

**Replacement of Rear Extension
White House Farm
Towngate
Thurlstone
S36 9RH**

Date 18/05/2021

Ref: 19.08

Heritage Impact Assessment

This statement has been prepared in support of an application for Householder Planning Permission for removal of an existing single storey rear extension and its replacement with a slightly larger single storey rear extension within a Conservation Area.

Planning Policy Context

National Planning Policy Framework (NPPF)

A heritage statement in support of this application will properly explain the heritage significance and the design rationale of the proposal.

At paragraph 189 the NPPF advises:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

The NPPF further indicates that there is a requirement to include an appropriate level of detail and description of any heritage assets affected by a proposal. The question of significance (for heritage policy) is defined as:

'The value of a heritage asset to this and future generations because of its heritage interest.....significance derives not only from a heritage asset's physical presence, but also from its setting.'

The NPPF also advises at paragraph 200 that local planning authorities:

'Should look for new development within Conservation Area's and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

The Barnsley MBC Adopted Local Plan

Policy HE1 – The Historic Environment 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

Fairfield House Berneslai Close off Churchfield Barnsley S70 2FL
T: 01226 286256 M: 07881898300 E:mark@mboothdesign.co.uk

Directors: Mr MJ Booth MCIAT Mrs J Booth

MBooth Design Ltd Registered in England and Wales Registration No 7662634 Registered Address 2 Western Street Barnsley S70 2BP
VAT Registration No 129 6011 28

particular attention to those elements which contribute most to the borough's distinctive character and sense of place.'

Barnsley MBC has a Supplementary Planning Document which relates to Heritage Impact Assessments and provides advice on when these are required and what information should be included.

Local Plan Policy HE2 states that:

'Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.'

- *This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the and therefore an appropriate level of information and detail is required.'*

Heritage Impact Assessment

A Heritage Impact Assessment needs to:

- Understand the significance by identifying heritage values which contribute to the significance of an historic asset or its location.
- Impact – Identify the impact caused by change and assess the level of harm.
- By understanding Significance and Impact assess compliance with policy.

Identifying Significance

Thurlstone is a village near Penistone to the west of Barnsley giving access to The Pennines on a major road link (A628) to Manchester.



Fig 01. Ordnance Survey 1851.

Originally it would have been a small farming community and historic ordnance survey plans show a slow progression from 1851 to the 1960's.

Some industries developed using water power from the River Don such as corn milling, wire drawing and various wool and cloth processes. Most of these are now gone and the village is now a dormitory for the urban areas of South and West Yorkshire.



Fig 02. Ordnance Survey 1893.

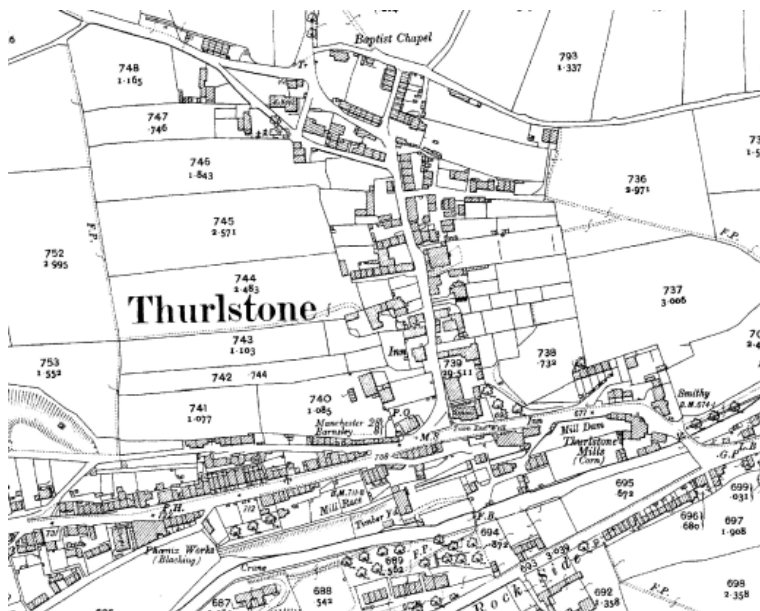


Fig 03. Ordnance Survey 1906.

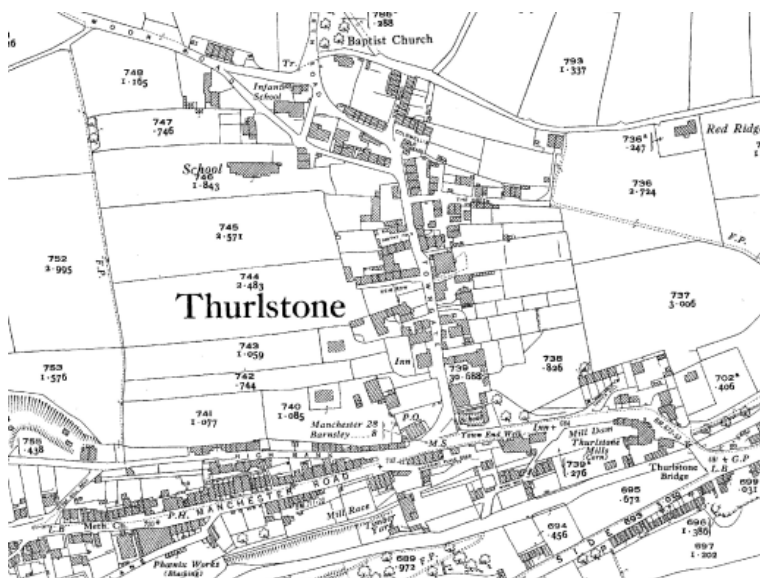


Fig 04. Ordnance Survey 1931.



Fig 05. Ordnance Survey 1969

The map progression shows that very little development took place in Thurlstone between 1851 and 1931 with development predominantly located within the valley adjacent to the River Don. This accords with the increase in industry within the valley which saw limited development of the village to the north.

This changes significantly in the next forty years and by 1961 large parts of Thurlstone Village have been developed for housing particularly to the west of Towngate.

Most of the historic buildings in the close proximity to the site along the Towngate frontage were retained although some to the north were removed to make way for the new development.

Designated Heritage Assets

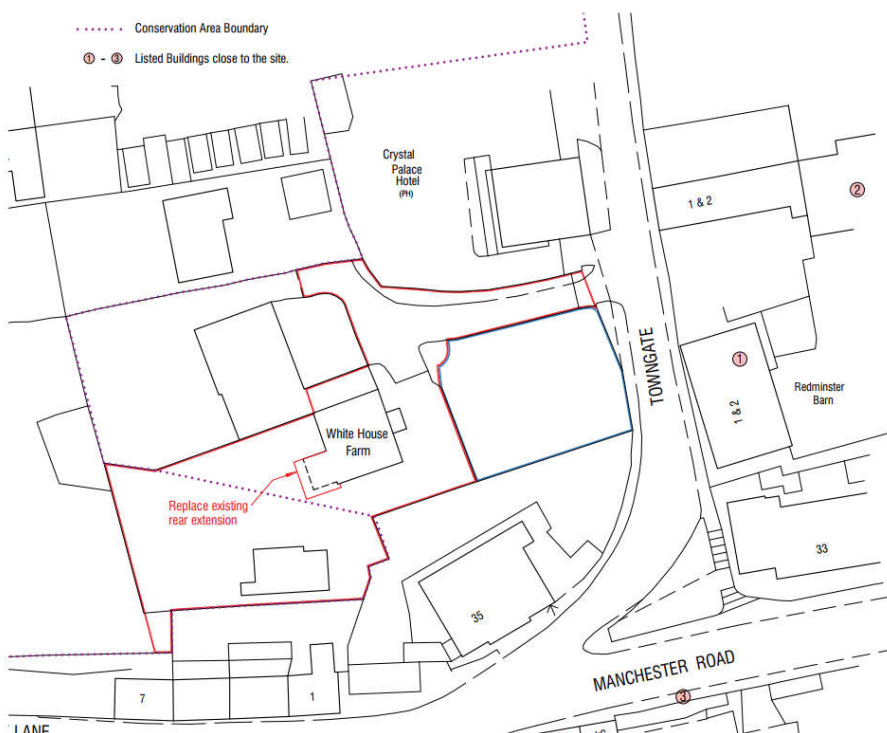


Fig 06. The plan shows the position of White House Farm and its replacement extension to the west, the relative position of Listed Buildings in the area and the Conservation Area boundary.

A more detailed version of this plan can be seen on the drawing ref: BP02 Block Plan.

The site is located within the Thurlstone Conservation Area and there are a number of Grade II Listed Buildings which are identified by the numbers 1- 4.

No 1 – Redminster Barn – Grade II



Fig 07. Redminster Barn – West Elevation to Towngate

First listed in 1988 when a barn, now converted to a dwelling.

List Entry

Barn. Early C18. Coursed squared rubble. Stone slate roof. Five internal bays. Quoins. Central square-headed cart-entry with gabled dovecote above of red brick, possibly slightly later. Continuous outshuts to left and right. Rear: opposing blocked cart-entry with segmental head and quoined surround. Entrance with quoined surround in right return.

Interior: 3-bay stone, round-arched arcade supports each outshut, an unusual feature for this area.

No 2 – Redminster House – Grade II

First Listed 1988

List Entry

House. Late C18, with early C19 lean-to addition to left. Coursed squared stone. Stone slate roof. Three storeys, T-plan (wing to rear), 4-bay near-symmetrical front. Rusticated quoins. Plinth. Entrance in 3rd bay has architrave, pulvinated frieze and triangular pediment. 12-pane sash windows with eared architraves and keystones. 1st-floor windows smaller. Square horizontally-divided windows to low 2nd floor (glazing bars gone). Gable copings on cut kneelers. Ashlar gable stacks and one to rear gable. The addition to left has a 4-light window to ground floor and a 3-light window to 1st-floor with flat-faced mullions. The right return has a 3-light window to each floor.

Interior: central hall with open dog-leg stone stair with rounded noses. Handrail and balusters appear to be later.

No 3 – Milestone – Grade II

First Listed 1988

List Entry

PENISTONE THURLSTONE MANCHESTER ROAD (south side), Milestone opposite junction with Towngate

3/44 II Milestone. Early to mid C19. Stone, flat-faced with rounded top. Inscribed: Barnsley B Miles Manchester 2(8) Miles

No 4 – 44 46 and 48 Manchester Road – Grade II

First Listed 1988

List Entry

Includes No 2 Watering Place Road. Houses and shop premises. Mid C19. Coursed squared stone, ashlar front, Welsh slate roof, Two storeys. four at rear due to sloping ground. Five bays. The central three bays are symmetrical. Central door with pilaster jambs and ornamental lintel, Panelled double door. Shop window to each side with cornice over all three openings. Similar doorway with 4-panel door to right with flanking windows to its right. Similar arrangement to left has been altered, the doorway now part-blocked and the window now a door. Sash windows to 1st floor, round-arched to centre, altered to casement at right altered to doorway at left. 1st-floor sill band. Moulded eaves cornice, Gable copings. Four broad ashlar stacks with cornices. Single-storey. addition to left with similar doorway. Rear: four bays; 4-pane sashes, some altered, some ground-floor openings blocked. Round-arched window in each gable.

Heritage Value, Significance and Impact

Given its location opposite the site, Redminster Barn is the closest heritage asset to the proposals and likely to be the most affected. The position of the replacement rear extension to the rear(west) of White House Farm means that there will be no impact on the setting of Redminster Barn or any of the Listed Buildings within the local area.

Although White House Farm is not a designated heritage asset it does have some heritage value. It's impact on the wider Conservation Area relates to views of the house which can be seen from Manchester Road and via a narrow perspective at the access. Neither of these views will be blocked by the proposals which relate to the removal of a previous rear extension and its replacement with a slightly larger single storey rear extension of similar scale.

Design

The existing rear extension which provides a small Conservatory/Sitting Room is built of stone with an artificial stone slate roof. It is a later addition to the farmhouse and represents a sympathetic extension in a simplistic mono-pitch form.

The proposed extension is 760mm wider than the existing and 1600mm longer than the existing extension and will provide improved space and proportions to the living space overlooking the garden.

The proposed extension will be built of reclaimed stone with a stone slate roof and dark grey windows set into deep reveal with stone lintels, sills and jambs. Gutters will be ogee section with circular rainwater pipes in aluminium with black ppc finish.

Existing stone quoins will be re-used at the external corners and the walls will be repointed in a lime-based mortar to match the existing jointing.



Fig 08. Existing rear lean-to extension to be taken down.

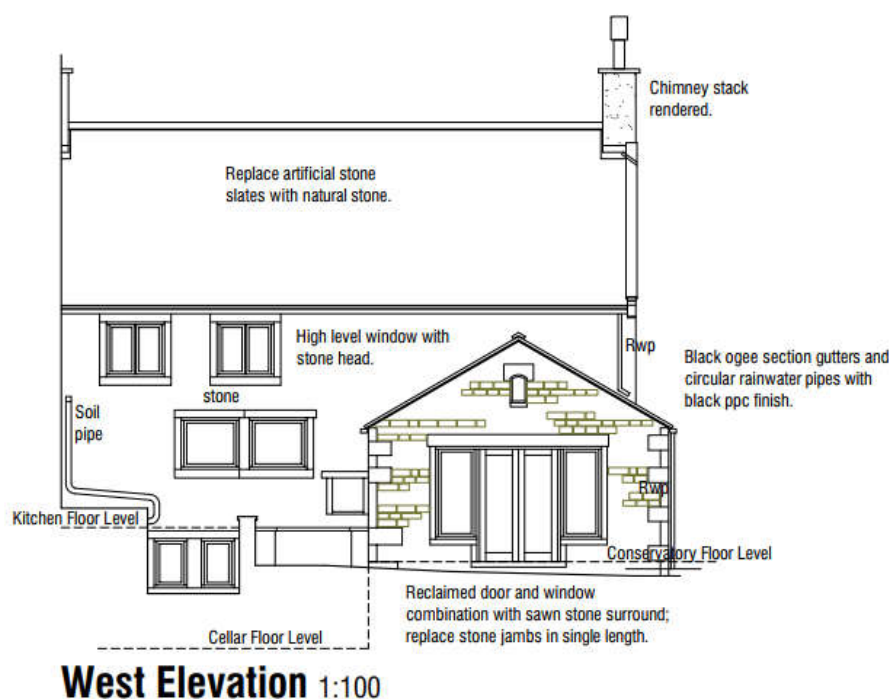


Fig 09. Extract from proposed plans showing replacement rear extension.

It is worth noting that the applicant is also arranging for the existing artificial stone slates to the main Farmhouse roof to be replaced with natural stone slates, although planning permission is not considered to be required for these works.

The proposed works cannot be viewed in the same context have no impact upon the setting of any of the Listed Buildings within the area. They also have minimal impact upon the

Conservation Area given that the replacement extension is of similar scale, built to a similar design using the same materials.

Therefore, the level of impact upon the setting of Listed Buildings and the wider Conservation Area is considered to be NEUTRAL and mitigated by the design and choice of good quality materials described.

Conclusion

The proposals for the replacement of a single storey rear extension are of a minor nature and have no adverse impact upon the amenity of neighbours. The design and use of materials is appropriate and any has no impact upon the setting of Listed Buildings or the character or appearance of the Conservation Area.

This assessment concludes that no adverse impact would result as a consequence of the replacement extension and we look forward to the council's support regarding these proposals.

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

MJ Booth
MBOOTH DESIGN