

March 2025

Planning/ D&A/ Heritage Statement

No 3 Wordsworth Court, Water Hall Lane. S36 8EQ





Aerial View

1.1. The Site & Surroundings

The property is located on the outskirts of the market town of Penistone in South Yorkshire, around 7 miles from Barnsley and the M1 motorway network. Penistone has good facilities including a number of schools, shops and restaurants. The property is located off the quiet Water Hall Lane which accesses the busy Barnsley Road A628 a major trunk road between Barnsley and Manchester. The route has good bus links and Penistone has a train station linking Huddersfield and Sheffield. Water Hall lane is a single asphalt surfaced track which crosses the river Don by a stone arch bridge. Accessed off Water Hall Lane is Wordsworth Court a U shaped arrangement of six attached and converted barns along with the large and listed Water Hall house.

The courtyard is accessed via a wrought iron gate, to the north and east of the courtyard are a number of stone garages built as part of the original conversion in 1984. The application property (No3) is to the west of the courtyard and is a typical sand stone built barn of the era.



The 1640's property known as the Tythe barn forms $\frac{3}{4}$ of the west wing of the courtyard, it is predominantly two-storey to the courtyard side with a single storey stone addition to the south which connects the property to a further single storey extension belonging No2 (Water hall). The Main building is constructed of solid coursed sandstone walls, there is a large barn door opening glazed with large oak lintel and further openings forming entrance doors and windows with large stone headers, some smaller windows with arched heads and stone surrounds. The walls appear original and have deeply set pointing, the single storey extension to the side has been done sympathetically done in a matching reclaimed stone with reclaimed timber lintel. The roof is in a brown flat concrete tile which is not the original roof finish which was probably natural stone, it is presumed the concrete tiles were installed at the time of the original conversion in 1985, although it would be more appropriate today to use natural stone or at least an artificial stone match, the tiles are not out of place.

The rear garden side of the property is of a similar vein to the front although the roof is extended down to form single storey accommodation, the roof forming a large element of the rear elevation with a series of rooflights.

The interior of the property is a sympathetic conversion retaining many original beams, purlins, trusses and lintels and adding in further reclaimed timber in places. We will not go into a great deal of detail on the interior as the proposed works do not affect the interior.

The rear garden extends to the western boundary and is contained by a 1.2m dry stone wall, the levels drop away from the house, stone steps from the rear door drop down to a lawned area, to the north outside the french doors is a gravelled feature area containing an embedded stone circle which was installed by the current owner, reclaimed from a Halifax mill and has no significance to this property. There are a number of structures including shed, playhouse and gazebo around the gardens as can be seen from the photographs. There are scattered planted areas around the garden, with a mixture of shrubs, a few semi mature trees and the remains of a large tree to the south which was brought down in a recent storm.



1.2. Planning Policy & The Listing

No3 Wordsworth Court (The Tythe Barn) is attached via a single storey extension to a single storey extension of No2 Wordsworth Court (formerly part of Water Hall) which is a grade 11 listed building, although there is no mention of No3 or the Tythe barn in the listing it is assumed and confirmed by the conservation officer that it does fall under the cover of the listed building by being part of the original curtilage and attached to Water Hall and so any adaptations or additions including outbuildings would require planning permission and / or listed building consents.

Extract from the Historic England Listed building website, this refers to No1 & 2 Wordsworth Court (formerly Water Hall)

- PENISTONE BARNLEY ROAD SE20SW (south side, off) 3/8 Nos 1 and 2 Water Hall 23rd June 1965 (formerly listed as Water Hall) II

Former Hall, now two dwellings. C17 with late C19 alterations and C20 restoration. Deeply-coursed, square stoned, thinly-coursed rubble to rear, right side rendered. Stone slate roof. Two storeys and attic. Three-room plan. The front consists of three gabled bays, that to left being slightly lower and breaking forward slightly. Apart from a small double-chamfered window to each of the right two gables, all openings are C19. Doorway to centre bay with slender flanking lights. Tripartite window to left bay, two 4-pane sashes to right bay, 4-pane, sash to each bay at 1st-floor level. Continuous drip mould above to each floor to two right bays. Hollow-chamfered gable copings on moulded kneelers. Two ashlar ridge stacks and one to rear gable of right bays. Rear: three gabled bays that to left breaking forward. Left wing has single-storey addition (C20) and a fire-window to 1st floor. The two wings to right have a central doorway (C20) with a 3-light double-chamfered window to each side. Round-arched C19 staircase window to left. One 4-light double-chamfered window (with C20 mullions) to right. In the two right gable apexes an octagonal light and a quatrefoil. Single-storey C20 addition to right not of special interest.

A number of historic planning applications dating to 1984 and 1985 are associated with the property and in relation to the conversion to a dwelling and erection of garages.

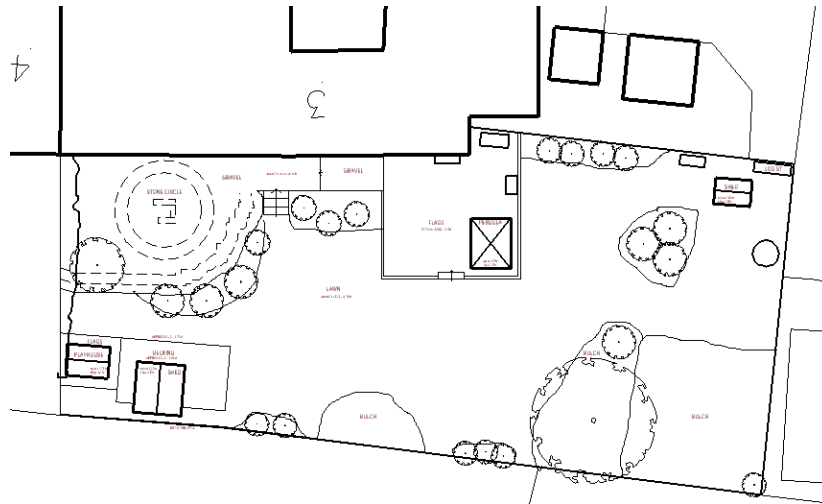
As previously mentioned, there is no mention of No3 (Tythe barn) within the listed building descriptions and investigations including speaking to the current owner and historian reveals there is no known published information and little knowledge of the Tythe barn other than it is dated to the 1640's.

The property is currently a single dwelling house.

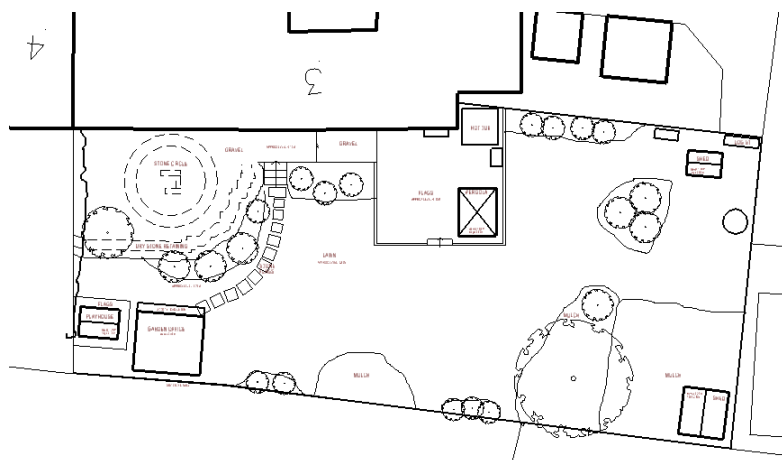
National and local planning policies apply.

2.1. The Proposed

The application is for the installation of a modest garden office to the west facing garden, this will be positioned to the north west corner where a shed currently stands, the existing shed will be relocated to the south west corner, it is also proposed to install a hot tub to the corner of the flagged patio.



Existing Garden



Proposed Garden

3.0. Justification

The proposal is a modest structure with a maximum 2.4m roof height it has a naturally stained timber cladding which will sit the structure into its surroundings, although the stone structure will be seen from the fields and Barnsley Road beyond over the 1.2m dry stone wall it is felt that it is a subtle addition of no detriment to the setting of the listed building. Relocating of the existing shed to the furthest corner against a high fence with building behind and 1.2m dry stone wall is the most convenient and unintrusive location. The hot tub which sits just 1m high is positioned to the rear of the patio against a high fence and will not be seen by neighbours or from any surrounding views.

4.1. Contact

Architect:

Andrew Brown
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Thurlstone
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S36 9RB
Tel: 01226 762697

*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.