



Heritage Statement

Detached garage replacement and landscaping
works at Leapings House, Thurlstone

December 2023

S75.
DESIGN

SECTION 1: INTRODUCTION

This Heritage Statement has been prepared to support a planning application for the erection of a replacement garage building and landscaping works, at Leapings House, Thurlstone, Barnsley.

The proposal site sits opposite a Grade II Listed weavers cottage, and this statement has been prepared to assess the impact of the proposal on the listed building in line with paragraph 189 of the National Planning Policy Framework (NPPF) “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 level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

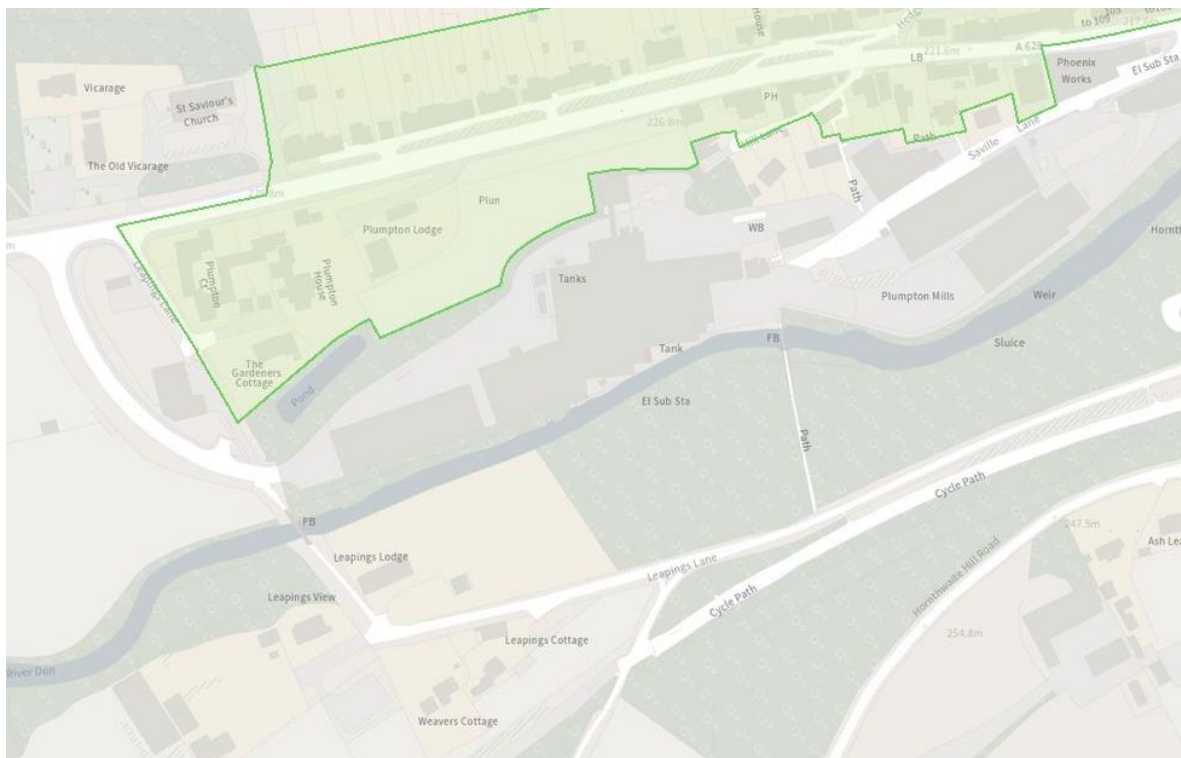
An application was previously submitted and approved by BMBC in 2021, under, application number 2021/0667, this application was for a much larger development. This new application seeks to demolish the existing garage and rebuild a slightly larger garage on the existing site.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRIPTION.

The application site is known as Leapings House and relates to a replacement garage block with ancillary accommodation, as well as repositioning the tennis courts and associated landscaping works.

Leapings house is a substantial detached stone-built dwelling, which takes access via a private driveway off Leapings Lane. The site is bordered by Leapings Lane to the south with a stone boundary wall and slopes steeply to the River Don on the northern boundary. The site is characterised by the use of earth retaining walls and terracing.

The site falls outside of a conservation area, as shown below on the extract of the Barnsley council mapping system. (The site is incorrectly labelled as Leapings Lodge)



The listed building which has been identified for this heritage impact assessment sits to the south side of Leapings lane, across the road from the development site – known as ‘Weavers House’ (labelled as ‘Weavers Cottage’)

The listing entry for the building, taken from Historic England, reads as follows;

Weaver's house at Leapings

Grade II Weaver's house. Late C18 or early C19. Coursed squared stone. Stone slate roof. Three storeys. Three bays. Quoins. Central doorway with 4-panel door. Sash window to left and right (of 6 and 4 panes). 1st and 2nd floors each have continuous 10-light window with 4 blocked lights giving three 2-light windows symmetrically arranged. Each light has a 4-pane sash. Small ashlar gable stacks. Rear: ground floor back to earth. Entrance to 1st and 2nd floors, up stone steps. Outshut to left. Interior not inspected. A good and complete example of the type.

It should be noted the listing text is out of date due to the refurbishment of the listed building to form a holiday let cottage. The ‘4 blocked lights’ have now been reinstated as 4 pane sash windows.

SECTION 3: PROPOSED DEVELOPMENT

This planning application seeks to demolish an existing garage, the erection of replacement garage on the same site as the existing garage and landscaping works.

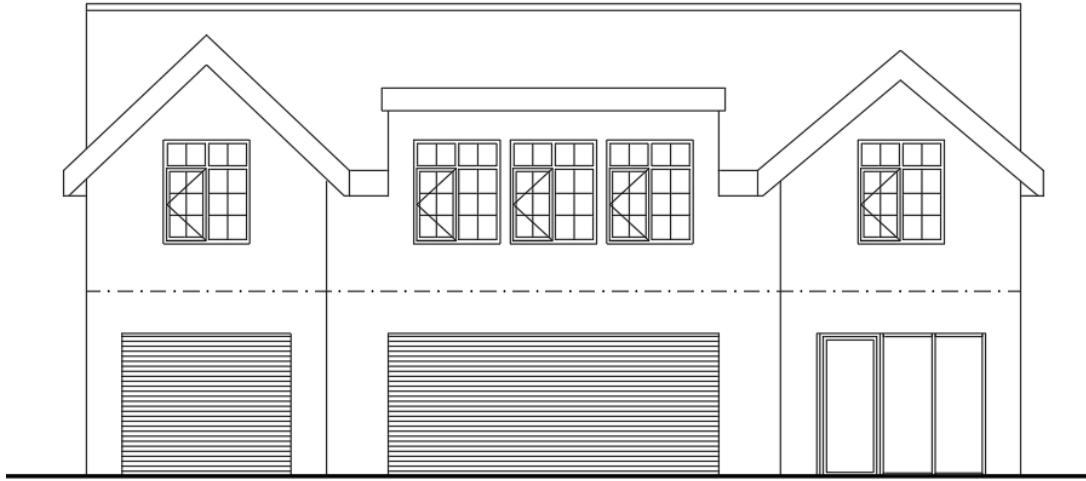
The existing garage (pictured below) is of modern construction and features a sectional roller door to the front, with a man pass door and window to side. The garage is faced in stone to the principal elevation and rendered to sides. This garage is slightly out of character with the main house and offers a minor contribution to the site other than the obvious practical advantages.

The existing tennis courts require refurbishment, resurfacing and a new enclosure fence, under this application the tennis courts remain in their current position and will be refurbished in a like-for-like manner.

The proposed garage has been designed to reflect the design features of the existing main dwelling, such as the distinctive windows, and reflects its character.



Above Image – Existing Garage



Proposed Elevation - 1:50

Above Image – Proposed Garage (front elevation)

SECTION 4: ASSESSMENT AGAINST NATIONAL PLANNING POLICY

FRAMEWORK (NPPF)

The NPPF sets out that;

“193 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

194 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional”

SECTION 5: CONCLUSION

The proposed development sits wholly within the clearly defined site on the site of the existing garage. The site is concealed from view by the stone retaining boundary wall. As the site sits within the valley bottom anyone looking across to the north from Leapings Lane would be naturally drawn to the opposite side of the valley.

Leapings lane transects the development site and listed building curtilage. The lane acts as a clear boundary of the listed buildings setting.

The proposed development will be of a relative scale when compared with the existing house and its grounds. The proposal will be in keeping with the main dwelling offering a more sympathetic garage outbuilding compared to the existing garage which is to be demolished.

We believe the proposed development at Leapings House will have no detrimental impact on the setting of a listed building. The proposal has been designed to offer a more sympathetic garage for the applicant which will offer an improvement visually over the existing garage. The development is well screened by a masonry boundary wall and mature planting.

