

Heritage Statement.

3 Flat Lane, Billingley, Barnsley, S72 0JB

Introduction

A planning application is being submitted for the construction of a single story side extension to the eastern side of the existing dwelling on Flat Lane in Billingley. The planning Authority requires a heritage statement as the host dwelling is located at the southern fringe of the villages conservation area.

Billingley evolved as a small farming village around two main farms and formed from a small hamlet of workers cottages and farmhouses from the medieval period onwards. Billingley is marked on a historic map from 1610 as being within what was then known as the west riding of Yorkshire in the Wapentake of Staincross. Later, in 1804 Billingley was described as having 800 acres of land and the owners were listed as Earl Fitzwilliam, Mr Micclewait, Mr Denton and Mr Pigott. Over the next 100-150 years apart from some infill developments from time to time it's clear that the village changed little in stark contrast to the nearby villages of Thurnscoe, Goldthorpe and Bolton-on-Dearne which expanded significantly during the growth of the mining industry in the late 19th and early 20th centuries.

The most important buildings in the village are effectively those Protected by their listing on the statutory list. The listed buildings within the village's conservation area are Billingley Hall on Back Lane, Poplar Farmhouse on Chapel Lane and Manor House on High Street. The rest of the village is a mix of traditional and more contemporary residential properties. See attached conservation area plan for further information on CA edged by chain broken line and listed buildings shaded pink, although Beach house to the north of the village was removed from the statutory list in 2008 following its reconstruction in a different position within its plot to avoid the geographical fault that crosses the sight.

The Proposal

3 Flat Lane is a two story, semi detached, built in red brick with red clay plain roof tiles. A former Council property on the south west fringe of Flat Lane. To the front of the property is an open field aspect. To the rear of the property is the car park for Well Lane Court and to the side is a public footpath. The property has an existing flat roofed side building that is presently a downstairs toilet and two large stores. It has a front facing window and the access corridor has a front facing double glazed entrance door.

See following photographs showing existing property and the setting of the proposed single story side extension.



The proposed building will be constructed from complimentary materials including re using some of the bricks and tile from the back of the property at the front to help with matching the existing brick and roof tile. The roof line would follow the existing roof line giving an aesthetically seamless look. Windows would be matching in size to the original size windows in the house. One would be placed at the front where the original window was downstairs, with an extra above on the second floor extension. And one extra at the back which would be non see through bathroom window. The existing front conservatory would be removed and a more traditional porch with apex roof would be proposed here matching the original brick. As the extension and porch would be incorporating matching materials, aesthetically it will blend well with the existing building and surroundings, in keeping with the traditional look of the village.

Conservation Area impact.

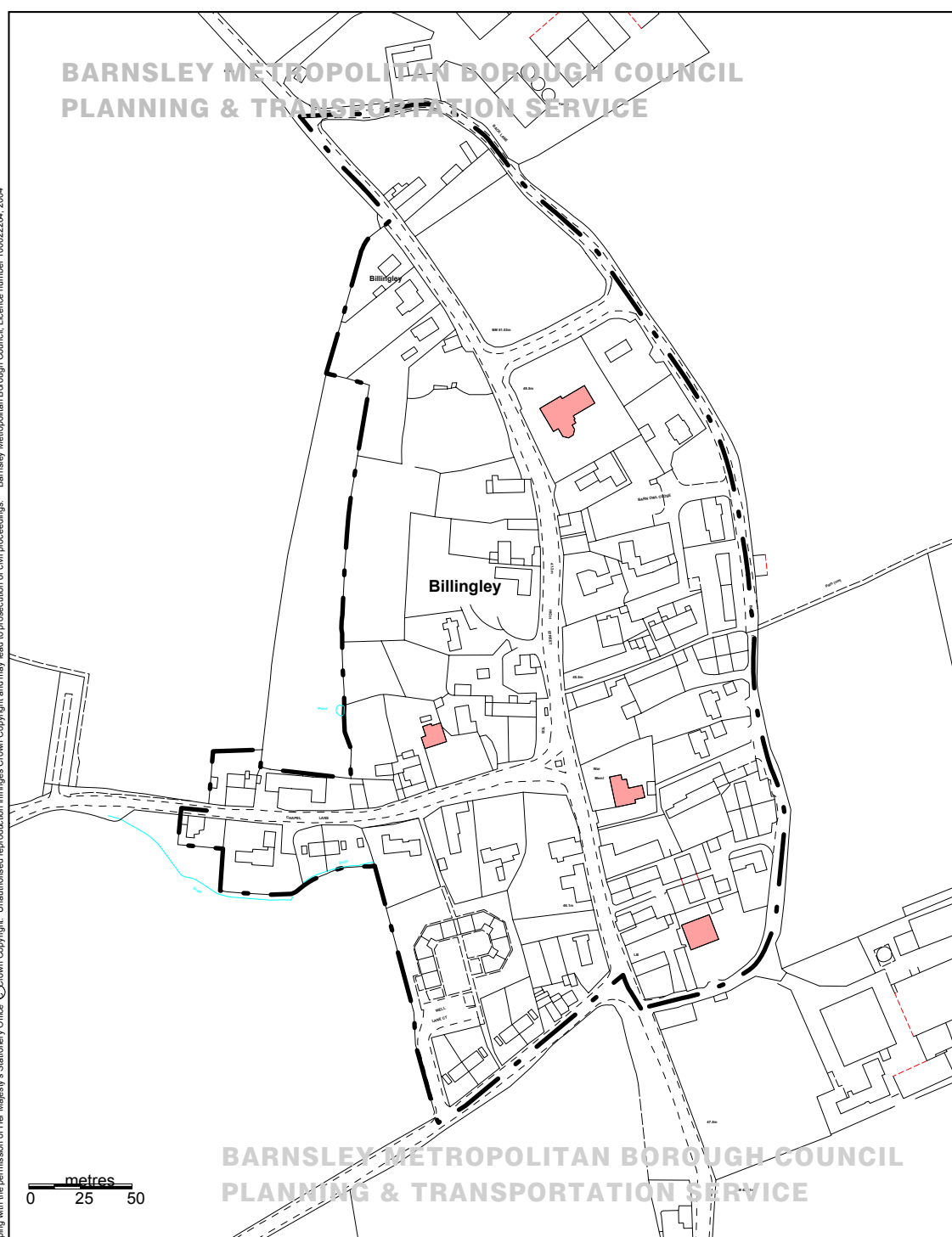
Flat Lane is fairly varied in architectural character. All residential properties, predominantly build in red brick, although one house is built from sandstone. Brick types vary noticeably, and although roughly the same height the buildings range from two to three story, terraced and semi detached.

The remainder of the conservation area is a similar mix of residential properties from the more traditional manor houses, such as the previously mentioned and listed Billingley Hall and The Manor House and vernacular cottages to the more contemporary detached and semi detached houses and the block of sheltered accommodation at Well Lane Court to the south west of the village, along with the now converted former agricultural buildings that were vacated when the villages two main farms, New Grange Farm and Hall Farm relocated to more contemporary agricultural buildings to the North and South-East of the village respectively.

View showing Flat Lane.



BARNSLEY METROPOLITAN BOROUGH COUNCIL PLANNING & TRANSPORTATION SERVICE



Scale 1:2500 @ A4

Billingley Conservation Area



Drawn by: TC

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Planning and Transportation Service

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