

Rear Extension to Dwelling
Chantry House
3-5 Church Street
Barnsley

Dec 2018

Ref 18.22

1.0 Heritage Statement

1.1 This statement has been prepared in support of an application for Householder Planning Permission for the works which involve the demolition of a single storey laundry and lean-to and a flat roof outbuilding (bin store) and the erection of a two-storey extension.

1.2 The site is located within the Cawthorne Conservation Area and therefore this Heritage Statement has been prepared to examine the proposals and their impact upon the existing dwelling and the Conservation Area and local setting.

2.1 National Planning Policy

It is recognised that a heritage statement in support of this application will properly explain the design rationale and mitigation of the proposal as how it relates to the special interest of the area.

The NPPF recognises that:

Para 184:

(Heritage) ..assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance...

Para 196:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...

Para 200:

Local Planning Authorities should look for opportunities for new development within Conservation Areas.. that enhance or better reveal their significance.

3.1 Barnsley Core Strategy relevant policies include:

CSP 29 Design which states that:

- *'High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley.*

CSP 30 The Historic Environment which states that:

- *'The council will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.*

- *Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:
the character and/or appearance of Conservation Areas
the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)*

It is understood that the proposals for the extension and alterations at Chantry House should:

- Define local significance of relevance
- Be locally distinctive
- Respond to the setting and context of the designated heritage asset (The conservation area)
- Ensure that the design of any alterations is sympathetic

4.1 Heritage Impact Statement

4.2 Identifying the Significance

4.2.1 A Brief History of Cawthorne

- The site is located in the heart of Cawthorne village and what is most likely to be the centre of early development around and to the north of All Saints Church. One of the first references to Cawthorne is recorded in the 1086 Domesday survey as 'Caltorne' (the cold house), before changing to Cawthorne in Medieval times.
- The earliest settlement in the village would have taken place around the North side of the Church extending towards Tivydale to the West. The majority of historic buildings are located within this area and would have originally been dominated by Agricultural use before the influence of the Barnby Family and later the Spencers on the mid C17 concentrated on coal and iron extraction.
- The 1851-1855 Ordnance survey plan (see Appendix A) shows the settlement concentrated in this area and later plans show a very limited amount of additional development up to the 1931 plan. Thereafter the 1960 OS Plan shows new development including the removal of frontage cottages to Church Lane immediately to the south of the site and their replacement with new bungalows which are still evident today.
- The majority of buildings adjacent to the site have remained unchanged in the last 200 or so years.
- All of the buildings within this area excluding perhaps the modern bungalows to the south of the site but certainly Chantry House and the adjacent buildings have historical significance and contribute to the character and appearance of the Conservation Area.
- Of the site itself the buildings at the rear of Chantry House including the laundry and leant-to are not shown on the earliest Ordnance survey plans but there is some evidence of their presence in 1960.

4.2.2 Designated Heritage Assets

There are no listed buildings within the site (edged red below). There are numerous listed buildings within Cawthorne village and four that are close enough to be identified and assessed for impact.



Fig 01. Listed Building Plan

1. Telephone Kiosk outside the Post Office Grade II Listed List ref: 1217378

2. Golden Cross Cottage; Grade II Listed ref: 1191882

House dated 1735 squared stone with slate roof two storeys, symmetrical 3 bay façade with central door.

3. Red House; Grade II Listed ref: 1151779

Red brick house with stone roof and sash windows.

4. Fountain opposite 4 Church Street; Grade II Listed ref: 1151778

Viking style cross on podium with drinking fountain.

5.1 Value and Significance

The historic significance of the house is provided by its links to the early settlement of Cawthorne and to its aesthetic value as an important house within the centre of the

village which although not listed features ornate architectural detail to the principal west elevation and chimney stacks in particular. The house is a good example of traditional housing in the village constructed of good quality local materials.

Its intrinsic value is its historic and aesthetic value particularly to the street-scene on Church Street where it makes a positive contribution to the setting and the appearance of the Conservation Area.

6.1 The Impact on Heritage Assets and Mitigation

The proposals are to retain the original building and undertake alterations at the rear. The principal West and South elevations are unaffected by the works and the alterations are located in the rear.



Fig 02. Chantry House South and West



Fig 03. Chantry House East (rear)

They involve the removal of a laundry and part of a small outbuilding which form a bin store. These buildings are not part of the original structure and their removal causes no harm to its significance.



Fig 04. Laundry and rear canopy



Fig 05. Canopy and flat roof outbuilding.

The proposed two storey extension has been designed to reflect the original building with a pitched roof covered with stone slates and walling in reclaimed natural stone. Openings have stone lintels and cills and windows are in timber set into deep reveal and painted off white to match existing windows.

The extension is of similar size and scale to an existing extension to the rear of the adjacent building immediately to the north although the eaves and ridge of the proposed extension are lower. The extension will be visible from Church Street to the south of the site as shown on the photograph below.



06. Photo from Church Street looking north showing gable wall of Chantry House.



07. South Elevation showing proposed extension

The presence however of the existing two storey rear extension to the neighbouring building to the right-hand side of the gable wall of Chantry House on Photo 01 currently provides a very similar appearance to that which the proposed extension will create such that there is no detrimental impact upon existing views.

7.1 Summary

In summary we would suggest that the proposals have no harmful impact upon the heritage asset, its surroundings and the wider conservation area. There is no affect on the existing principal elevations of Chantry House and the rear extension falling within the backdrop of a very similar extension to the adjacent dwelling has very minimal impact on the views from Church Street.

The proposals for the extension which is designed to be sympathetic to the existing dwelling and reflect the local vernacular, using high quality local materials provides more flexible open plan living accommodation and improved bedroom space is in no way harmful to the heritage significance, and, it is a good example of managed change.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal flourish line.

MBooth Design