



JJK PROJECT SERVICES
DESIGN | CONSULTANCY | MANAGEMENT

Heritage Statement

Proposed New Detached Dwelling – Land Adjacent to 1 Kensington Avenue, Thurlstone, Barnsley (S36 9RU).

1. Introduction

This Heritage Statement supports a planning application for the construction of a new detached two-storey dwelling on land adjacent to 1 Kensington Avenue, Thurlstone.

The purpose of the statement is to identify any heritage assets potentially affected by the proposal and to assess whether the development preserves their significance, in accordance with:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF (2023) – Chapter 16: Conserving and Enhancing the Historic Environment
- Barnsley Local Plan (2019)
- Barnsley SPD: Heritage Impact Assessments

2. Site & Heritage Context

2.1 Site Location

The site forms part of the side garden/ curtilage of 1 Kensington Avenue, located at the end of a quiet residential road within Thurlstone. The surrounding area is characterised generally by modern detached dwellings of both two storey and bungalows, predominantly brick-built with pitched tiled roofs, with stone built properties adjacent on Ingbirchworth Road.

2.2 Heritage Designations

The site is not within a Conservation Area.

The property is not a listed building.

There are no locally listed buildings on Kensington Avenue.

The nearest designated heritage assets are located within the historic core of Thurlstone, well separated from the application site and not visually or functionally connected.

2.3 Contribution of the Site to Local Character

The plot contributes to the suburban character of Kensington Avenue through:

- Domestic scale and massing
- Modern residential layout
- Consistent building line and roofscape
- Use of brick, stone, render, tile, and simple architectural forms typical of late-20th-century development

The site does not form part of any historic streetscape or heritage setting, although it is adjacent the local conservation area.

3. Significance of Nearby Heritage Assets

Although no designated assets are immediately adjacent, the wider area includes:

- Traditional stone cottages and farm buildings within the older parts of Thurlstone
- Historic boundary walls and vernacular forms typical of the Pennine villages

Their significance derives from:

- Architectural value – traditional stone construction, historic detailing
- Historic value – representation of rural settlement patterns
- Townscape value – cohesive character within the historic village core

These assets are physically and visually are generally separated from Kensington Avenue by modern housing, changes in topography, and intervening development, although there are 2No. properties adjacent on Ingbirchworh Road.

4. Description of Proposed Development

The proposal comprises:

- A new detached two-storey dwelling positioned broadly in line with the existing building pattern.
- Traditional pitched roof form.
- Materials to include brickwork, stonework, slate effect roof tiles, and UPVC/ aluminium windows in colours consistent with neighbouring properties.
- Off-street parking for two vehicles.
- Private side garden enclosed by fencing and soft landscaping

The design intentionally reflects the established suburban character of Kensington Avenue.

5. Assessment of Heritage Impact

5.1 Impact on Designated Heritage Assets

No listed buildings are directly affected.

The adjacent Conservation Area has been taken into account as part of the design, ensuring that the influence on the adjacent area is minimised, and as far as possible defers to the adjacent properties.

The proposal is outside the setting of any designated heritage asset.

There is no intervisibility between the site and the historic core of Thurlstone.

Conclusion:

The development results in no harm to any designated heritage asset.

5.2 Impact on Local Character

The scale, massing, and roof form are consistent with surrounding dwellings. Materials are sympathetic and reflective of the local vernacular of Kensington Avenue and Ingbirchworth Road.

The proposal maintains the established building line and suburban grain.

The development does not remove or alter any historic fabric.

Conclusion:

The proposal preserves the character and appearance of the local area.

5.3 Cumulative or Wider Heritage Impact

Given the modern context and separation from historic areas, the proposal does not contribute to cumulative change affecting heritage significance.

6. Conclusion

The proposed dwelling at 1 Kensington Avenue is a modest, contextually appropriate addition to an established residential area.

It:

- Does not affect any listed buildings, whilst being sympathetic to the adjacent Conservation Area.
- Sits comfortably within the existing suburban character.
- Uses sympathetic materials and proportions.
- Causes no harm to the significance or setting of any heritage asset.

The proposal therefore complies with the NPPF, Barnsley Local Plan, and Barnsley SPD: Heritage Impact Assessments, and should be considered acceptable in heritage terms.