

Heritage, Design, Access & Justification Statement

**To Support a Proposal to Extend the Existing Building at
Lower Stainborough Folds Cottage, Greno View, Hood
Green, Barnsley**

March 2025

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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 Planning and Listed Building Consent application for the proposed two storey side extension to 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 building or its setting or any features of special architectural or historic interest which it possesses."

Creative Conservation - Inspiring Design

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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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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 18th 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 create a two storey side extension to the existing building to create additional bathroom, storage, and circulation facilities.

For further details of the works please refer to drawings:

- 241204 100 – Location Plan
- 241204 101 – Site Plan as Existing
- 241204 102 – Ground Floor Plan as Existing
- 241204 103 – First Floor Plan as Existing
- 241204 104 – Roof Plan as Existing
- 241204 105 – Elevations as Existing
- 241204 201 – Site Plan as Proposed
- 241204 202 – Ground Floor Plan as Proposed
- 241204 203 – First Floor Plan as Proposed
- 241204 204 – Roof Plan as Proposed
- 241204 205 – 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. The building is proposed to be extended to the side to an area that is vacant currently. There is also a proposed entrance canopy to the front of the building to protect the entry to the property.

The side extension has been designed such that it will sit to the side of the property adjacent to an earlier extension. The design has been created such that the new extension sits lower and set back from the previous extension and will therefore appear subservient. The extension will also therefore not prevent the original being read.

The internal layout of the extension has been design such that it sits alongside and existing extension as noted above. Access to the new extension is by way of a single opening at each floor level from the existing extension, and will therefore not impact internally on the original parts of the building.

The front canopy is located externally to the front of the property over the entrance door that sits within the existing extension part of the building. Care has been taken t make the canopy of materials, design and shape that are in keeping with the property as well as neighbouring structures.

In assessment we would propose that neither of the proposed interventions are detrimental to the setting and character of the heritage asset by way of the fact they are in keeping, are located to the existing extension areas and not the original part of the building, and are of matching materials, design and shape.

We would therefore propose that the installation of a side extension and entrance door canopy will not offer any harm to the setting and character of the heritage asset and should therefore be considered as acceptable, and will hopefully be supported by Barnsley Metropolitan Borough Council Planners.

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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 with additional accommodation at ground and first floor levels, and the addition of a front canopy

4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

The extension has been proposed to be subservient to the existing building in matching materials, design, and shape. The internal layout is designed to serve the existing room spaces with as little an impact on the existing building as possible. The front canopy is designed to sit alongside the existing features and be in keeping with the existing materials, design, and ethos of the building.

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.