

**HERITAGE STATEMENT:
REPLACEMENT REAR EXTENSION & MINOR ALTERATIONS
AT BILLINGLEY HALL, 56 BACK LANE, BILLINGLEY
('THE SITE').**



Please find below the heritage statement which highlights the heritage value of the property, where we have sought to retain and reinstate this, and how the building additions have been designed to minimise any impact on the heritage value of the building and the immediate vicinity of the conservation area.

If you require any further information or design material please do not hesitate to get in touch.

We look forward to continuing the positive dialogue we have had to date and working with you to approve a high quality design.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Neil Cooke', with a stylized flourish extending to the right.

Neil Cooke RIBA, ARB, BA Arch (Hons 1st Class), MA Arch, ADPPA GCPSA (Distinction)

Architect, for and on behalf of NCA Associates Ltd.

Existing Building History and Heritage Value

Billingley Hall is a Grade-II listed Georgian farm house built in 1744, with a single-storey extension to the rear built in the 1980s. Billingley Village, where the property is located, is a Conservation Area.

Original construction: 1839 Tithe Maps (fig 1) show that the property was originally an 'L' shape, with a left-side rear extension housing the kitchen and scullery.

Victorian alterations: This L-shape extension was evidently removed at some point and replaced with a Victorian 2-storey extension across the full width of the rear (fig 2, below). The current owners and applicants have first-hand accounts of this configuration, as a number of elderly Billingley villagers lived in the property as children. It is reported at this time the central staircase was reconfigured and replaced by two (one either side) in the rear extension. The property was then used as three dwellings. This is supported by fig 2 which shows an extension matching the one described in the property's Historic England Listing.

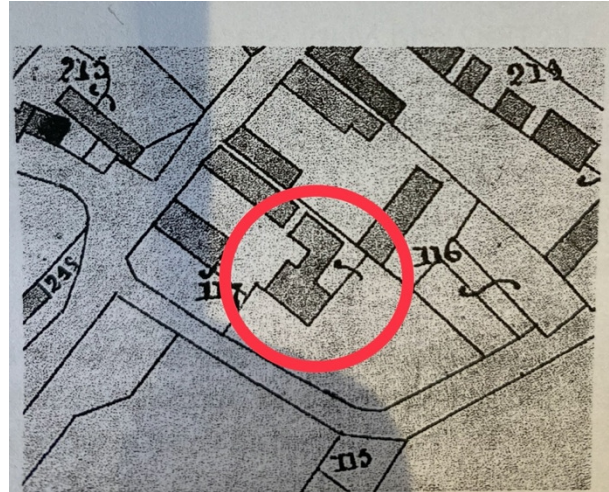


fig. 1 - 1839 Tithe Map showing L-shape rear extension.

fig 2 also shows that the glazing on the east elevation of the existing property is not the same as present day – windows are in different locations, are of different heights, and some are doorways.



fig. 2 – Two storey Victorian extension to the rear

Plans retrieved from Barnsley archives (fig 3. below), dated 1910, also show a doorway on the west elevation, which has since been removed.

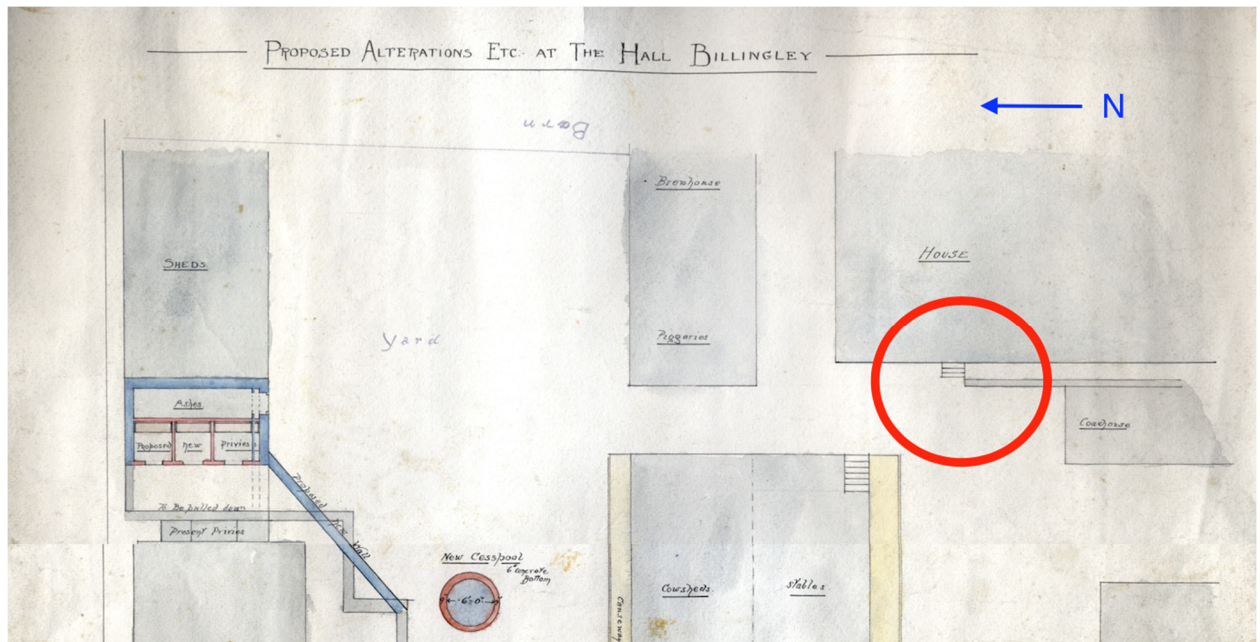


fig. 3 - Plans dated 1910 showing a doorway on the west elevation.

1980s development - present day: The property was then developed in c1980s after falling into near-derelict condition (fig 4, below) – sales particulars retrieved from Barnsley Archives state that it had been unoccupied for some time.



fig. 4 - 1980s photograph showing the property significantly dilapidated.

The 1980s development included the demolition of the Victorian two storey extension, and creation of a single-storey replacement. fig 5, below, shows the rear of the property once the two storey extension was removed – arched Georgian doorways and windows were subsequently blocked up with the rear wall being rendered.



fig. 5 - previous two storey rear extension demolished – arched Georgian doorways and windows were subsequently blocked up.

Unfortunately this development also included the removal of all original interior features, including fire surrounds, fireplaces (blocked up), cornicing and skirting, doors, some doorways (blocked up), floorboards (replaced with chipboard), staircases etc. Some ceilings were also lowered to cover original beams. Gypsum plasterboard was used on all internal walls.

The single-storey extension includes none in keeping, small, white UPVC windows and doors, with concrete surrounds and lintels (fig 6, below). It also has a low suspended ceiling, not in keeping with the high ceilings in the rest of the house.



fig. 6 - The 1980s single-storey extension with small white UPVC windows and doors.

Research sources for the above brief history include Barnsley Archives, Historic England, Billingley Conservation Area Appraisal 2006, Billingley History Group (and their publications including 'Billingley Village' and 'Billingley Hall & Farm'), first-hand accounts from previous residents, and a heritage report commissioned by previous owners.

Historic England Listing

House. Late C18, C19 extension to rear. Sandstone ashlar front, coursed, squared sandstone returns. Welsh slate roof, stone slates retained at rear and part of left return. Renewed brick stacks. 3-storey, 3-bay C18 block with 2-storey full-width extension to rear. Wallstone plinth at sill level. Band-rusticated quoinstrip to ground floor, chamfered quoins above. Central panelled door with renewed overlight in eared stone architrave with pulvinated frieze, eroded consoles and segmental pediment. Flanking 4-pane sashes in architraves. Band at pediment level. Sill band to 1st-floor windows linking similar outer sashes to narrower central window with moulded projecting sill, eared architrave, cornice and ashlar panel above. Sill band to 2nd floor linking 3 sashed architraves; central window narrower with moulded sill. Paired stone gutter brackets. Hipped roof with 2 ridge stacks. Right return: tall stair window in C19 extension.

Note – some of the details recorded in this listing do not reflect the current built status, especially relating to the windows and the 1980s extension:

- The windows are listed as “4-pane sashes”. These Victorian windows can be seen in images of the house from 2000 but were replaced with high-quality Georgian style sashes in approximately 2010. Listed Building Consent was granted for this replacement.
- The extension is listed as a “2-storey full-width extension” with “tall stair window in C19 extension” on the east elevation. This Victorian extension is visible in photographs of the building from 1980 but was demolished in the mid-1980s and replaced with the current single-storey extension.

Proposals and Mitigation to Protect Heritage Value

Design Principles –Siting

The development in the broader sense of the local context is to the rear of the site as shown below in fig. 7, with only oblique views from Back Lane over the garden wall as it passes around the back of the house, thereby limiting the impact to the wider conservation area.



fig. 7 - Aerial view showing the development to the rear and significantly set back from the frontage – limiting the impact to the wider area and of the same footprint as the existing rear extension.

Given the proposed alterations are not visible from the front of the property – the Georgian façade will not be impacted, and the rear will be significantly improved by the proposals.

The rear of the property is not overlooked by any neighbours other than one small window which appears to be in a storage room of a neighbouring property. Therefore there is very little impact on neighbouring properties.

Design Principles – Scale

The proposed rear extension replacement uses the exact same footprint as existing. The two options then explore slight alterations in the roof with the main roofscape leaning back to the existing rear elevation as existing. As such the scale of the rear extension is thereby very similar to the existing form it replaces.

Option 1 retains the hipped roof - only the lantern adds more height to the roof, but this is not higher than the existing roof and it will not be visible at ground floor level near to the garden room given it is inset in the roof.

Option 2 converts the hips to gables to create a simpler form, and on elevation is the same scale as existing.

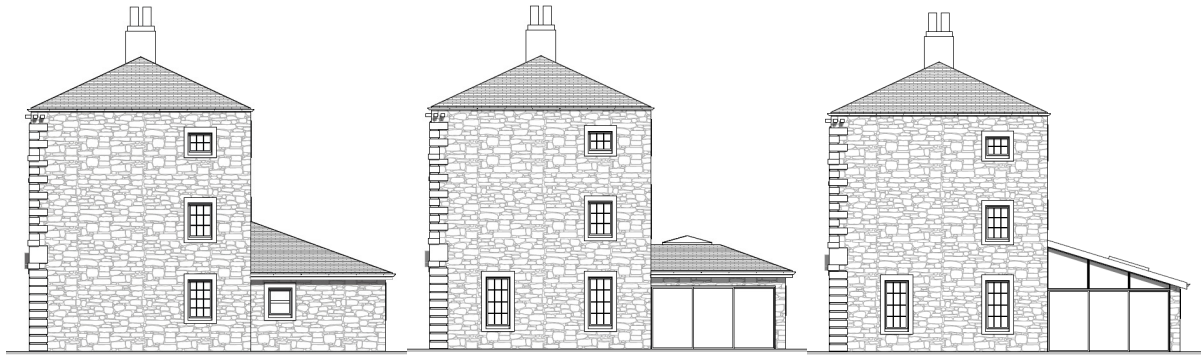


fig. 8 - Side elevation studies of the existing hall along with options 1 and option 2 all of a similar scale. Option 1 keeps the same hipped roof with a flat section and roof lanterns. Option 2 has a simpler form with glazed gables, the transparency of which serves to lessen the massing of the extension abutting the house.

Design Principles – Appearance & Materials

The new glazing, roof fascia flashing and lanterns are proposed as anthracite powder coated aluminium which seems appropriate given these alterations are to the rear of the property where there is limited other fenestration and the dark grey is complimentary to the stonework.

The use of aluminium is to promote longevity and to avoid the issues that have been experienced with the existing rear timber windows which are of poorer quality. It is hoped that the new material to the rear is seen as an improvement on the poorer materials of the 1980s extension.

The aluminium glazing also allows more slender profiles and creates a simpler more lightweight appearance for the replacement extension. The more contemporary materials and greater transparency through increased glazing thereby create a demarcation between the historic existing building and new simpler lightweight extension which hopefully serves to pay homage to the building heritage.

It is important to the integrity of listed building heritage that the new (left) and amended (right) windows on the existing side elevation (see fig. 8 existing and proposed elevations) will match the existing windows. As mentioned on the Historic England listing notes, these windows were reinstated with high-quality Georgian style sashes around 2010, of which Listed Building Consent was granted.

Importantly, as evidenced in the background history provided earlier in this statement, the original larger arched windows and doorways (see fig. 5) were blocked up in earlier work on the house. Therefore reinstating larger windows on this eastern side elevation is in keeping with the original appearance of the house. Furthermore, having a pair of quite modest windows (compared with the doorways that have gone before them) placed symmetrically on elevation accords with Georgian principles of symmetry and proportions and should not be seen as having a negative impact on the existing house.



fig. 9 – Edited photo to give an impression of proposed amended windows on the east elevation. Research into the building history shows larger original Georgian windows and doorways here were blocked up.



fig. 10 – Option 2 showing proposed materials with windows and doors in anthracite as a contrast to the stonework and to make the original materials and detailing stand out as the key heritage character.

Design Principles – Landscaping

The new phase of work as proposed in this latest chapter in the buildings story, allows the opportunity to repair and improve elements in the wider site context. The intention is to improve and enhance landscaping through continued investment in planting works which will complement the building and improve the setting of the listed building.

The front boundary will also be repaired, fig. 11 shows a displaced gate pillar that has laid at the driveway entrance since the current owners moved into the property – this will be reinstated and repaired along with the main works to the house. Existing original stonework features will be repaired along with the main works.



fig. 11 – Gate pillar knocked over by a previous owner will be reinstated with these newly proposed works

Conclusion

In summary of the design principles and heritage report it is noteworthy that the owners and applicants have spent a considerable amount of time researching the history of the property. They are active members of the Listed Building Property Owners Club (LPOC) and have developed and embraced the 'Listed and modern' style promoted by the LPOC. The owners previously lived in a listed Georgian property (Mansion House, Chapel Allerton) which was renovated and restored to an extremely high standard – this is the level of high-quality specification they intend to adopt in these proposals at Billingley Hall.

The proposals seek to limit the impact on the existing building and conservation area in the following ways;

- The siting of the proposals are as existing and are relatively small in comparison to the host dwelling
- The proposals are subservient in both plan, elevation and massing to the host.
- The predominant and visible materials for the new extension will be glazing, so the proposals are transparent and self-effacing, to showcase the original building. Stone work and tile to match the

original house materials will also be used to harmonise the materiality of new and old construction.

- The flat roof with lantern (option 1) will reduce the massing and so is further subservient to the host dwelling. The glazed gable (option 2) creates greater transparency and further demarcation to respect the original building heritage.
- The new and amended window on the east elevation is a return to the original larger windows as evidenced in the original Georgian building.