly rural and agricultural landscape. The Conservation Area probably originated as a small farming community and has been closely associated with the 17th Century Worsbrough Hall which is a grade II Listed Building. The Conservation Area contains a large number of listed structures notably the grade 1 listed St Mary's Church. Properties range from detached, semi detached and terrace housing; ranging from one to three storeys. All properties within the Conservation Area are constructed from locally quarried sandstone, roofing material tends to be either stone slate, grey slate or Welsh slate. Architecturally designs tend to be of the rural vernacular with some formalised elements, mixed with more modern developments. A large amount of residential development has taken place over recent years, along with an amount of encroachment of one and two storey housing and a large apartment complex has also been developed at the northern edge of the Conservation Area.

The Proposal
The applicant requires Listed Building Consent to create a new 1.25m wide opening in the southern boundary wall of his property. A 1.8m high timber plank , ledged and braced gate with paint finish (colour to be agreed with T. Wiles) will then be fixed to a timber frame. The proposal will allow the owner a more convenient pedestrian access to 18 Hall Close



Photograph A – View of Boundary Wall to be Demolished

Impact on Listed Building

The new gate will not be visible from Hall Close and will have no impact upon the listed building.

Photographic evidence can be provided (upon request) confirming that a gate was originally located within the wall and had been removed when the service wing was converted into flats

Conclusion

The gate will have an acceptable impact on the listed building and no significant impact on the Conservation Area and is therefore in accordance with Policy and should be supported.