



Chartered Town Planners & Architectural Technicians

HERITAGE STATEMENT

Two storey side extension to property.

Property Address: 4 West View, Silkstone Common,
Barnsley, S75 4QF.

June 2023

1.1 This Heritage Statement is submitted on behalf of the applicant in respect of a planning application for a two storey extension to an existing dwelling.

1.2 The proposed works would comprise a two storey extension to the north side of No. 4. To the front the dwelling would retain the traditional type appearance of No. 4 and its neighbours 1-3. The side and rear elevations would adopt a more contemporary appearance and contrast with the original structure. In doing so, there be a clear distinction between ‘old’ and ‘new’ and thus the architectural language of the extended dwelling would be legible.

1.3 This Statement comprises:

- A description of the site in the context of heritage assets;
- An analysis of any heritage asset guidance of specific relevance to the property;
- A summary of relevant planning policy and,
- An assessment of the proposed works in light of relevant heritage matters.

The Site in Context of Heritage Assets

1.4 The application property is not listed nor is it located in a conservation area. It is however located near to Grade II listed cottages

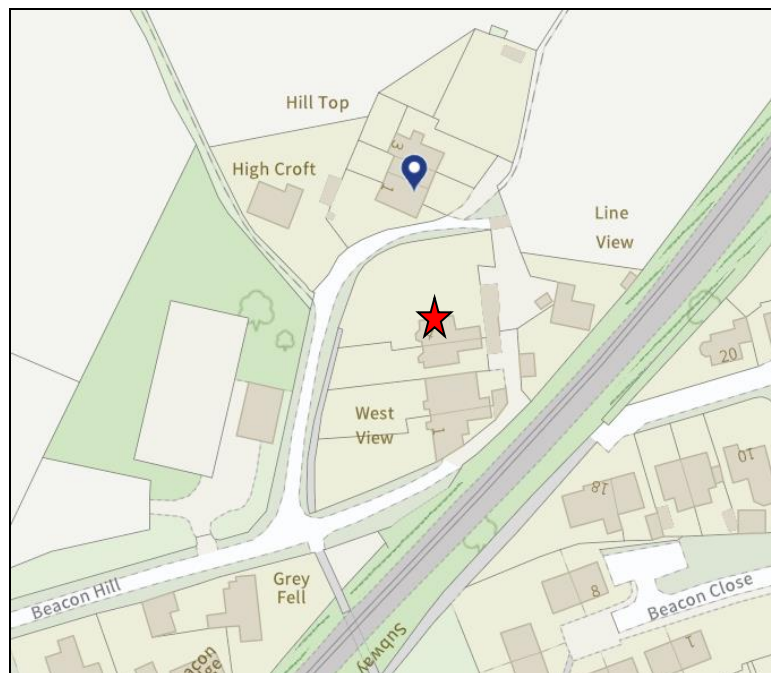


Figure 1 – Extract from Historic England map records. Site location is denoted by red star and Grade II listed cottages are denoted by blue pin.

1.5 The listing for the cottages states:

*“SE 20 SE SILKSTONE BEACON HILL (North side, off), Silkstone Common
5/152 Nos 1, 2 & 3 Hill Top Cottages*

II

Group of cottages. C17. Altered. Thinly coursed rubble with quoins, rendered front. Stone slate roof part bitumen covered. Two storeys. The main 3-cell range has a lower, later, short, gabled wing to rear left, and a parallel range to rear right giving a U-plan. Near-central entrance in C20 glass porch. Entrance with cambered head at right end. Two, double- chamfered windows survive at right end: one of 2 lights to ground floor and one of 3-lights to first floor both with one mullion missing. Other windows are of C18 or 19 type with square-cut surrounds, those to left end formerly probably of 3-lights. Hollow-chamfered gable copings on moulded kneelers. Low corniced ashlar stacks to left and to ridge. Taller corniced ashlar stack with twin flues to right and a similar one to rear range. Left return has 2-light double-chamfered windows, with mullions removed, and a later entrance. Blocked ventilation slits in gable apex.

Interior altered.

Listing NGR: SE2926604721”

Barnsley Local Plan (2019)

1.6 Policy HE1 (The Historic Environment) is of relevance. It states:

“We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley’s historic environment, especially for those assets which are at risk This will be achieved by:-

a. Supporting proposals which conserve and enhance the significance and setting of the borough’s heritage assets, paying particular attention to those elements which contribute most to the borough’s distinctive character and sense of place...”

Impact of Proposal on Designated Heritage Assets

Assessment of the significance of the affected heritage assets

1.7 The property is not within a conservation area nor within the curtilage of a listed building.

1.8 There is much variety in the surrounding area to No. 4 West View in terms of form, masing and architectural style. It is very apparent that many dwellings nearby have been extended, altered and personalised in varying ways. There is also significant variety in the scale and appearance of structures in rear curtilages ranging from small sheds to quite modest permanent structures.

Impact of the proposed advertisement on that significance including any measures to mitigate potential harm and/or better reveal significance.

1.9 Whilst the important historic and architectural features of the neighbouring cottages are noted, it is submitted that the setting of the cottages is quite distinct and separate from the curtilage of No. 4. There is a lane and a number of mature trees between No. 4 and the cottages, and a separation distance of some 15m.

1.10 Given that no works are proposed in or near to the curtilage of the cottages, it is not considered there would be any adverse impact to the special character or appearance of the cottages arising from the development. The proposals will have negligible impact on the Grade II listing and its setting.

1.11 It is further noted that there is precedent for works to dwellings in the vicinity of the cottages. Line View had permission granted under Ref. No. 2019/0962 for the erection of a rear single storey and first floor extension.

Conclusion

1.12 Having regard to the afore mentioned guidance and policy, it is not considered that the proposed development would have any adverse impact on the heritage asset or its setting. The proposed works would be modest in nature and would not materially impact setting of the Grade II cottages. Thus there would be negligible impact on the special interest of the Grade II cottages. The fundamental intrinsic character of the properties, and their setting, would remain unaltered.

1.13 A review of planning permission grants in the area indicates that there is precedent for works of the nature proposed. Many buildings nearby have been undergone significant alterations and upgrades.

1.14 *It is the conclusion of this Heritage Statement that there would be no adverse impacts to the neighbouring heritage assets arising from the proposed works.*