

# HERITAGE STATEMENT

## Relating to Proposed External Alterations to Dwelling, At Aldham Water Mill, Barnsley Road, Wombwell, Barnsley.

Pre Application Reference: 2016/ENQ/00406.



### **1. Introduction.**

- 1.1 This is a detailed Heritage Statement to support the submission of a formal application for Listed Building Consent to Barnsley Metropolitan Borough Council for the above-mentioned development. This statement has been prepared by Simon M Elliott - Dip URP.
- 1.2 The purpose of this Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the proposed alterations to the dwelling in question to insert additional openings in the external walls. The buildings on this site are Grade II Listed Buildings, details of which are referred to below.

- 1.3 The proposed development involves the retention of the main fabric of the building on the site with only minor alterations being proposed to provide additional window openings as well as alterations to the external doors to provide additional natural light into the basement area of the dwelling. The proposed new windows and doors will be made up of timber and are all to be stained dark brown to match the existing window and door frames and the doors themselves.
- 1.4 The only alterations that are proposed to the exterior of the building are as shown on the attached plans. The external structure of the dwelling appears to be in a good state of repair and it is not considered that any additional works such as re-pointing or rebuilding will be required. However, if it transpires that any additional works are required then a separate application for Listed Building Consent will be submitted.
- 1.5 A pre-application submission was made to the LPA earlier in 2016 relating to the development in question, which was considered under application reference 2016/ENQ/00406. Fully detailed plans were submitted to the LPA as part of the pre-application submission and the LPA's officers made detailed comments on the proposal on the basis of the submitted plans.
- 1.6 In terms of the principle of the proposed development the LPA's officers have advised that the majority of the development as originally proposed is considered to be acceptable. Suggestions have also been made about the treatment of the doors into the basement area and all of the comments made as part of the pre-application submission have been adhered to as part of this application for Listed Building Consent.
- 1.7 Officers comments highlight that Listed Building Consent is required for this development but planning permission is not required. The comments received from the LPA also advise that a Heritage Statement including the heritage significance of the building and justification for the proposal is required, all of which is detailed in this report.

## **2. Design & Details of the Proposed Development.**

- 2.1 The site of the proposed development lies off the A633 Barnsley Road in Wombwell, close to the River Dove. The buildings on the application site and those immediately adjacent to this site are a mixture of single and two storey buildings plus basements. The original buildings are constructed of coursed squared natural stone with quoins to some parts of the building and natural slate roofs. In terms of the details of the proposed development it involves the creation of a number of new external openings to the basement area of the dwelling and alterations to the existing timber doors as well. The existing and proposed alterations are all as shown on the attached plans and elevations of the property. An application for Listed Building Consent will be considered by the LPA but a formal application for planning permission for the proposed development is not required in this instance.
- 2.2 In terms of the heritage considerations of the proposed development it is clear that the structures on this site have a significant impact on the character of the area and their protection is an important consideration for this Listed Building Consent application. The buildings are Grade II Listed and they were first listed on 06 October 1988 under the List UID reference number 1275979. The building was a former Water Mill and the different parts were erected in both the 18<sup>th</sup> and 19<sup>th</sup> Centuries.
- 2.3 The building is constructed of coursed squared stone (with quoins to the lower part) with stone slate roofs and is an original two storey building with a basement. When the building was Listed it was described as having a timber board basement door to the right with a small pane window to the left all under monolithic lintels. Two window openings to the centre with similar lintels and above these a central doorway under a similar lintel with a small square opening to the left and a single light window with plain stone surround to the right. There are also 3 windows to the upper floor level with stone lintels and projecting sills, that on the right retaining a small pane window (glass broken). There is also a brick end stack to the right. To the rear are quoins and on the right an entrance to the wheel chamber with a wooden hatch and the remains of the iron winding gear.

- 2.4 To the left of the winding gear entrance are two small pane windows with the right one having iron stanchions. Also 3 first floor windows as on the front elevation and gutter brackets also remain to the rear of the building. The left return elevation is a 19<sup>th</sup> Century addition which is not of special interest and has a t light recessed chamfered mullion window with iron stanchions and 2 other windows at lower level to the right. The rest of the side elevation was not visible at the time of the inspection. The interior of the building was described as having broad beams and floorboards. A reset stone lintel is dated 1598 and was in a state of disrepair at the time of the inspection.

**Photograph Showing Details Part of the Side Wall of the Dwelling**



- 2.5 The proposed works involve the opening up of one original window in the side elevation of the dwelling and it is clear that such works should be deemed to be acceptable as it will help to restore part of what was presumably the original appearance of the old Mill Building. There is also a proposal to insert one additional window in the front elevation of the property at basement level. The original description of the Listed Building describes there being “two window openings to the centre (at basement level) with similar lintels and above these a central doorway under a similar lintel”.

- 2.6 The Listed Building profile does not detail where the two windows are and as there is currently only one window in the front elevation of the dwelling at basement level it is considered that the introduction of the one additional window as proposed should be deemed to be acceptable by the LPA.
- 2.7 In terms of the other alterations to the existing openings at basement level we are proposing to retain a set of timber doors with the same appearance as the existing ones, set outboard in the reveal, which we consider will help to retain the character of that part of the front elevation.
- 2.8 The buildings on the application site are significant and substantial structures and as is the case with many Listed Buildings the ones on this site are in need of continuous maintenance. However, as one can see from the attached photographs the buildings appear to be in a good state of repair. In terms of the external works that are proposed as part of this development they are being carried out to provide additional light to the basement rooms in order that they can be used as an integral part of the dwelling and I trust that these works will be welcomed by the LPA.

**Photograph Showing Partial Front View of the Dwelling**



- 2.9 As one can see from the alterations that are shown on the submitted plans they are all relatively minor and do not detract from the character or heritage asset of this Listed Building. It is therefore considered that the alterations that are proposed here will ensure that the heritage asset is retained and this type of work is clearly supported by Chapter 12 of The National Planning Policy Framework (NPPF), which refers to "Conserving and Enhancing the Historic Environment" - paragraphs 126 to 141.
- 2.10 The proposed works have been designed to ensure that the visual amenity and character of the area are not materially affected, which should also be supported by officers to protect this important building. In this particular case the applicants have looked in detail at the advice contained in the NPPF and feel that they have complied with every aspect of that advice.
- 2.11 The original internal and external walls and openings are all to be retained as an important part of this development and all are considered to represent an important part of the heritage worth of this Listed Building. All of the external areas surrounding the building are to be retained with their existing appearance. However, if any resurfacing of these areas is required then details of any such surfacing can be supplied for the LPA's approval if deemed to be necessary. The boundary walls that enclose the property are also to be retained as existing.
- 2.12 The heritage assets on this site are all to be retained in situ and it is not considered that there will be any significant harm to the character or visual amenity of this asset as a result of the proposed works. As such it is considered that this development should be supported by the LPA's officers, subject to any conditions that are deemed to be necessary to protect the Grade II Listed Building on this site.