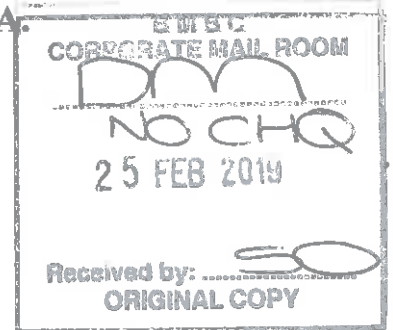


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Michael Clynych
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19 February 2019

FAO Andrea Hodgson
BMBC Planning Services
PO Box 634
Barnsley
S70 9GG

Dear Sir,

Rotherwood, Clarel Street Penistone S36 6AU 2019/0150/INVALID

Please find a required heritage statement for a recent planning application by Building Design Services currently not validated.

I am not the agent for the scheme. If there is any further issue with heritage issues please refer it to me.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'M Clynych'.

Heritage Statement

“Rotherwood” Clarel Street, Penistone S36 6AU

1. Introduction

A planning application has recently been submitted to convert an existing structure to the rear of Rotherwood to residential use including additional accommodation to the rear curtilage. The council requires a heritage statement as the host building is included within the Penistone Conservation Area boundary at Clarel Street although Clarel Street is excluded generally from the designation.

Penistone itself is a market town and this was established by charter in 1699 and the market itself held in the street until 1910.

The most important buildings included the perpendicular Parish Church and the Old Cloth Hall building are concentrated to the Northern part of the town centred around Shrewsbury Road and Market Street but the conservation area embraces significant areas of mainly residential uses along the historic routes of the High Street and Downing Square. The town has seen the introduction of modern structures including new supermarkets, a library and health centre throughout the main frontages and, very recently, significant commercial units leading to the town centre at Bridge Street and the building of a very large Tesco store and new oak framed market hall to the rear.

Penistone is identified now as one of Barnsley's principle towns which are a focus for growth as set out in Core Strategy Policy CSP8 and significant areas of land are identified in or close to Penistone for new housing development.

2. The Proposal

Rotherwood was built originally as a house but has been used for some years as office space and occupies an elevated site at the beginning of Clarel Street on the edge of the designated conservation area. It is currently back in residential use by the owning family. To the rear of the house is a flat roofed brick building probably used as a garage originally but currently converted as office space and beyond the rear of this building is an extensive parking area.

Photograph 1 shows the host building facing into the conservation area. It is undistinguished architecturally and features a “Brewer's Tudor” gable popular in the middle years of the last Century. The “garage” to the rear is hidden from view from the High Street and can only be seen in front elevation directly from Clarel Street and on the absolute edge of the Conservation Area.

Photograph 2 indicates its current presentation to Clarel Street. In essence, the garage itself will form bedroom accommodation and entrance from Clarel Street. Additional space will be built to the rear and garden and parking space formed on the immediate curtilage area. The evaluation of this proposal will lie with the planning case officer but in architectural heritage terms the front elevation to Clarel Street will be much improved with natural stone masonry, simple fenestration and a new pitched roof in line with the materials present on the High Street and predominant roof forms.

Conservation Area Impact

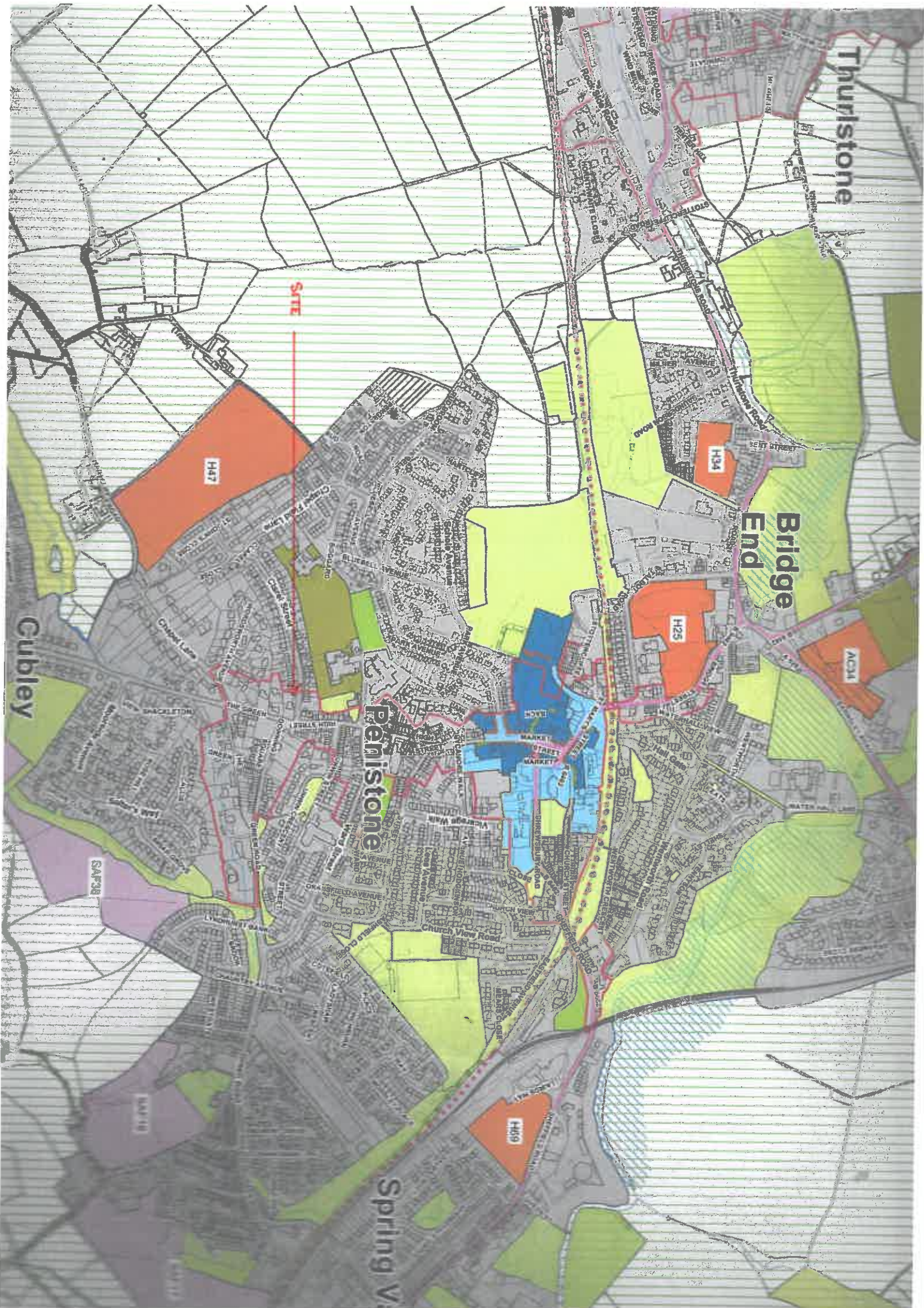
The immediate area facing the High Street and leading into Clarel Street is quite varied in architectural character with no particular street scene aesthetic. Buildings immediately adjacent to the Clarel Street entrance include Nos 108 to 104 (see photograph 3). The three storey properties 106-104 are characteristic of weavers' cottage buildings which were built to accommodate workers producing the distinctive white cloth sold in the Penistone Cloth Hall in the 1800s. To the rear (photograph 4) in Clarel Street are garages; one recently built and undistinguished. On the opposite side of the High Street facing Nos 108-104 is a group of varied domestic properties (photograph 5) including No 99 which is a historic cottage and Oak Bank which appears to be a villa more contemporary with Rotherwood which it faces across the High Street.

The High Street is generally a mixture of housing varying with mainly 19th Century cottages interspaced with more modern houses and villas and modern structures for public use.

South of the Rotherwood site, The Green has a new contemporary development of flats and houses on the site of a former saw mill and a range of large detached houses in modern styles built in stone or brickwork (photographs 6, 7 & 8)

The proposal for the conversion of the garage at Rotherwood has clearly no adverse impact on the conservation area which is highly varied in the vicinity. It is improved by the domestic elevation to Clarel Street and its proposed domestic use consistent with Clarel Street. The building has no impact on the historic road pattern in the area or its street scene and will support the planning objective of increasing housing development in the Penistone Area.

MAC 02/2019





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