Heritage Statement

For

Residential
Development at
Hall Gardens
Brierley, Barnsley
S72 9HT

November 2019

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1. Introduction

- This Heritage Statement accompanies the full Planning Application for the residential development of land accessed from Hall Gardens via Church Street Brierley, South Kirby grid reference 441050, 411200, and lies at approximately 104m AOD at the entrance into the site falling to approximately 99m to the rear.

- This statement supports a planning application for 38 No. plots made up with a combination of bungalows, 2 storey and 2 ½ storey dwellings together with associated parking and garages. See schedule of accommodation on the site layout for further details.

- The land is designated as Allocated Housing in Barnsley Adopted Local Plan dated Jan '19. The site is referenced as HS95.

2. Site Description

- The site located directly to the rear of Hall Gardens, made up of 29 No. 21st Century houses and the Grade II listed, Brierley Hall, which has been divided into 3 No. properties.

- Brierley Hall is Grade II listed and was built during the middle of the 19th century.

- The proposed development relates to a site to the rear of Brierley Hall and the development site which has recently been completed previously by Saul Homes. The location of the listed building can be seen in the extract below from Historic England's Listed Building Register.



Figure 1 Extract from Historic England website map (Source: https://historicengland.org.uk/listing/the-list/map-search?clearresults=true)

- The Site is located within Brierley Conservation Area.

- The Conservation Area has a largely urban setting which also contains a few open spaces. The special interest that justifies the designation of the Brierley Conservation Area comes from some of the following features :

    - The Gothic 19th Century grade II listed stone Church of St Paul
    - Brierley Village Club built in 1911.
    - Architectural and historical quality of many individual buildings with a mixture of stone and red brick built houses along church street
    - Stone piers, gate posts and ironworks

St Paul's Church

St Paul's Church is a Grade II listed church. The building has recently had major repair works carried out to the roof and to provide additional facilities internally.

The Listing description states;

1/10 Church of St. Paul
Grade II

Church. 1869. By John Wade. Patron, George Savile-Foljambe. Coursed, squared sandstone, graduated slate roof. Orientated north-west / south-east, ritual orientation used here. 2-stage west tower with recessed spire, 4-bay nave with south porch, 2-bay chancel with north vestry. Gothic Revival style. Tower: offset angle buttresses, 2-light belfry opening with hoodmould; clock flanked by corbel table under string; moulded cornice; pierced balustrade with pinnacles. Octagonal spire with lucarnes, string and weathervane. Circular west window. Nave: chamfered plinth; offset buttresses to angles and bays. Gabled porch. Windows of 2 cusped lights with trefoil under hoodmoulds with carved stops. 2 octagonal chimneys to north side. Chancel: lower and narrower in same style with single-light windows and 3-light east window. Shaped kneelers, ashlar copings, gable crosses. Interior: west gallery. Arch-braced trusses on carved corbels to nave. Painted panelled roof to chancel.

Listing NGR: SE4107411040

Brierley Hall

Brierley Hall is a Grade II listed building. It has recently had major structural alteration and restoration works throughout including the division to form 3 No. properties whilst retaining all existing features.

The Listing description states;

BRIERLEY CHURCH STREET (north-east side)
Brierley Hall
Grade II

House, now local council offices. Mid C19 with later additions. For Rev. John Hoyland (Watson and Harrison, p33). Tooled-ashlar sandstone, stone slate roof. Twin-roofed,double-pile main range with lower matching extension brought forward to left,and C20 brick addition set back to right (not of special interest). Low 2-storey wing to centre rear of main range. Rear left corner infilled by C20 addition (not of special interest). Main range: 3 storeys, 5 bays. Sashes with glazing bars to ground and 1st floors, all with square-faced surrounds and projecting sills, ground-floor sill band. Added flat- roofed porch to bays 1 and 2 in the form of half octagon. Porch has C20 double-doors and overlight in square-faced ashlar surround flanked by sashes, cornice. Bay 3 presumably the original door position. Central first-floor window emphasised by architrave, frieze and cornice. Shorter second-floor windows with 6-pane sashes. Modillioned cornice now obscured by wood guttering. Truncated brick stacks to eaves of each return. Hipped roof. Wing to left: 2 storeys, 3 bays in matching style. Hipped roof with tall stack set to rear. Linked to main range by short bay with round-headed stair window with glazing bars.

Listing NGR: SE 40986 11150

3. The Proposed Development

- 38 No. new residential housing on land to the rear of Hall Gardens which is Allocated Housing in Barnsley Adopted Local Plan dated Jan '19. The site is referenced as HS95.

- The proposed development consists of;

    - 6 No. 2 bedroom, 2 storey houses
    - 16 No. 3 bedroom, 2 and 2 ½ storey houses
    - 9 No. 4 bedroom, 2 storey houses
    - 2 No. 2 bedroom, bungalows
    - 5 No. 3 bedroom, bungalows

Architectural Character

- The dwellings on the recent developments on Hall Gardens are a mixture of 2 and some 2 ½ storey detached and semi-detached residential properties. Predominantly red and red multi brickwork dark grey roof tiles and some stone properties along the main road and surround Brierley Hall with slate roofs.

- We have therefore followed this character through the design of the house types with red and red multi brickwork being the predominant material and a cast stone headers and cill details.

- Window openings are simple with a vertical emphasis to give well balanced elevations and a sense of quality to the development.

- A range of house types have been used on the site to create interesting and varied street scenes, but also to strengthen the legibility of the development.

- Overall the proposed development is sympathetic to both the character from Brierley Hall and the surrounding new properties that have been recently completed.

- Detailed scaled drawing showing the development site layout, house types together with landscaping and various other details have been included with the submitted application pack.

4. Planning Policy Context

- The following section provides an assessment of the national and local planning policy context relevant to the application proposal, particularly in terms of heritage matters. The following policy framework is considered relevant to this application:

- National Planning Policy Framework (2019)

- Barnsley Local Plan (2019)

- Supplementary Planning Documents (SPD)

- Conservation Area Appraisals

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that regards be had to the development plan for the purposes of determining planning applications that determination must be made in accordance with that plan unless material considerations indicate otherwise.

- For the purpose of this application the adopted Development Plan comprises the Barnsley's Local Plan that was adopted Jan 2019.

National Planning Policy Framework

- The National Planning Policy Framework (hereafter 'The Framework') was published in February 2019. The Framework provides guidance for local planning authorities and decision takers both in drawing up plans and as a material consideration in determining applications.

Chapter 12: Achieving well-designed places

- Paragraph 124 emphasised the importance of the creation of high-quality buildings and places with good design being a key aspect of sustainable development to create better places in which to live and work and helps make development acceptable in communities.

Chapter 16: Conserving and Enhancing the Historic Environment

- Paragraph 189 of the Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate with to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use.

National Planning Practice Guidance

- In March 2015 the Government published a set of Good Practice Advice Notes which supersede the previous PPS5 Practice Guidance.

- Good Practice Advice in Planning note 2 provides advice on managing significance in decision- taking and contains information regarding repairing, restoring, making decision and altering heritage assets to help local authorities, planning and other consultants, owners, applications and other interested parties in implements national historic environment policy and guidance.

Barnsley Local Plan (2019)

- Barnsley Adopted Local Plan: Policy H1.

- Barnsley Adopted Local Plan: Policy HE1.

5. Assessment of Significance & Impact on Heritage Assets

- This Section considers the significance of the designated heritage assets which would be affected by the proposals, in accordance with the Framework. The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the area.

- The application seeks to develop a site to the rear of Hall Gardens which has been allocated for development as part of Barnsley Council Local Plan which was adopted in January 2019.

- The development has been designed to provide large public open spaces upon entrance into site to create an open spacious green with large existing tree being retained, which will create a further stand-off area to Brierley Hall.

- The design has been created to continuous the vertical emphasis of the existing Brierley Hall and the recently completed surrounding development.

- Existing features that have been continued onto the recently completed housing will be extended, across the proposed development to Hall Gardens.

- Red and red multi brickwork being the predominant material and a cast stone headers and cill details.

- This design is considered to form part of the architectural significance of the properties and of this area of the Brierley Conservation Area. The architectural design and proportions, surviving historic fabric and the group value of the property all form part of its historical and architectural significance.

- The detailed drawings indicate that the proposed development would not represent a significant visual change to effect the existing asset, Brierley Hall. It is respectfully asserted that the materials and design would not harm the overall character and appearance of the property and would have no detrimental impact on the conservation area.

- No issues arise in relation to the impact of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposal maintain extensive distances to prevent increased overlooking. Fenestration should create a variety of treatments to exposed gabled with additional windows and features added which will provide additional security to open spaces.

- The proposals would cause no harm to the designated heritage assets and thereby accord with the Framework and the local development plan.

6. Conclusion

- This statement supports a planning application relating to 38 No. proposed dwellings to land to the rear of Hall Gardens. The proposals look to extend further the features found on the recent development completed surrounding Brierley Hall.

- The development looks to enhance the local area further retaining the character and appearance of the property and streetscape. The detailed drawings indicate that the proposed would not represent a significant visual change. It is respectfully asserted that the materials and design would not harm the overall character and appearance of the property and would have no impact on the conservation area.

- The proposals would cause no harm to the designated heritage assets and thereby accord with the Framework and the local development plan.