

Heritage Statement

Job no.	2993
Job title	Refurbishment of Existing Barn & Re-build New 2 Storey Extension in Place of Former Outbuildings Former Bearsall Bros Soft Drinks Factory, High Street, Dodworth
Date	April 2015

ONE17

THE DYEHOUSE, ARMITAGE BRIDGE
HUDDERSFIELD, WEST YORKS HD4 7PD

TEL 01484 668 000 FAX 01484 668 001
E SOLUTIONS@ONE17DESIGN.COM

WWW.ONE17DESIGN.COM

This Statement has been prepared at the request of the Local Planning Authority (LPA) as the application scheme is regarded as affecting the setting of a listed building. This Statement must be read in conjunction with the full planning application documents and drawings as well as the Design and Access Statement for the application. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

1. The listed building whose setting is affected by the application scheme is a large house known as The Grove, High Street Barnsley. It is identified on the aerial view below in relation to the application scheme site. It is classified Grade II and was first listed in November 1966. Its list entry number is 1192974.



Google Earth Image pre-fire and demo of adjacent site building
- The Grove is immediately West of the application site

2. The List Entry Summary for the building given on the Historic England website is given on the following page.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE GROVE

List Entry Number: 1192974

Location

THE GROVE, HIGH STREET

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 01-Nov-1966

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 334263

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE 30 NW DODWORTH HIGH STREET (South side)

4/136 The Grove 1.11.66

Large house. C17 with C19 and C20 alterations. The rear part may be entirely C19. Thinly coursed rubble with quoins, deeper, squared courses at rear. Part rendered. Stone slate roof. Double-depth plan. Two storeys. Three-bay front. The centre bay was formerly gabled but the left part of the gable has been raised as a parapet to join the taller left bay. 5-light double-chamfered windows, with hoodmoulds, to left bay. Central bay has entrance to right and a 3-light front-faced mullion window with early glazing. Large C19 double-chamfered window to first floor. The right bay is rendered at ground floor level with a doorway and has a 5-light double-chamfered window with hoodmould to first floor. Hollow-chamfered gable copings on moulded kneelers with finials. Ashlar ridge stack between bays 1 and 2. The left return is rendered and has a 5 over 5-light double-chamfered window to ground floor, the inner frame, mullions and transom being made of wood. 4 over 4-light transomed, double-chamfered window to first floor. Foiled vent in apex. The rear part of the building may be a separate build. The symmetrical 3-bay facade has a central portico with tapering octagonal piers and backing pilasters. Round-arched window above. Wide tripartite windows with grooved lintels. Paired stone brackets to gutter. Gable stacks.

Interior not inspected.

Listing NGR: SE3175505050

3. The heritage asset is set back from the High Street behind a former barn or storage building that has been converted to offices. The asset is at a higher level than the application site and is separated from it by a high boundary wall and a large mature tree.
4. The basic relationship between the heritage asset and the buildings on the application site has existed for a considerable period. The buildings on the application site have fallen into a degree of disrepair from the time when it operated as a soft drinks factory (the site was generally known locally as “The Old Pop Factory”) and implementation of the proposal scheme will bring the relationship back to something closer to its earlier condition.
5. The scheme as proposed does not increase the scale or mass of the buildings on the site to any meaningful degree from those that existed before the site fell into disrepair. It is also the case that an office use will have less impact on the setting of the asset than either a manufacturing use or a car repair workshop.
6. The heritage asset has existed for a considerable period now sitting within its own grounds in a wider changing townscape of residential and commercial properties. It is our submission that the effect of the application scheme on the setting of the heritage asset will be negligible but can only be an improvement on the present situation.



Proposed North Elevation of scheme as proposed. The heritage asset site is to the right, beyond the boundary wall on a higher level.