

HERITAGE STATEMENT & DESIGN & ACCESS STATEMENT

**Relating to
MANOR HOUSE
HIGH STREET
BILLINGLEY
BARNSELY
S72 0JA**

PREPARED BY

**DAVID HORNSBY B.Sc.,FRICS, BCAS
DAVID HORNSBY CONSERVATION & CHARTERED SURVEYORS
39 FORE HILL AVENUE
DONCASTER DN4 7EU**

1 INTRODUCTION

- 1.1 The proposals involve very minor alterations to the first-floor layout of part of the north range to a Grade 2 listed former farmhouse.**
- 1.2. The heritage asset has undergone considerable alteration and amendment particularly in the middle part of the 20th century and the proposals by and large affect the fittings and wall s which were added in the 20th century and therefore these have no heritage value whatsoever. The impact that these minor proposals have on the heritage asset are completely neutral**
- 1.3. Given the low scale of alterations the report combines to form the planning and access statement.**
- 1.4. The proposals are at a low scale with a completely neutral impact on the heritage values of the heritage asset which has undergone considerable 20th century alteration. Accordingly, the heritage statement should be regarded as being fully compliant with Paragraph 194 National Planning Policy Framework (2021). The level of detail is proportionate to the asset's significance and is no more than sufficient to understand the potential impact of the proposal on significance**
- 1.5. In terms of the location plan please note that the property is located to the east of High Street which is the main road passing through the village in a north -south alignment. The coordinates for the property are ;**

EASTING. 443869

NORTHING 404738

2 THE HERITAGE ASSET

2.1 The property is a Grade 2 listed building with Historic England's listed description provided below

"Farmhouse. Early C19 with late C16 or early C17 rear wing. Wing: partly timber-framed. Main range: coursed dressed sandstone, Welsh slate roof, renewed brick stacks. L-shaped plan: 4-bay main range and short wing projecting from rear right. Main range: ashlar plinth, large quoins. Panelled door to bay 2 in quoined surround with shaped keystone cut onto lintel. 3 ground-floor windows with projecting sills and lintels cut to resemble voussoirs, C20 casements. 4 similar 1st-floor windows, bay 2 window narrower. Brick end stacks and a ridge stack between bays 3 and 4. Rear wing: upper walling infilled in brick, steeply-pitched roof. Interior of wing retains 2 heavy transverse beams to ground-floor room. Post and truss timber framing visible in upper rooms, wall posts, some original stud infill, braces and wallplates exposed. Original roof structure visible in loft has 2 king-post trusses with braces to ridge."

- 2.2 I have undertaken a historic building survey of the property and have concluded that the majority of the front range facing the street with an north- south axis orientation is 19th century. This was added to an east range which probably dated back to the 16th century. This range gives the impression that it was much larger in extent but alteration works were undertaken in the 19th century when the front range was added resulting in the older range being truncated. There is further strong evidence to suggest that the original east range was timber framed but unfortunately 19th century alterations and remodelling were extensive and removed the greater part of the 16th century construction.**
- 2.3. Internally there are several 16th century timbers which have survived the extensive remodelling works of the 19th century. The proposals do not impact on these features whatsoever.**
- 2.4. The whole property has undergone mid 20th century alterations which have further reduced the heritage values of the property.**
- 2.5 It terms of heritage values these can be summed up as mainly historical as it is still possible to read the historic development of the property although the much of the original internal fabric has been lost throughout the farmhouse. In terms of the 16th century construction very little remains of the timber frame construction.**
- 2.6. The house has suffered from considerable neglect in recent years and needs upgrading.**

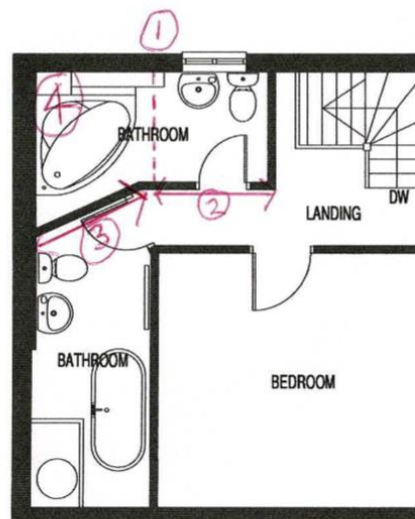
3. THE PROPOSALS

3.1 The proposed works involve providing 2 bathrooms at the eastern end of the east range and alterations to the layout involve.

- 1.- removal of a 20th century stud wall to enlarge the existing WC into the rear room. The wall has suffered from significant rot due to the recent neglect of the property
- 2-replace an existing 20th century lath and plaster stud wall with modern stud wall. This existing wall has also suffered from significant rot.
- 3 – provide modern partition wall between the two bathrooms
- 4-remove 20th century airing cupboard.

WORKS

- ① 20 stud wall removed to enlarge bathroom
- ② Damaged C20 stud wall replaced
- ③ New section of Stud wall
- ④ C20 Airing Cupboard removed



PART FIRST FLOOR PLAN

0M 1M 2M 3M 4M 5M
SCALE 1:50 @ A3

4. IMPACT OF PROPOSALS ON THE HERITAGE VALUES OF THE PROPERTY

- 4.1 The heritage values of the property are considered to be mainly historical. the proposals do not affect historic internal fabric**
- 4.2. Most heritage values relate to the visual external appearance of the property but this has been already affected by 19th and 20th century alterations. The proposals do not impact on these particular values.**
- 4.3. In terms of the proposed internal layout alterations, it has to be borne in mind that the original 16th century layout was vastly altered in the 19th and 20th century. Even the back stairs were added in the 19th century and are not part of the original construction.**
- 4.4. The alterations are of a minor scale and affect mainly 20th century walls which were clearly added. On this basis it is considered that they represent no harm to the significance of the building.**

**David Hornsby
30 September 2021**