

Prepared October 2012

Revision: /

Heritage Statement

For The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Prepared By Brett Simpson-Lyons
For CC Holdings Ltd

Ref: 10/064

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Approved By: Brett Simpson-Lyons

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1. Scheme Information

Scheme Name: The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Applicant: CC Holdings Ltd

Client: Ciaran Donnelly

Date: 4th October 2012

Local Area: South Yorkshire

Proposed Use: C3 – Residential

Size of Site (approx.): 0.38 acres

Anticipated Scale of building: 715 m²

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

None of the buildings on the site are listed but are located within a conservation area.

2. Introduction

- 2.1 This Heritage Statement has been prepared by SLA Design on behalf of CC Holdings Limited in support of the full planning application for the construction of 14 residential units consisting of 9 Town Houses and 5 Apartments at The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG.
- 2.2 The site is located in an established residential area and a designated conservation area. The building on the site that has now been demolished was not listed.
- 2.3 The proposal involves the erection of an apartment block of five units and two blocks of nine town houses at the location as seen in Figure 1.

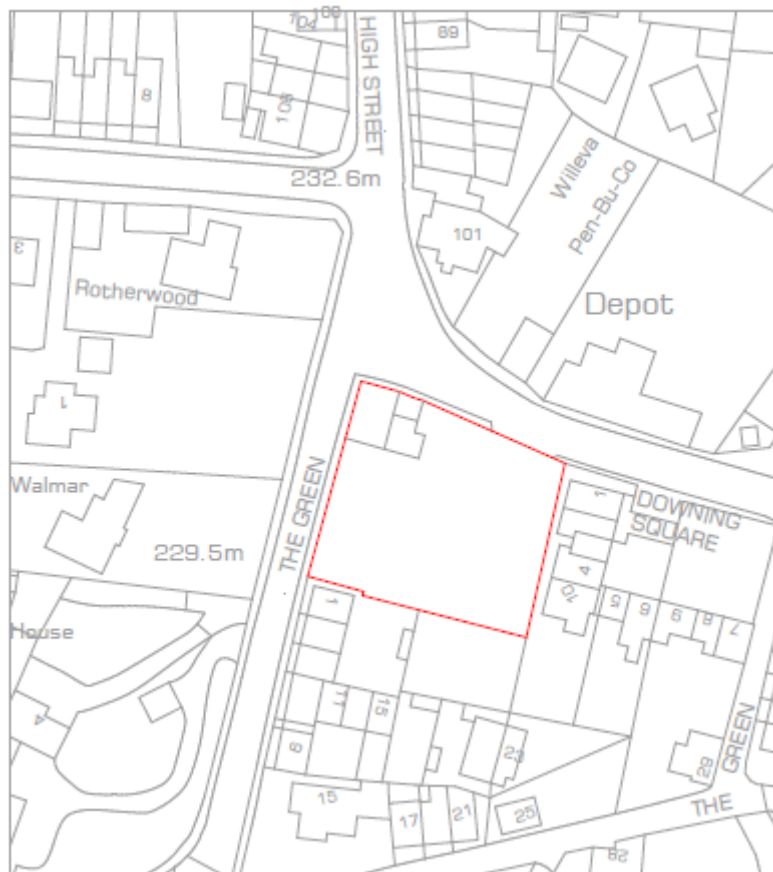


Figure 1 – OS Location Plan



3. Setting

- 3.1 The site comprises of a currently cleared parcel of land situated on the corner of The Green and Green Road which is located within the Penistone conservation area.
- 3.2 The existing Mill structure was demolished during July 2012. Justification for this demolition can be found within the report by BJB Consulting included within this application.
- 3.3 The site slopes from West to East along Green Road however since cleared is relatively flat as the basements of the former Mills have been removed.
- 3.4 It is understood that the site benefits from a C3 use due to it being subject to an application approved back on the 9th February 2010 for 7 Flats and 12 Houses with amenity space. The reference number for this application was 2009/1304. All of the land surrounding the site is used for C3 use. The dwelling houses are a mixture terrace and semi detached properties with limited garden space.



4. Development of Building and Architectural & Historic Interests

- 4.1 The property formerly consisted of a mill complex predominantly constructed with coursed stonework walls under a series of pitched roofs covered with slate. The accommodation extended to a total of 2,238m² (24,092ft²) of gross internal floor area on two storeys within a site extending to 0.166 ha (0.41 acres). Being industrial buildings the floor to floor heights were relatively generous.
- 4.2 A bat survey was considered necessary on the previous application due to the 'open' nature of the buildings and proposed conversion / demolition of the existing structures. A survey was conducted by Eric Bennett Consultancy Ltd in August 2004 and then refreshed in September 2009. This report formed part of the previous application.
- 4.3 An Archaeological report was required previously on the earlier applications. This report was produced and submitted by Mr Andy Lines of South Yorkshire Archaeology Service which made the following comment:-

I have checked the South Yorkshire Sites and Monuments Record and it contains the following report: Archaeological Building Survey of Penistone Saw Mill, Penistone, South Yorkshire. This report was completed by the archaeological consultants ARCUS in fulfilment of a planning condition placed on the earlier application (B/04/1285/PU). It was completed to a suitable standard in line with a brief issued by us. As the impact of the proposed scheme on the historic environment does not differ markedly from that previously granted consent, I can confirm that no further archaeological work is required for this site.