

HERITAGE STATEMENT

Proposed Replacement of Existing Buildings with 5 Dwellings, At 2 Haigh Lane & 319 – 323, Barnsley Road, Hoylandswaine.

Applicant: Mr A Platt.

1. Introduction.

- 1.1 This is a detailed Heritage Statement to support the submission of a formal planning application 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 construction of 5 dwellinghouses to replace the existing buildings on this site. The application site is located within a Conservation Area, however, none of the buildings on this site are Listed Buildings.
- 1.3 The proposed development involves the erection of 4 town houses and 1 detached dwellinghouse on what is an already developed site. The existing buildings on site have been used predominantly as houses and a post office previously but over recent years they have continued to fall into an increasing state of disrepair. The existing buildings are predominantly three storeys high, with some accommodation at basement level as well. The proposed dwellings will be two storeys high and are similar in nature to the buildings that they are proposed to replace.
- 1.4 The existing buildings on this site are predominantly wrapped around the junction of Haigh Lane with Barnsley Road, as can be seen on the plans that are submitted along with this report. The main parts of the new development will replicate the site and general layout of the existing buildings, together with an additional building located to the Haigh Lane road frontage.

- 1.5 Two access points are proposed to serve the proposed development, one on the site of the existing access off Haigh Lane and the other sited away from the road junction along Barnsley Road. Both of these access drives will be provided with a turning area to allow vehicles to enter and leave the site in a forward gear.
- 1.6 The external walls of the existing buildings are predominantly faced with coursed natural stone, along with natural stone heads and sills, together with some areas of brickwork and external render. The proposed dwellings are to be constructed from a mixture of coursed natural stone, together with elements of red multi facing bricks, if approved by the LPA, together with natural or artificial stone heads and sills around the external openings and flat profile tiles/slates to the roofs. These facing materials will match the external materials that are currently on site and have been used on other buildings that are close to the application site.
- 1.7 In terms of the principle of the proposed development it has been accepted by the LPA as part of the recent pre-application submissions regarding this development that the redevelopment of this site is acceptable. The details of the siting and general layout of the site, as now proposed, together with the general details, scale and massing of the proposed dwellings is also considered to be acceptable. In addition to this, there is an additional presumption in favour of sustainable development, which gives additional weight to proposals such as this, which would prevail in terms of establishing whether the principle of development is acceptable, all other planning issues being considered.
- 1.8 The potential impact of the proposed development on the Heritage Asset of the Conservation Area and any nearby Listed Building has been considered as an integral part of the proposed development. It is accepted that any redevelopment of this site will have some effect on the historic environment around the junction of Haigh Lane with Barnsley Road. Because of this it is accepted that the loss of the existing buildings has to be balanced against their replacement with a new development that represents the protection or improvement of the character and/or appearance of this Conservation Area.

1.9 In this particular case it has been accepted by the LPA that the existing buildings, whilst having some historic merit are no longer 'fit for purpose' and this is supported by a detailed structural assessment of the existing structures on site. The existing residential sections of these buildings are not considered to be fit for habitation with significant structural failings and damp penetration throughout the whole of the construction. The buildings have also been advertised for sale for occupation or redevelopment/renovation for almost 10 years now, which adds further weight to the argument that the refurbishment of these buildings is neither practical nor viable. Once an acceptable level of details and design have been approved by the LPA it is considered that the redevelopment of the site will represent an improvement to the character and visual amenity of the Conservation Area and therefore no objections from a Conservation point of view.

2. Design & Details of the Proposed Development.

- 2.1 The site of the proposed development is located at the junction of Haigh Lane with Barnsley Road in Hoylandswaine, to the west of Barnsley town centre. The buildings that surround the application site are a mixture of mainly one and two storey buildings. The neighbouring buildings predominantly residential dwellings and are faced with a mixture of brickwork of different colours, together with some natural stone, and external render, with slate, and concrete tiled roofs predominating and generally flat in profile. In terms of the details of the proposed development it involves the use of a similar palette of facing materials that have been used on the site previously as well as flat profile slates/tiles to the LPA's approval.
- 2.2 In terms of the heritage considerations of the proposed development it is clear that the proposed dwellings will have some impact on the character and visual amenity of the area. However, this proposal represents the replacement of what is increasingly becoming a blot on the street scene with a similar form of development in terms of both scale and appearance. The applicant has already consulted the LPA regarding this proposal as part of a pre-application submissions procedure and the LPA's planning officers have indicated their support for the site to be redeveloped in the form now proposed. It is clear, therefore that the impact of the development on the immediate surroundings, including the setting of the Conservation Area and any nearby Listed Building is deemed to be acceptable.
- 2.3 In terms of the design and external appearance of the proposed development it is clear that there is no particular character or style that predominates in the centre of this village, apart from most of the buildings lying relatively close to the pavement and having dual pitched roofs, with ridges running parallel with the highway. It is considered that the proposed development will replicate this general design feature, albeit with the front elevation of the dwellings along the Barnsley road frontage being set back to improve the privacy of future occupants. This is quite common in the village, with many properties having low walls along the road frontage. The walls will be constructed using materials to match the front elevations of the dwellings.

- 2.4 It is therefore considered that the development that is proposed in this application will not only preserve but it will enhance the character of this part of the Conservation Area and the other buildings in this part of Hoylandswaine. The applicant has considered the redevelopment of this site alongside the Council's own policies and guidelines and it is considered that this proposal is also supported by Chapter 12 of The National Planning Policy Framework (NPPF), which refers to "Conserving and Enhancing the Historic Environment" - paragraphs 126 to 141.
- 2.5 The initial design consideration was to refurbish the existing buildings and to return them to their 'former glory' as it were. The existing buildings on site have no particular historical or merit in architectural terms with their worth being considered purely on the basis of longevity. However, it is argued that whilst they have helped to form part of the character of the village as a result of their existence over a number of decades, their continuing downward spiral, in terms of their visual appearance and structural stability have been reducing that merit on a yearly basis. The solution, therefore, is to replace the existing buildings with structures that are designed and built for the 21st Century, which will ensure that not only the visual amenity and character of the area are protected but noticeably enhanced. In this regard the applicant has looked in detail at the advice contained in the Council's Planning Policies and the NPPF and feel that they have complied with all relevant aspects of that advice.
- 2.6 In terms of the external areas surrounding the proposed buildings, they will be predominantly set well back from Barnsley Road and Haigh Lane and will be screened to a large extent from public vantage points. Low walls will enclose the gardens along the Barnsley Road frontage but it is proposed to erect a higher wall along the Haigh Lane road frontage. This will serve as a screen to the rear garden areas and also act to replicate the feeling of enclosure that the site currently has when viewed from along Haigh Lane, where the rear wall of the existing outbuildings is located.

2.7 In terms of access and other material planning considerations the applicant is proposing to extend the existing pavement down the Haigh Lane frontage of the site, which will represent an improvement for pedestrians in this location as well as tidying up an somewhat unsightly grass verge that appears to be untended for most if not all of the year.

2.8 It is not considered that there are any other Heritage Assets that will be materially affected as a result of the proposed development. In terms of the natural stone boundary walls that currently enclose this site they will be retained in situ, unless otherwise agreed with the LPA, with any areas requiring rebuilding or repair being sorted out as an integral part of the redevelopment of the site. In conclusion it is considered that this development should be supported by the Council's Planning and Conservation Officers, as indicated previously, subject to any conditions that are deemed to be necessary to protect the character and visual amenity of the Conservation Area.