

## **Heritage Impact Statement**

Planning Application No: 2022/0518

Description: Erection of eastern rear and side single-storey extension

Location: 1 Rodes Avenue, Great Houghton, Barnsley, South Yorkshire, S72 0BA

This is a heritage impact statement required to accompany the planning submission of the above proposed development. The property at 1 Rodes Avenue borders directly on to the western boundary of the grounds of the church of St Michael and All Saints.

### **Brief description of church**

St Michael and All Saints church is a Grade II\* listed building. It was first listed in 1985. It was originally built in c1650 and was reputedly for Sir Edward Rhodes of Great Houghton Hall. It is built from Ashlar sandstone. It has a single-storey extension to the north-east corner.

The church was renovated c10 years ago.

### **Detailed description of St Michael and All Saints church from the Historic England website**

Presbyterian chapel now church. c1650, C20 addition. Reputedly for Sir Edward Rhodes of Great Houghton Hall. Ashlar sandstone, weathered and part rendered; C20 tile roof. Nave and chancel in one, west porch, C20 flat-roofed addition to north-east corner. Single-storey, 5 bays (internal). Chamfered plinth, large quoins. All windows with double-chamfered surrounds to 3 round-headed lights with transom, plain leaded glass. Continuous dripmould, cavetto-moulded oversailing course beneath parapet with round-headed merlons which are grouped to form central feature on side walls and rise in crow-steps at each gable. West entrance front: low matching porch has C20 door in quoined surround with moulded impost linked to hoodmould over 2-piece arched lintel. Main gable has ashlar bellcote with moulded plinth and shaped gabled head. North front: blocked doorway to left of centre preserves remains of a cross-boarded door set within surround as west porch. To right two 3-light windows, to left a matching window reset in return wall of C20 addition. South front: a 3-light window to nave and to chancel, to left a blocked matching doorway. East window set beneath heraldic emblem of helm and mantling in recessed panel. Interior: exposed roof has 5 C17 king-post trusses with raking struts and braces to ridge. 2 rows of C17 box pews with carved upper panels and acorn knob finials. Carved, octagonal C17 pulpit with sounding board. Perimeter wall to west end of churchyard: approximately 30 metre length of stone wall adjoining west porch; triangular coping built-up in 2 courses, included for group value. Passed out of non-conformist use in C19 to become chapel of ease to Darfield church. N. Pevsner, B.O.E., plate 16A, (photo taken before C20 addition). C. Stell, 'Great Houghton Chapel', Archaeological Journal, vol 137, 1980, p400.

### **Development proposal and church setting impact**


The proposed development is to erect a rear single-storey extension to the eastern rear and eastern side of the property. The rear section is a continuation of the western side rear extension built in 2013. The projection of the proposed rear extension is the same as the existing extension.

Between the property of 1 Rodes Avenue and the church grounds (our boundary) is a 6ft concrete and wood panelling fence (between garden and church grounds) and a 6ft conifer hedge between house and church grounds. On the church side of the fence are four well established trees. The trees have been in situ for several decades as we have lived at 1 Rodes Avenue since 1995 and the trees were well established then. Therefore, we believe the setting of the church and grounds will

be barely impacted by the proposed development as the view from the church and grounds to 1 Rodes Avenue is from a lower level of approximately 2ft and is mostly obscured by the fencing, conifer hedge and trees.

The photographs below demonstrate the minimal impact on the church setting following the proposed development.

		
<p>Current extension built in 2013. Proposed development is to extend along rear and eastern side (kitchen and utility room).</p>	<p>View from rear of church grounds to 1 Rodes Avenue showing fence and established trees</p>	<p>View from entrance to rear church grounds</p>

		
<p>View from rear church building to 1 Rodes Avenue</p>	<p>View from front of church showing my well maintained lawn and hedges in front of church. Recently constructed skate park in distance.</p>	<p>View from front of church toward 1 Rodes Avenue showing existing extension built in 2013.</p>

We trust this heritage impact statement provides enough information for the planning application to be validated and for it to proceed. If you require any additional information please contact us on 07572 861450 or [wlacey@btinternet.com](mailto:wlacey@btinternet.com)

Regards, Warren and Lynn Lacey