

# **Heritage, Design, Access & Justification Statement**

**To Support a Proposal to Repair the Existing Building  
and Add Rooflights and Enlarged Garage at Lower  
Stainborough Folds Cottage, Greno View, Hood Green,  
Barnsley**

May 2021

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# Heritage, Design, Access & Justification Statement

## Lower Stainborough, Folds Cottage

### FORWARD

Property Address: Lower Stainborough Folds Cottage  
Greno View  
Hood Green  
Barnsley

Applicant: Mr & Mrs Meller

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 the Listed Building Consent application for the proposed roof repairs, additional rooflights and enlarged garage proposals at Lower Stainborough Folds Cottage, Greno View, Hood Green, Barnsley.

This document has been prepared in line with the advice and guidance contained in the National Planning Policy Framework (NPPF) 2012. In reaching its conclusions, the statement has involved examination of the relevant planning and heritage context, a review of the available historic environment information for the site and its surroundings to identify any Heritage Assets which might potentially be affected by the proposed development and an assessment of the proposed development on them. In line with the advice contained in paragraph 128 of the NPPF, a proportionate approach has been taken which reflects the scale of the development proposed and the nature of the heritage assets affected.

Assessment of the significance of heritage assets has taken account of the approach advocated by Historic England (formerly English Heritage) in its document "Conservation Principles" (2008).

### Policy

#### National Planning Policy/Development Plan Policies

The Local Planning Authority will be guided by the policy framework set by central government advice, the current Development Plan and any other material planning considerations.

#### Legislation

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the

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building or its setting or any features of special architectural or historic interest which it possesses.”

### **National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications, “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” (paragraph 128).

Annex 2 of the NPPF defines a Heritage Asset as being “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).”

In determining planning applications, the NPPF advises that local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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## Lower Stainborough, Folds Cottage

### 1.0 UNDERSTANDING THE SITE

#### 1.1 SITE LOCATION AND TOPOGRAPHY

The site is located to the south of the village of Hood Green, a suburb of the town of Barnsley, and as part of the Wentworth Castle estate. within the main commercial centre of Barnsley on Eldon Street, one of the main entry points to the town. The building is orientated North South with its main frontage facing North towards Greno View.

The surrounding topography is predominantly agricultural with just a small smattering of buildings surrounding the site.

Many of the adjacent structures are agricultural farms and indeed the proposal building was originally constructed as part of a farm complex. There are a number of listed buildings within relatively close proximity to the site though nearly all as part of (and closely located to, Wentworth Castle. The most significant of these neighbouring listed buildings being Wentworth Castle itself listed Grade I.

#### 1.2 MANAGEMENT AND MAINTAINANCE

The building in its current form stands occupied as a residential cottage. The current owners have been steadily undertaking like-for-like repairs to the building and are currently looking to further improve and repair the building and wider grounds as a whole.

#### 1.3 ASSESSMENT OF SIGNIFICANCE

The main building within the proposal, as noted above, was originally constructed as a farm building in the late 18<sup>th</sup> century. The building itself was constructed as a cottage alongside the main farmhouse building and still stands as such. The building was though renovated significantly in the mid 1980's to what we see today. There have also been a number of subservient and adjacent buildings constructed around the site.

The construction consists of coursed dressed sandstone over 2 storeys with stone pitched roof in the main, fair faced brickwork extension to the West end again over 2 storeys though slightly lower and subservient to the rear. The building is adorned with a variety of window styles including 3 over 3 and 8 over 8 vertical sliding sashes, Yorkshire sliding sashes and modern agricultural casements. The doors are timber framed ledged and braced.

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### 2.0 THE PROPOSED DEVELOPMENT

The proposal is to carefully repair the existing building roof in a like-for-like manner along conservation principles whilst also allowing for a small number of conservation rooflights to the rear facing pitch. Finally, the existing modern 20<sup>th</sup> century garage is proposed to be replaced with a new larger garage of similar design and detail to other existing buildings on site.

The intention of the works is to repair the dilapidated and failing roof and allow better use of the building and site as a whole.

For further details of the works please refer to drawings:

- 2081 100 – Location Plan
- 2081 101 – Site Plan as Existing
- 2081 102 – Ground Floor Plan as Existing
- 2081 103 – Roof Plan as Existing
- 2081 104 – Elevations as Existing
- 2081 105 – Elevations as Existing
- 2081 106 – Elevations as Existing
- 2081 201 – Site Plan as Proposed
- 2081 202 – Ground Floor Plan as Proposed
- 2081 203 – Roof Plan as Proposed
- 2081 204 – Elevations as Proposed
- 2081 205 – Elevations as Proposed
- 2081 206 – Elevations as Proposed

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### 3.0 HERITAGE IMPACT

Careful consideration has been placed on the impact of the works upon the heritage asset. In assessment we would propose that one of the main parts of the works proposed is in fact repairs to the existing building fabric that has fallen into disrepair. This work is proposed to be undertaken as a like for like repair and will see the existing roof finish reinstalled. We would therefore propose that this part of the works clearly does not offer harm to the heritage asset and therefore should be considered acceptable. Indeed, other than the overall amount of repair works, the like for like repair nature of the proposed works would normally consider permitted works without the need for listed building consent.

Further to the above, it is important to note that the works do not change the interior of the building at all. The first floor of the building is now, and was prior to the works, open to the roof space to form bedroom areas. The roof trusses are now, and were exposed, but these have been retained unaffected by the works. We have added a number of photographs to the foot of this document that show the space now works have been undertaken. NOTE, the application was submitted prior to the works being undertaken. However the works have been undertaken whilst the application was being processed and therefore the application is now retrospective.

The installation of rooflights to the rear pitch is designed to offer additional natural daylight and ventilation to the upper floor areas. Normally the installation of rooflights to a listed building would be considered harmful as rooflights would not have been a material installation originally in the building. However, in this instance we would look at the location of the rooflights to the rear roof pitch which will mean the rooflights are not visible to the general public – these will only be visible from the applicants rear garden area. Furthermore, the fact that conservation rooflights have been specified will mean the rooflights will not project beyond the roof surface and we have kept the proposed numbers to a minimum means there is only a small impact on the roof pitch in question. Finally, there are similar rooflights to other buildings in the area (albeit not listed buildings) will mean these rooflights will not appear alien to the area. We would therefore propose that the installation of said rooflights will not offer any harm to the setting and character of the heritage asset and should therefore be considered as acceptable.

The proposed garage building is a replacement of the existing modern 20<sup>th</sup> century garage. The removal of this building will not therefore be considered harmful to the asset. The new garage has been sized to meet the available space and done so in materials and a design that matches existing outbuildings and garden structures in the immediate vicinity. As noted, the

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proposed building is a vast improvement on the current garage structure. We would therefore propose that this work will also not be harmful to the setting and character of the heritage asset and should therefore be considered to be acceptable.

In assessment of the above points, we have looked to make the minimal number of interventions on the existing building. We have given careful thought to each intervention or repair taking mindful care of the historic asset.

We would therefore propose that the described works are not detrimental to the character of the historic asset and are in fact an improvement on the current scenario and will hopefully be supported by Barnsley Metropolitan Borough Council Planners.

One final point of note to be made of significance is that the works to repair the roof are proposed to be undertaken straight away. We appreciate that works that require listed building consent should not be undertaken until such consent has been obtained. However, with regards to this, and as noted above, these works are exact like for like repairs reusing the existing surface material. The current roof is failing structurally and causing significant water ingress. The applicant is therefore keen to get the works undertaken whilst the weather is generally fair and dry and will allow such repair works without the potential of internal damage been exacerbated.

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### 4.0 DESIGN AND ACCESS

#### 4.1 USE

The use of the scheme is to simply improve upon the existing residential use

#### 4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

Generally, the existing building envelope is being retained as is with a small amendment to the rear roof pitch with the additional rooflights. The garage facility is proposed to be enlarged in line with the applicant's needs.

#### 4.3 ACCESS AND LANDSCAPING

The access to the building and landscaping is to be retained as existing.

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### 5.0 CONCLUSIONS

Paragraph 134 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

It is considered that this proposal does not result in any harm to the historic integrity of the site or wider area. Furthermore, it would result in the building being able to be used for its optimum viable use and improve its long-term sustainability. It is considered that the scheme fully accords with relevant legislation, planning policy and guidance.

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Photograph of the building roof exterior front, post works



Photograph of the building roof exterior rear, post works

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Photograph of the building first floor interior Bedroom 01, post works



Photograph of the building first floor interior Bedroom 01, post works

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## Lower Stainborough, Folds Cottage



Photograph of the building first floor interior Study, post works



Photograph of the building first floor interior Study, post works

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## Lower Stainborough, Folds Cottage



Photograph of the building first floor interior Bedroom 02, post works



Photograph of the building first floor interior Bedroom 02, post works