

Heritage, Design, Access & Justification Statement

**To Support a Proposal to Alter the Interior Second Floor
Arrangement and Roof Repair Works at 104 High Street,
Penistone, S36 6BS**



Mar 2017

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104 High Street, Penistone, S36 6BS

FORWARD

Property Address: 104 High Street
Penistone
S36 6BS
Applicant: Mr Dan Ferneyhugh
Agent: Mike Leigh of Time Architects Ltd

This Heritage, Design, Access & Justification Statement has been prepared by Mike Leigh of Time Architects Limited. The document has been prepared in support of a retrospective Listed Building Consent application for amendment works to the internal ceiling and roof repair works at 104 High Street, Penistone, S36 6BS.

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1.0 UNDERSTANDING THE SITE

1.1 SITE LOCATION AND TOPOGRAPHY

The site is located to the Southern edge of the centre of Penistone, a small market town in the metropolitan borough of Barnsley. There are no other listed properties within close proximity to the site with the nearest heritage assets being the Grade I listed church of St John along with associated structures and the Grade II listed 1, 3, 5, 7 & 8 Market Street and Midland Bank & Bank Chambers located within the town centre to the North.

The building itself forms one of a pair of listed residential properties listed as a pair Grade II.

The immediate surrounding topography is built up residential within town periphery though the town is relatively rural by nature and beyond the boundaries lie open agricultural fields.

1.2 MANAGEMENT AND MAINTAINANCE

The building in its current form stands fully occupied as a residential dwelling house. It would appear to be in reasonably good order albeit with general expected small maintenance requirements. The current owners have lived in the property for a short period and are currently pulling together an overall plan for the building of general maintenance and repairs.

The garden areas to the site are bordered with stonework boundary walling and form a small amount of private garden space to the rear and open vehicle parking space fronting on to the High Street. These garden areas are generally well kept.

1.3 ASSESSMENT OF SIGNIFICANCE

The building was originally constructed in the early 19th century as a pair of residential cottages with a minor additional structure to the rear in the late 20th century. The building consists of coursed dressed squared stone walling with ashlar dressings and steep stone slate pitched roofs with stone kneelers and gable parapet. Three storeys with stone quoined entrance door and stone dressed 3 No casement lights to the ground floor and 4 No

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casement lights to the first and second floors to the front facing elevation, single casement light to the ground floor and mullioned 2 No lights to the first and second floors to the rear elevation. The side gable wall is blank.

Internally the ground floor has been opened up to form 1 No open plan living/ dining space with exposed timber floor structure, stair access to the rear right corner and kitchen housed within the modern extension to the rear. The first floor allows for bedroom 01 to the front of the property with landing, enclosed staircase up to the second floor and bathroom to the rear. The second floor offers 2 further bedrooms each accessed of a rear landing.

The building as a whole has seen a reasonable amount of adaption and alteration throughout its life to form the room spaces described above, not least to form the open plan ground floor living space. The garden areas are landscaped rather sparsely with the front facing external area given over almost wholly to vehicle parking.

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2.0 THE PROPOSED DEVELOPMENT

For details of the proposed development please refer to the accompanying drawings:

- 1657 – 100 Location Plan
- 1657 – 101 Ground Floor Plan As Existing
- 1657 – 102 First Floor Plan As Existing
- 1657 – 103 Second Floor Plan As Existing
- 1657 – 104 Roof Plan As Existing
- 1657 – 105 Elevations As Existing
- 1657 – 106 Elevations As Existing
- 1657 – 201 Ground Floor Plan As Proposed
- 1657 – 202 First Floor Plan As Proposed
- 1657 – 203 Second Floor Plan As Proposed
- 1657 – 204 Roof Plan As Proposed
- 1657 – 205 Elevations As Proposed
- 1657 – 206 Elevations As Proposed

The intention of the works is to open up the roof space to Bedroom 02, provide a greater level of day-light again to Bedroom 02 and provide additional storage space within the attic roof area above Bedroom 03 and the stair area.

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3.0 HERITAGE IMPACT

As noted above, the works described in this document have already been undertaken by the client without the required Listed Building Consent. The reason for this appears to be the client being unaware of the requirement for said consent for works to the interior of the building. Ignorance of the legal requirements of works to a Listed building do not mitigate against harmful works. However upon realization of this over-sight, Time Architects were approached by the client to assist in applying for retrospective Listed Building Consent for the described works. The works were undertaken in 2016.

Normally where Time Architects are requested to propose such works to a heritage asset, careful consideration would have been placed on the impact of the works upon the heritage asset as a whole, particularly its setting and character prior to considering whether the works could be undertaken and an application for Listed Building Consent prepared. The extent of this impact would take account of amendments to the external appearance, materials and internal layouts of the building. However obviously in this instance we can only make comment on the impact of the works that have already taken place and best course of action from this point.

The removal of the previous roof, replacement of existing rafters and reinstatement of the existing stone roof tiles could be constituted as like-for-like repairs. We were not present when the works were undertaken and so are unable to comment on the condition of the previous roof timbers. The client has suggested they were in poor condition and that the roof leaked badly from numerous points. Normally for such repair works we would specify the removal of the roof finish and marked storage for re-installation, inspection of the existing roof timbers and a like-for-like spliced repair to address rotten timber. Where more than 50% of the timber is rotten we would agree full replacement of the timber. We would then reinstate the roof with the existing stone tiles to be reinstated to their previous locations.

The client has informed us that the existing roof stone tiles were marked appropriately and reinstated to the previous locations. The roof timber installed were slightly larger in depth than those removed but were re-installed to the same locations and spacings as the previous timbers. The insulation applied is additional to the previous arrangement.

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In addition the client installed 2 No rooflights. These additional features are located to the rear pitch of the roof, are small in size and flush 'conservation' style rooflights. The relatively small number of rooflights also means they do not appear overly intrusive within the wider roof setting.

Finally internally the client removed some of the existing ceiling joists above Bedroom 02 to expose the underside of the roof and enable the light from the installed rooflights to give a much greater level of natural daylight to this bedroom area. The retained ceiling areas were over-laid with additional timber joists and boards to offer additional storage provision and the central roof truss exposed to the bedroom.

We would suggest that the works to the roof when viewed externally are not particularly harmful. The roof has been re-instated correctly in terms of its external appearance and the detail of the coursings was correctly undertaken. The rooflights are not overly intrusive and are restricted to the rear of the property. The additional of insulation to the roof structure will benefit the property with greater thermal performance and although not technically the most appropriate way to introduce the insulation to this area, the benefits to the building interior may well outweigh the harm.

The opening up of the ceiling area is obviously a break away from the original structure and layout of the property. There is no evidence to suggest the underside of the roof was ever intended to be viewed by the habitants of the property – there are no obvious details such as chamfering etc. to the roof timbers or trusses. The amendment of this space to put it back to the original ceiling arrangement would require the insertion of new timbers alongside the existing remaining timbers. The newly installed rooflights would also serve no functional purpose as the attic space is too small to be habitable. The installed additional structure to the attic space is demountable and sits on top of the remaining ceiling structure. We would suggest therefore that remedial works to put back the ceiling structure would not return the building to its previous state without the removal of the rooflights. This would require further removal and re-installation of the roof tiles which could cause damage to the historic fabric and would possibly therefore prove to be counter-productive. The addition of the rooflights provides for an attractively well-lit bedroom space to this area of the property also. The client, we believe, has genuinely made an error in undertaking the works without approval and is now keen to rectify the situation. The works have been undertaken to a good standard both internally and externally. We would therefore propose that the works

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overall do not offer harm to the heritage asset and should be approved by
Barnsley Town Council.

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4.0 DESIGN AND ACCESS

4.1 USE

The works outlined in the drawings are intended to solely provide a better internal environment to the existing Bedroom 02 along with additional storage space.

4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

There are no proposed amendments to the existing room sizes or layout of the building. Bedroom 02 is proposed to be opened up to the roof space to allow greater volume to this area of the building with the addition of rooflights to provide greater levels of natural daylight. The existing roof space above Bedroom 03 and the stair landing areas are to be opened up to allow storage space.

All materials have been specified to meet the requirements of their use, meet the requirements of the Building Regulations approved documents and match the materials of the existing and adjacent buildings where possible in order to allow as minimal visual impact on the building frontages as possible.

4.3 ACCESS AND LANDSCAPING

There are no proposed amendments to the access to the building or to the external areas.

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