

Potential Conversion of Nether Mill Barn, Penistone S36 8AD
To form Veterinary Surgery on Behalf of Donaldson's Vets Ltd

Our Ref: C1096 452; Heritage Statement

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	Revision Number:		
	Initial Issue		
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Position:	Director		
Date of Issue:	30 June 2022		
Notes:			

1.0 Introduction

1.1 Purpose of the statement

1.1.1 This statement has been prepared by Dawson Williamson Ltd to accompany a full planning application / application for listed building consent for the conversion of an existing designated heritage asset known as Nether Mill Barn to form a Veterinary Surgery on behalf of Donaldson's Vets Ltd.

The description of the development is as follows:

'Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access'

1.1.2 The proposition has been developed following pre-application discussions with the Local Authority and includes:

- Material change of use to the existing agricultural barn to form a Veterinary Surgery (The Local Authority have advised that this will comprise Planning Use Class E).
- Internal alterations including downtakings to create the clinical environment required for the change of use to a Veterinary Surgery.
- Alterations to existing door / window openings including replacement fenestration and closure of some openings.
- Formation of a contemporary entrance by infilling an existing opening in the building frontage.
- Formation of contemporary bay window by creating an opening in the building frontage.
- Alterations to 2 No roof trusses.
- Addition of roof light windows.
- External works to form car parking area, bin store etc.

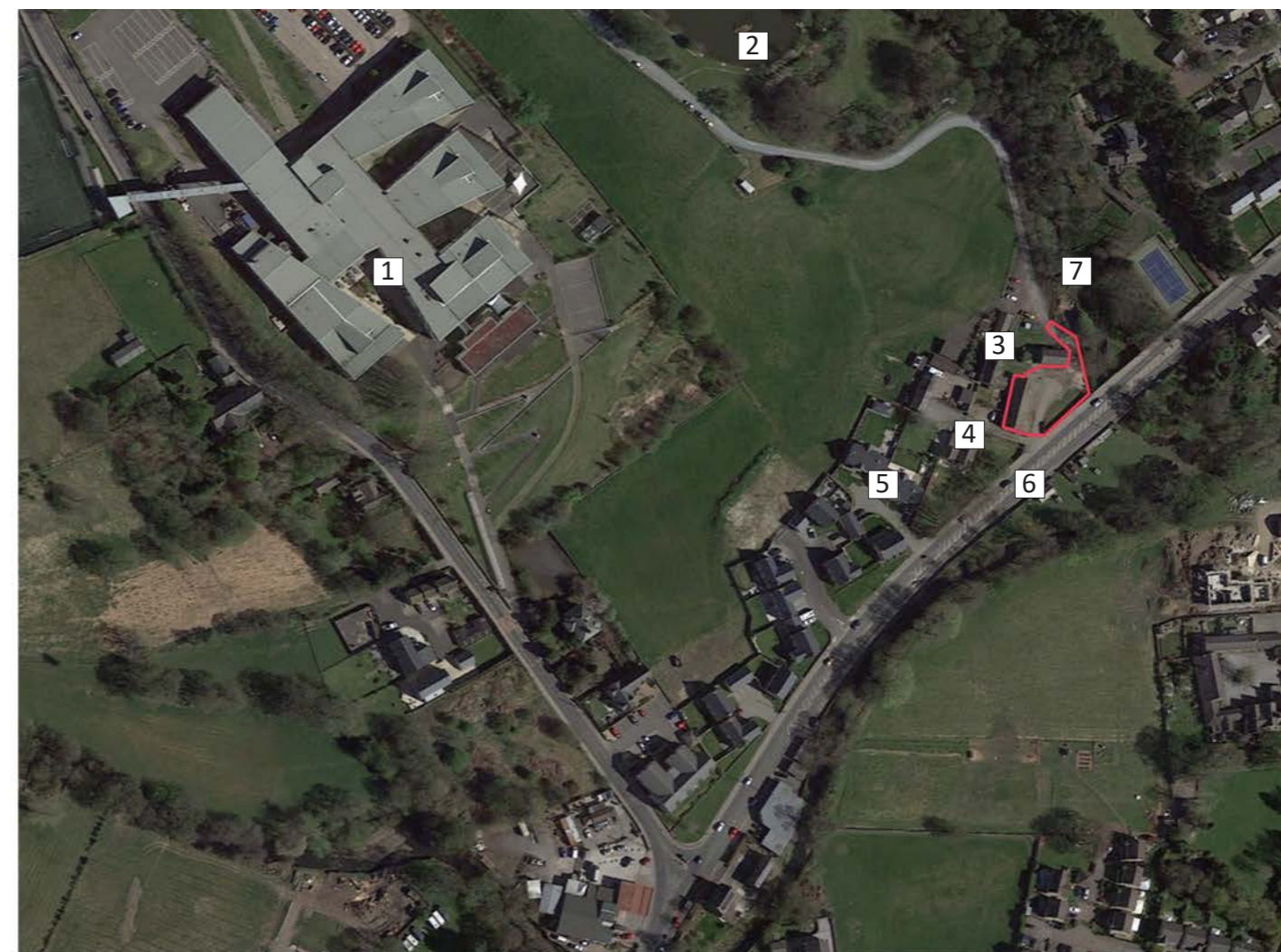
1.1.3 The statement has been prepared following review of the following documents which are discussed in detail within Section 1.3 of this document:

- Planning (Listed Buildings and Conservation Areas) Act 1990, as amended
- National Planning Policy Framework.
- Barnsley Local Plan

1.1.4 The statement has been prepared to be read in a clear manner & be understood by all parties involved in consultation during the process. It is intended to be a positive tool to inform Barnsley Council Officers, Third Party Consultees and the General Public.

1.2 Description of the Application Site

- 1.2.1 The application site boundary is illustrated on the adjacent image and highlighted in red.
- 1.2.2 The Application site is located to the north of Penistone town and forms part of a cluster of three Grade II listed buildings (Nether Mill House; Nether Mill Farmhouse; and Nether Mill Barn). Nether Mill House (Grade II listed) and an unlisted mill building (Nether Mill) form an extension of this cluster and are considered relevant in terms of the historical context of the application site.
- 1.2.3 The application site is not located within a Conservation Area.
- 1.2.4 A watercourse (Scout Dike) runs from north west to south east at the north eastern boundary of the application site.
- 1.2.5 A recent residential development (Watermill Mews) has been constructed to the south west of the application site.
- 1.2.6 The existing site comprises an irregular shaped piece of land with an area of approximately 880 sq.m.
- 1.2.7 The site is considered to be located in a gateway position at the approach to the town of Penistone from the east and occupies an important frontage position to the A628 Barnsley Road.
- 1.2.8 Vehicular access to the site is currently provided by an established junction with Barnsley Road in the south west corner of the site.
- 1.2.9 The site and within a cluster of buildings which have, until recently been used as an agricultural holding known as Nether Mill Farm.
- 1.2.10 The buildings forming the Nether Mill Farm cluster include designated and non-designated heritage assets which are described in the following sections of this document.
- 1.2.11 The buildings have recently been split with some being marketed / sold individually.



Site Location

Enquiry site boundary outlined in red

Key Adjacencies:

- | | |
|---|---|
| 1 | Penistone Grammar School |
| 2 | Nether Mill Fishery |
| 3 | Nether Mill House / Nether Mill Farmhouse |
| 4 | Nether Mill House |
| 5 | Watermill Mews |
| 6 | Barnsley Road (A628) |
| 7 | Scout Dike |

1.3 Legislation, Policy and Guidance

1.3.1 Listed buildings are afforded statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

When determining a planning application Section 66 of the act requires a Local Authority to:

'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'

1.3.2 The National Planning Policy Framework requires the conservation of heritage assets in a manner appropriate to their significance, and for the impacts on heritage assets to be assessed as part of the application process.

1.3.3 The NPPF is clear that the significance of a heritage asset can be harmed or lost through development within its setting.

1.3.5 Paragraph 194 of the NPPF asks local planning authorities to require that an applicant:

'describe the significance of any heritage assets affected, including any contribution made by 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'

'Significance' is defined in Annex 2 of the NPP as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

1.3.6 Paragraph 195 of the NPPF states that (when determining a planning application) a Local Authority should:

'assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

1.3.7 Paragraph 197 of the NPPF states that (when determining a planning application) a Local Authority should take account of:

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

1.3.7 When considering the impact of a proposition on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 132 of the NPPF states that harm or loss to the significance of a heritage asset should be justified in a clear and convincing manner, proportionate to the significance of the asset and individual features.

1.3.8 Paragraph 199 of the NPPF states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

1.3.9 Paragraph 202 of the NPPF states that:

'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, where appropriate, securing its optimum viable use.'

1.3.10 Paragraph 203 of the NPPF states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'

1.3.11 Policy HE1 contained in the Barnsley Council Local Plan states that the Local Authority will:

'positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk'

Extracts from Policy HE1 (below) indicate that this will be achieved by:-

'a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.'

'b. By ensuring that proposals affecting a designated heritage asset conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal.'

'e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.'

f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.'

1.3.12 Policy HE2 contained in the Barnsley Council Local Plan references heritage Statements and general application procedures with requirements being as described in Paragraph 194 of the NPPF.

1.3.13 Policy HE3 contained in the Barnsley Council Local Plan references proposals which affect historic buildings and states:

Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest

1.3.14 The scope of this Heritage Statement appraises the heritage significance of the site and it's surroundings including the built structure but does not consider the archaeological potential of the site. This has been assessed in the documentation which accompanies the application for Listed Building Consent which has been prepared by CFA

1.4 Consultation

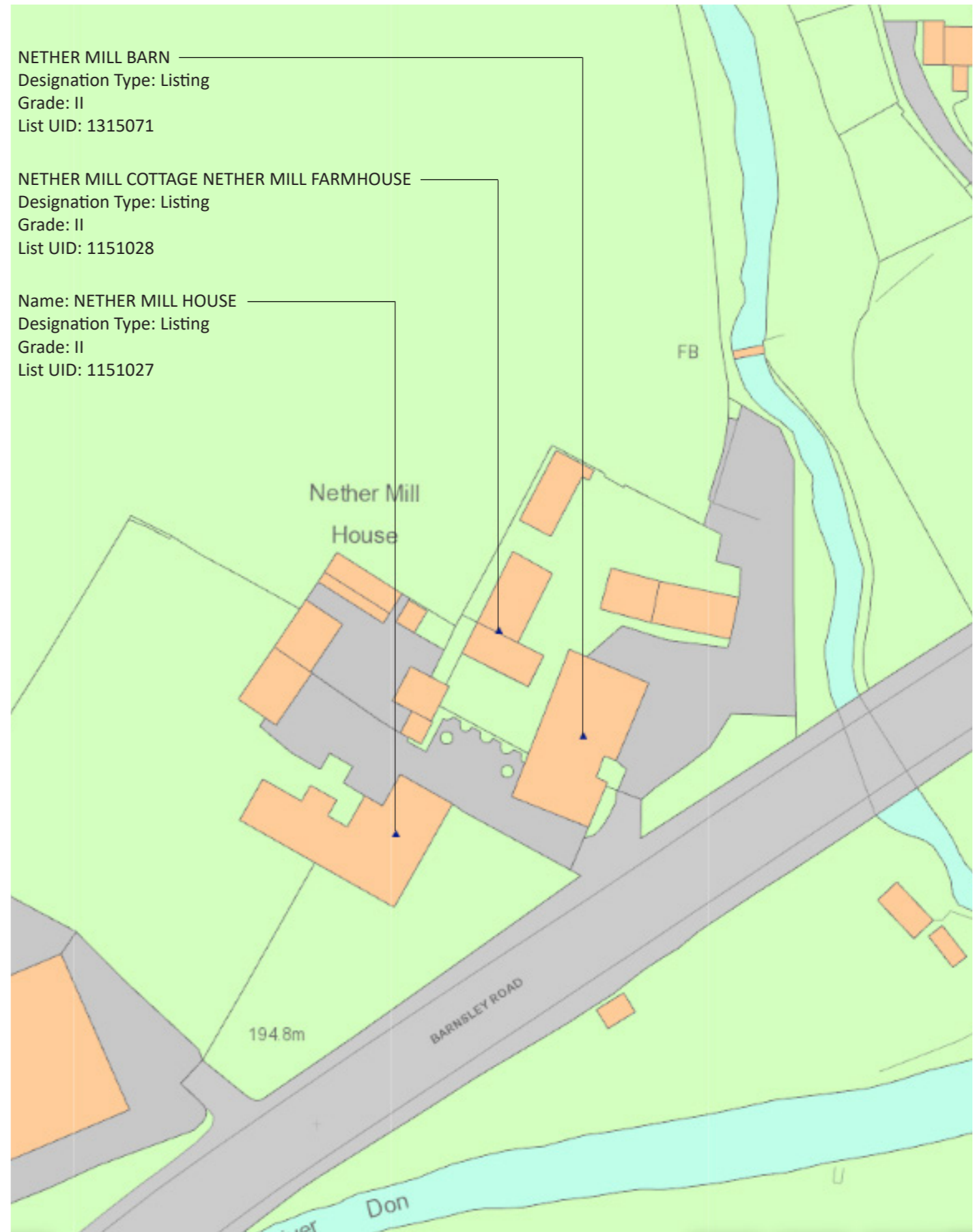
1.4.1 The proposition has been subject to pre-application enquiry discussions with Barnsley Council officers in early 2022 as the Applicant wanted to work pro-actively with the Local Authority and engage in dialogue / allow the LA to comment on the proposition at an early stage.

1.4.2 The information received in response to this enquiry has informed the emerging design of the proposition and submitted design information has sought to respond to the feedback received.

2.0 Description of Significance

2.1 Designated Heritage Assets

- 2.1.1 Historic maps dating back to 1851 are included within Appendix A at the conclusion of this document and provide an overview in relation to the history of the application site and its context.
- 2.1.2 The cluster of buildings described within Section 1.2 are documented on the site since 1851.
- 2.1.3 The designated heritage assets which are shown on the adjacent diagram have been identified as being in close proximity to the site through desktop research. It is considered that these assets have the potential to be affected by the proposition.
- 2.1.4 This statement assesses the significance of Nether Mill Barn which is the subject of the proposition in terms of a change of use to form a Veterinary Surgery however the Historic England listing entries relating to Nether Mill Cottage / Farmhouse and Nether Mill House are included within Appendix B at the conclusion of this document.
- 2.1.5 The Historic England listing entry in relation to Nether Mill Barn describes the building as:
- Cruck frame probably C16, encased in C17 or C18 with C19 restoration and alterations.
Coursed-squared rubble of several build.
Stone slate roof.
Five internal bays, with outshuts to front.
Former cart entrance to right part of bay two now extended forward and part-blocked.
C19 window openings to outshuts.
Opposing, part-blocked, cart-entry to rear with segmental head (C19).
Interior: three crook trusses with collars and extended tie-beams.
Trusses one and two have the front blades truncated at tie-beam level and are supported on a pier and a wall respectively which was presumably done at the time the outshuts were built.
Reverse-curved braces from blades to purlins.
Truss three is infilled with a random selection of studs and braces.
A fourth truss with deep cambered tie-beam and softwood king post and principal rafters probably indicate that the barn has been extended to the right.*
- 2.1.6 The immediate setting of the barn is characterised by the cluster of adjacent buildings and hardstanding.
- 2.1.7 The proximity of Barnsley Road (A628) and the adjacent residential development are seen as negative features within the setting of the listed building.
- 2.1.8 Nether Mill Barn is considered to have architectural and historic significance as an example of a post-medieval barn that has been adapted over recent centuries, it is therefore considered to be of medium significance.



Identification of Designated Heritage Assets
Information taken from Historic England online mapping resource



Photo Ref: E01
View from North Eastern Approach, Barnsley Road



Photo Ref: E02
View from Vehicular Access, Looking North



Photo Ref: E03
View of Nether Mill Barn (Primary Elevation) from External Area



Photo Ref: E04
View of Nether Mill Barn (Side Elevation) from Vehicular Access



Photo Ref: E05
View of Nether Mill Barn (Side Elevation) from External Area



Photo Ref: E06
View of Nether Mill Barn (Side Elevation) indicating relationship with Farmhouse

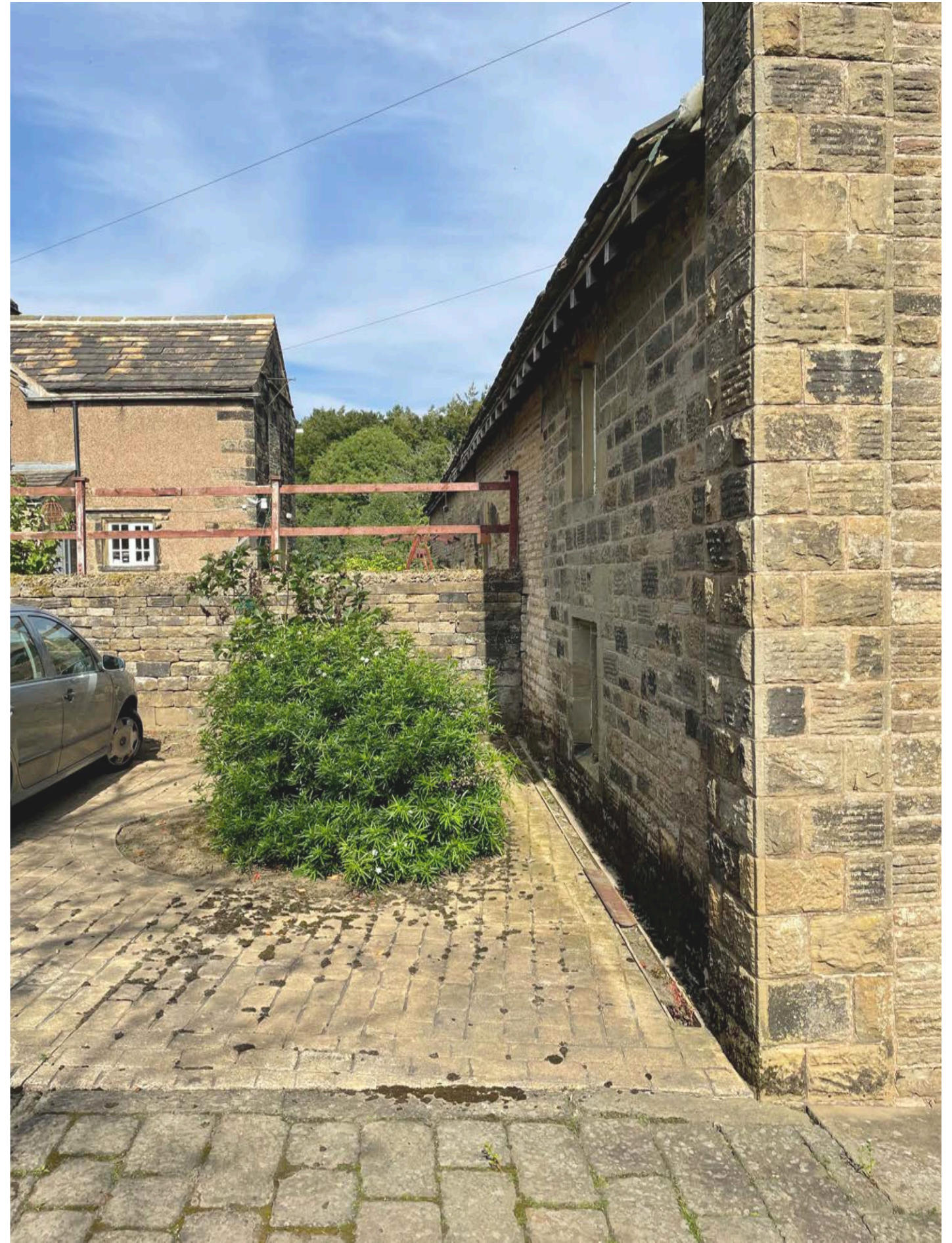


Photo Ref: E07
View of Nether Mill Barn (Rear Elevation)



Photo Ref: E08
View of Nether Mill Barn (Internal Detailing Cruck Frame)



Photo Ref: E09
View of Nether Mill Barn (Internal Detailing Cattle Feeding Station)



Photo Ref: E10
View of Nether Mill Barn (Internal Detailing First Floor Structure)



Photo Ref: E11
View of Nether Mill Barn (Internal Detailing First Floor Structure)

2.2 Non-Designated

2.2.1 The non-designated heritage assets which are shown on the adjacent diagram have been identified as being in close proximity to the site through desktop research.

2.2.2 In order to ensure the robustness of this study these assets are considered to have the potential to be affected by the proposition.



Description of Non-Designated Heritage Assets
Information taken from Historic England online mapping resource

3.0 Proposition

3.1 Description

3.1.1 This section should be read in conjunction with the accompanying drawings and documents which form the full planning application for listed building consent relating to the conversion of Nether Mill Barn to form a Veterinary Surgery on behalf of Donaldson's Vets Ltd.

The description of the development is as follows:

'Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access'

3.1.2 The synopsis of the architectural proposition is not to restore the building but to record the original form, cracks and all, and stabilise the structure by carefully piecing in the contemporary elements required to create a clinical environment.

3.1.3 The internal layout will be altered to accommodate the architectural programme which is required for the building to function as a Veterinary Surgery

3.1.4 Careful consideration of junctions and detailing will seek to create an intimate connection between the old and the new however it is recognised that the practical requirements for hygienic clinical spaces will mean that some of the original fabric is concealed from everyday sight when preserved.

3.1.5 The proposition is described in detail through drawings and diagrams on the following pages of this document.

3.2 Diagram; Photographic

Synopsis of Potential Interventions Affecting the Principal Elevation

- 1 Remove existing doors and replace with glazed panels
- 2 Insert 3 No roof light windows into the graduated stone slate roof of the original building
- 3 Remove existing windows and replace with new windows or infill
- 4 Retain existing outshut and infill with contemporary zinc clad projecting entrance detail / recessive panelling to allow original building form to be read on completion
- 5 Take down part of existing external wall panel and form contemporary zinc clad projecting window detail with stone rebuilt around

Existing stone is to be salvaged, dressed and reused for the infill between retained existing corners

Note:

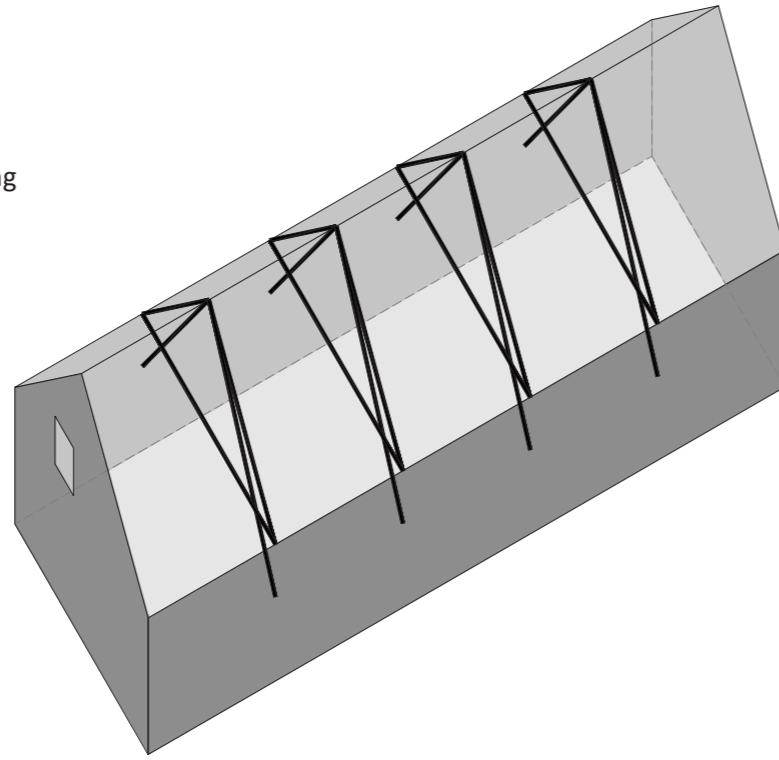
Existing openings are to be retained in the existing arrangement with the openings on the end elevation in the foreground being used for private access (staff only)



3.3 Diagram; Axonometric

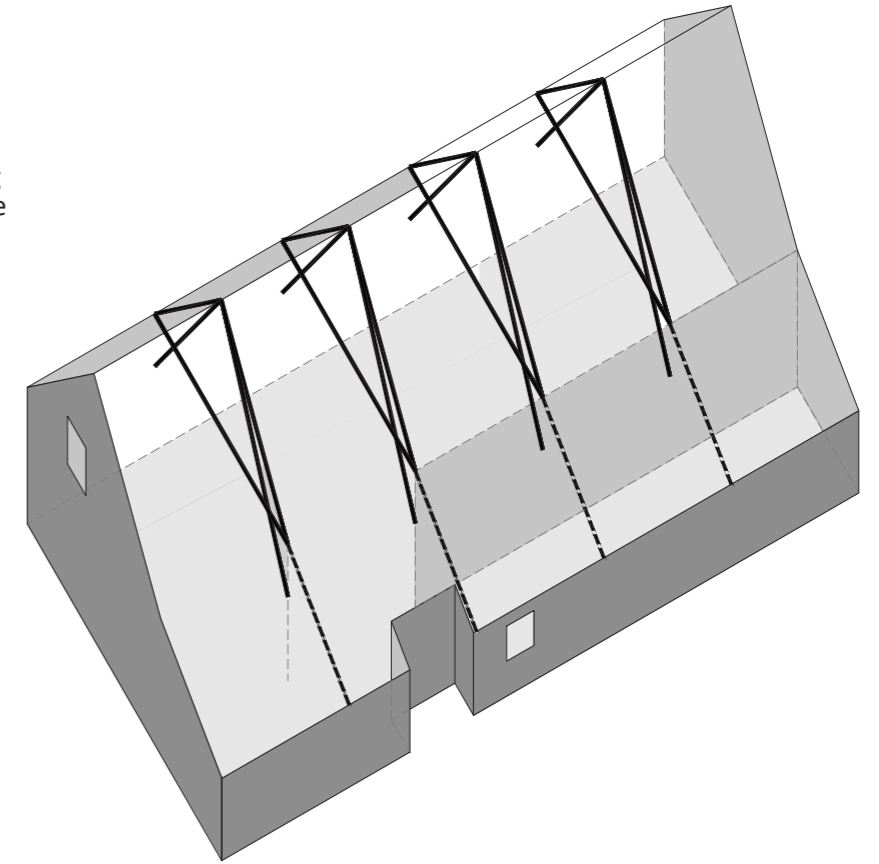
Evolution of Building Over Time

1 Diagram indicating our understanding of the original building presumably constructed in the 16th Century



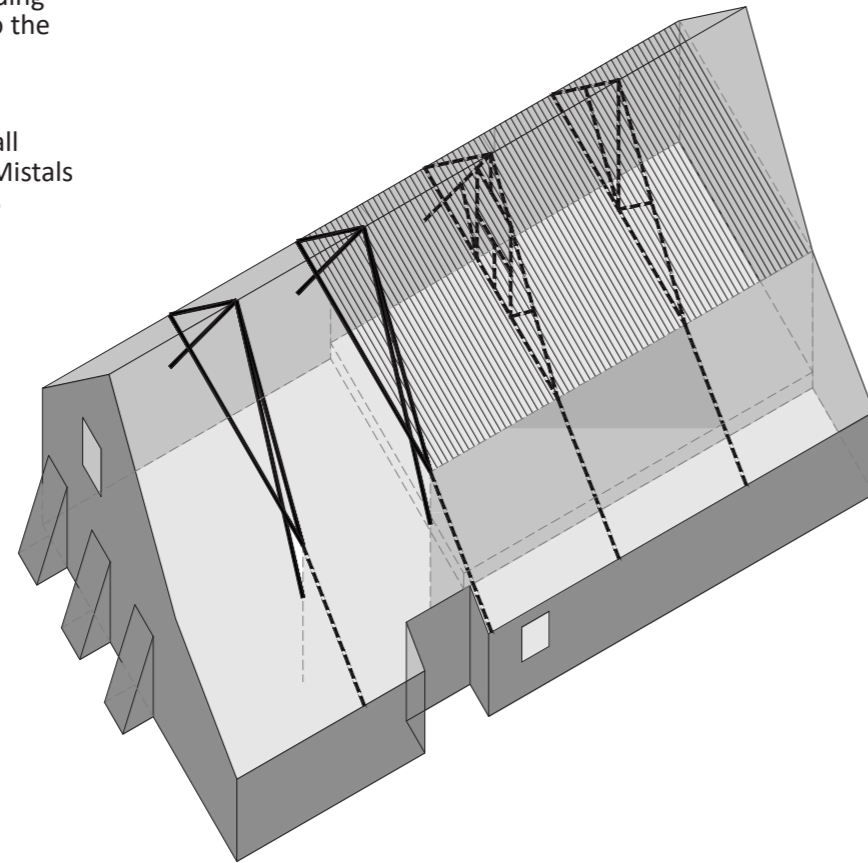
2 Diagram indicating our understanding of alterations which were made to the building during the 19th Century including:

2a Outshuts added to south east facing elevation



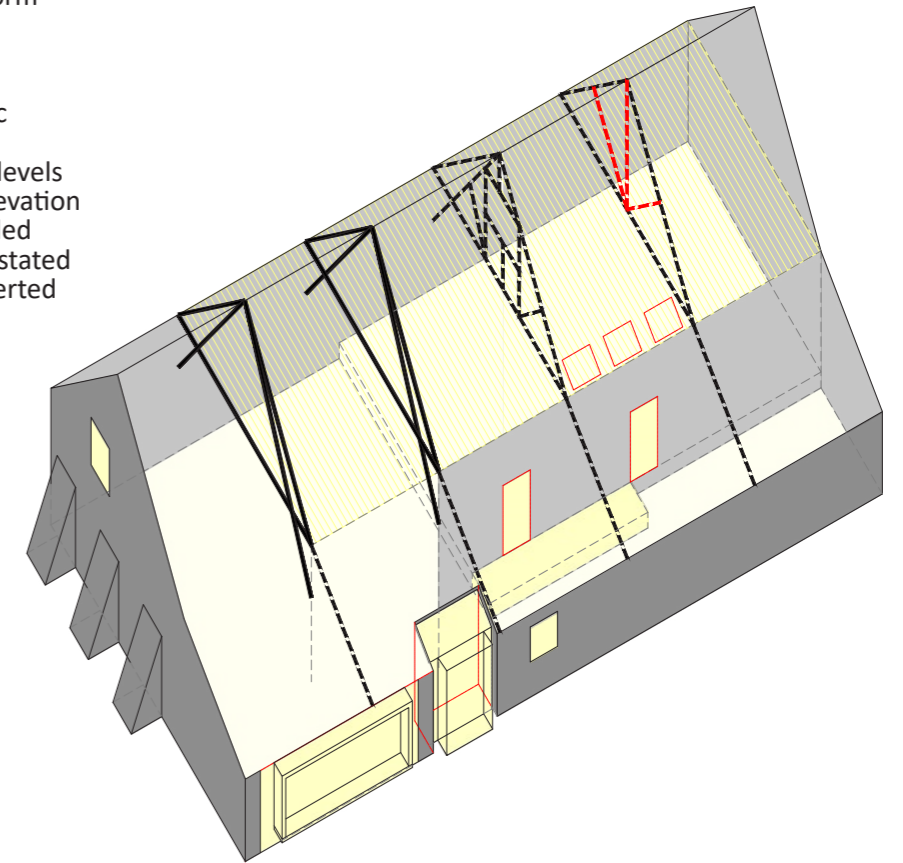
3 Diagram indicating our understanding of alterations which were made to the building during the 20th Century including:

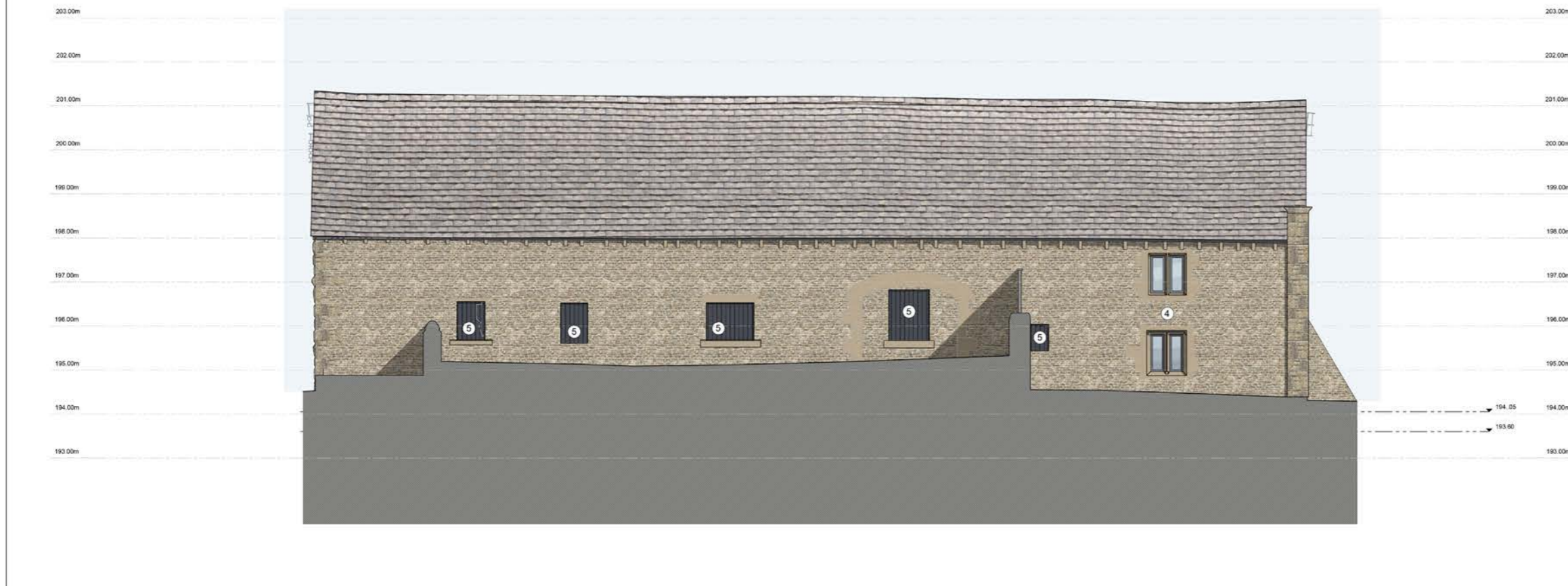
3a Buttresses to SW gable wall
3b Adaption into a series of Mistals
3c Alterations to roof trusses



4 Diagram indicating proposition to form Veterinary Surgery including:

4a Addition of first floor level
4b Alterations to internal fabric
4c Alterations to roof trusses
4d Alterations to ground floor levels
4e Alterations to south east elevation
4f Existing windows to be infilled
4g Existing windows to be reinstated
4h Roof light widows to be inserted





DO NOT SCALE FROM THIS DRAWING

Notes
 All dimensions to be checked on site
 Any discrepancies to be reported immediately to the Architect
 Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings
 All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

NOT FOR CONSTRUCTION

- Drawing Notes:**
- 1 New contemporary addition to Principal Elevation (facing south east) comprising zinc panelled frame with fixed glazing panels and natural stone window seat
 - 2 Existing stonework between retained elements is to be rebuilt following dovetailing (see Dawson Williamson Ltd Drawing Ref: C1096 052 for additional notation)
Existing stonework is to be salvaged, dressed and used in the reconstruction of this element
 - 3 New contemporary addition to Principal Elevation (facing south east) to infill existing recess and allow the original building form to be read on completion
Infill to comprise zinc panels and panelled frame with aluminium framed, glazed entrance doors and level threshold to allow access for all
150mm high basecourse to be constructed below zinc panel infill using stonework which has been salvaged from adjacent dovetailing and dressed for re-use
 - 4 Existing windows which are to be replaced are to receive new aluminium framed double glazed units having fixed / opening casements as indicated
 - 5 Existing windows which are to be infilled are to utilise timber panels (close boarded)
 - 6 New roof light windows
 - 7 Existing doors which are to be replaced are to receive new timber framed close boarded timber doors

Rev 1 2022.06.21 Entrance area / glazed panel design updated following Pre-application Enquiry comments from LA
C1096 201 Rev 1

TITLE PROPOSED DRAWING
BUILDING 1
ELEVATIONS (SHEET 1 of 2)
SCALE 1:50 @ A1 / 1:100 @ A3
PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN (GRADE II LISTED BUILDING) TO FORM NEW VETERINARY SURGERY
 BAINSGLEY ROAD
 PENISTONE
 S36

CLIENT DONALDSONS VETS LTD

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 Infill to comprise zinc panels and panelled frame with aluminium framed, glazed entrance doors and level threshold to allow access for all
 150mm high basecourse to be constructed below zinc panel infill using stonework which has been salvaged from adjacent downtaking and dressed for re-use
 - 4 Existing windows which are to be replaced are to receive new aluminium framed double glazed units having fixed / opening casements as indicated
 - 5 Existing windows which are to be infilled are to utilise stonework which has been salvaged from adjacent downtaking and dressed for re-use
 - 6 New roof light windows
 - 7 Existing doors which are to be replaced are to receive new timber framed close boarded timber doors

Rev 1
 2022.06.28
 Entrance area / glazed panel design updated following Pre-application Enquiry comments from LA

C1096 202 Rev 1

TITLE PROPOSED DRAWING
 BUILDING 1
 ELEVATIONS (SHEET 2 of 2)
SCALE 1:50 @ A1 / 1:100 @ A3

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN (GRADE II LISTED BUILDING) TO FORM NEW VETERINARY SURGERY
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NOT FOR CONSTRUCTION

Drawing Notes; Key Design Strategies:

- Demolition / Downtakings to existing external envelope are identified on Dawson Williamson Ltd Drawings Ref: C1096 050, 051, 052, 053
Insulated aluminium framed elements with glazing panels / doors are to be formed and penetrate the external envelope to define the entrance to the building, increase levels of natural light in the public areas and provide visual connection with the external spaces aiding navigation
- Public spaces grouped together include the Reception / Waiting Area, Consulting Spaces and WC's which are all at the lower floor level and fully accessible from the entrance
- Veterinary Circulation and Clinical Spaces grouped together include a circulation route to the consulting spaces which does not have public access. The Dispensary forms a transitional space between Clinical areas and the Consulting function
- Existing openings to the Veterinary Circulation space and Clinical spaces (facing north west) are to be infilled to prevent observation of this area from the raised external spaces at the rear of the building
- Lightwell formed to allow natural light into the preparation area from above with roof lights being inserted into the fabric of the original building (roof)
- Existing openings which serve the morgue / lobby space and dog ward to the elevation facing north east to be retained with new doors being fitted within
- Existing windows / doors are to be removed from existing openings and either replaced or the opening is to be infilled to suit proposals indicated on elevation drawings

Note: The internal fabric of the building is to be retained as far as possible with only minimal demolition being proposed to allow the programme of spaces to be implemented. The internal fabric is to be exposed and celebrated where possible although the potential use requires certain clinical spaces to satisfy hygienic standards meaning that some elements will be hidden

- Rev 5 2022.06.21 Minor internal alterations, window notes updated Drawing updated to 'Planning Issue' status
- Rev 4 2022.05.30 Entrance area / glazed panel design updated following Pre-application Enquiry comments from L.A
- Rev 3 2022.02.14 Key Design Strategies note / references added
- Rev 2 2022.02.09 Internal layout updated following review with Client
- Rev 1 2021.12.21 Internal layout updated following review with Client

C1096 110 Rev 5

TITLE PROPOSED DRAWING
BUILDING 1
PLAN; GROUND FLOOR LEVEL
SCALE 1:50 @ A1 / 1:100 @ A1

PRELIMINARY

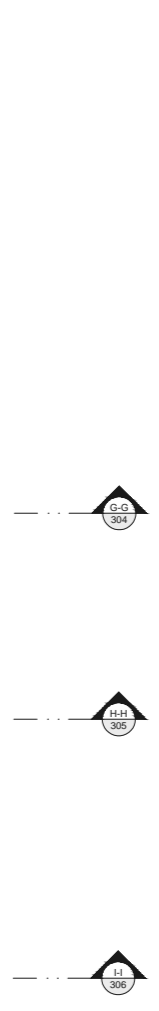
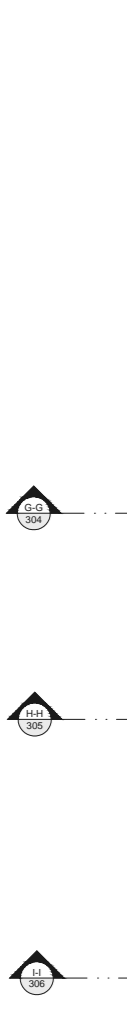
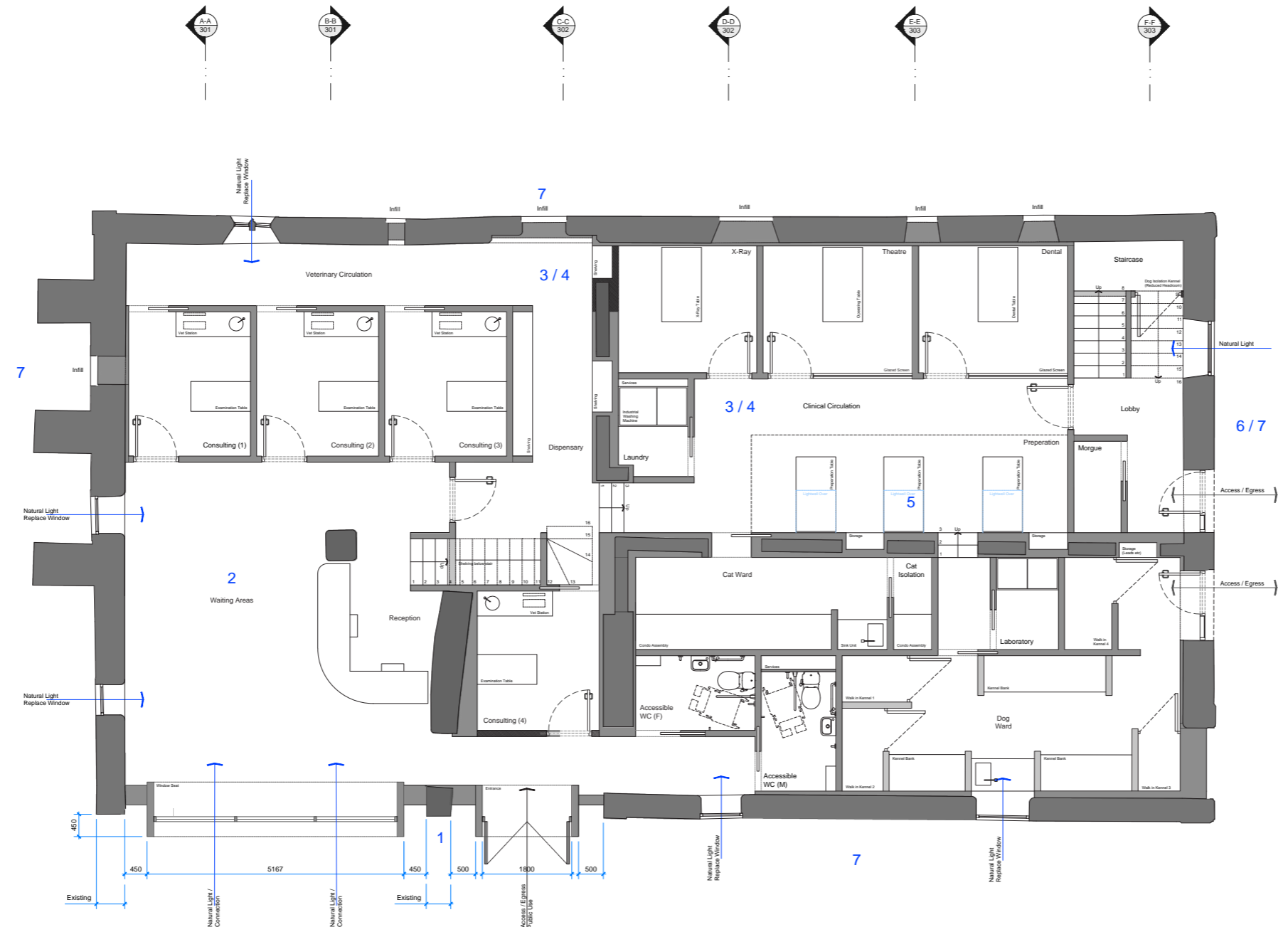
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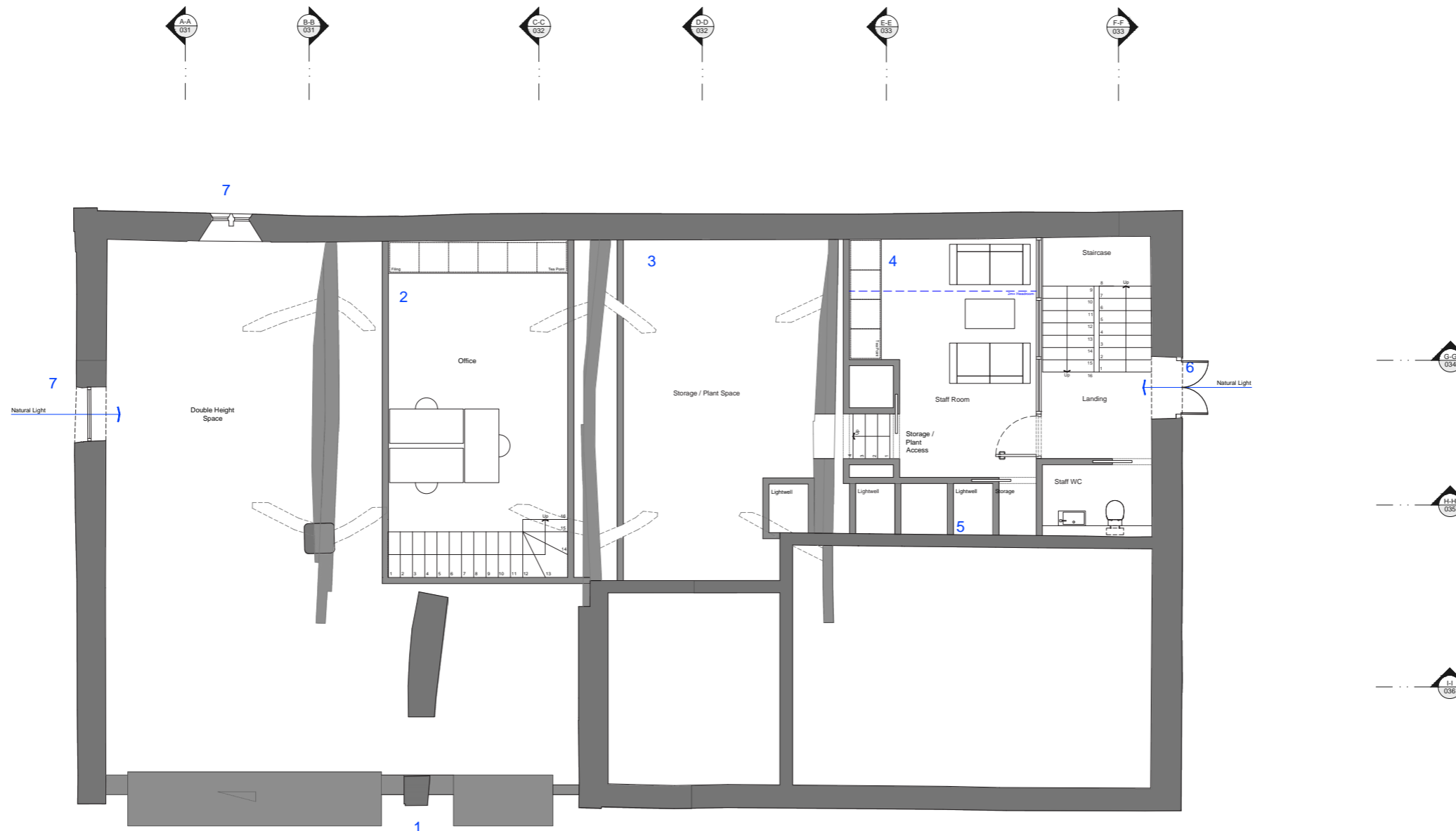
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NOT FOR CONSTRUCTION

Drawing Notes; Key Design Strategies:

- 1 Demolition / Downtakings to existing external envelope are identified on Dawson Williamson Ltd Drawings Ref: C1096 050, 051, 052, 053
- Insulated aluminium framed elements with glazing panels / doors are to be formed and penetrate the external envelope to define the entrance to the building, increase levels of natural light in the public areas and provide visual connection with the external spaces aiding navigation
- 2 Office space formed in a structural bay of the original building with a new staircase providing a link to the ground floor level below, roof trusses and internal fabric to be exposed where practical considerations allow
- 3 Plant / storage space formed in a structural bay of the original building with a new staircase providing a link to the ground floor level, roof trusses and internal fabric to be exposed where practical considerations allow
- 4 Staff room formed in a structural bay of the original building with a new staircase providing a link to the ground floor level, roof trusses and internal fabric to be exposed where practical considerations allow
- 5 Lightwells formed to allow natural light into the preparation area from above with roof lights being inserted into the fabric of the original building (roof)
- 6 Existing opening to the staircase to be retained with glazed panels fixed to provide natural light source to staff room and visual connection to exterior in order to aid navigation
- 7 Existing windows / doors are to be removed from existing openings and either replaced or the opening is to be filled to suit proposals indicated on elevation drawings

Note: The internal fabric of the building is to be retained as far as possible with only minimal demolition being proposed to allow the programme of spaces to be implemented. The internal fabric is to be exposed and celebrated where possible although the potential use requires certain clinical spaces to satisfy hygienic standards meaning that some elements will be hidden



- Rev 3 2022.06.21 Minor internal alterations, window notes updated Drawing updated to 'Planning Issue' status
- Rev 2 2022.02.21 Key Design Strategies note / references added
- Rev 1 2022.02.09 Internal layout updated following review with Client

C1096 111 Rev 3

TITLE PROPOSED DRAWING
BUILDING 1
PLAN; FIRST FLOOR LEVEL
SCALE 1:50 @ A1 / 1:100 @ A1

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN
(GRADE II LISTED BUILDING)
TO FORM NEW VETERINARY SURGERY
BARKSLEY ROAD
PENISTONE
S36

CLIENT DONALDSONS VETS LTD

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DO NOT SCALE FROM THIS DRAWING

Notes

All dimensions to be checked on site
Any discrepancies to be reported immediately to the Architect
Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings
All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

NOT FOR CONSTRUCTION

Drawing Notes:

This drawing has been produced utilising survey data from information supplied by a Third Party:
MT Surveys Ltd Drawing Ref: 1001-170_2D-(A1)

Red line indicates the extent of the application site in relation to the statutory applications for the change of use to a veterinary Surgery

Car Parking Notes:

- 1 - 8 Public parking to serve Veterinary Surgery (Nether Mill Barn)
Cellular Grass Paving i.e. permeable surface
- 9 Public parking (Accessible) to serve Veterinary Surgery (Nether Mill Barn)
Existing stone cobble surface
- 10 - 16 Staff parking to serve Veterinary Surgery (Nether Mill Barn)
Cellular Grass Paving i.e. permeable surface
- 17 - 19 Additional parking spaces
Existing tarmac surface
- A1 - A3 Parking in undercroft of adjacent building to serve the future use of the space above

Existing soft landscaping to be replaced with cellular grass paving i.e. permeable surface

Existing hard landscaping to be retained / repaired as necessary to create safe walking surface (tarmac)

Existing hard landscaping to be retained / repaired as necessary to create safe walking surface (stone cobbles)

New hard landscaping (stone cobbles)

Dotted red line indicates extent of demolition / dewaterings



NORTH



Rev 2 2022.06.24 Car parking strategy updated following review with Highway Consultant
Rev 1 2022.05.11 Car parking strategy updated following progress meeting with Client

C1096 100 Rev 2

TITLE SKETCH DRAWING
SITE PLAN
CAR PARKING STRATEGY
SCALE 1:125 @ A1 / 1:250 @ A3

PLANNING
PROJECT REFURBISHMENT OF NETHER MILL BARN (GRADE II LISTED BUILDING) TO FORM NEW VETERINARY SURGERY
BARNSELEY ROAD
PENISTONE
S36

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4.0 Impact Assessment

4.0.1 The impact of the proposition described in Section 3.0 of this document on the Heritage Asset (Grade II Listed Building) i.e. Nether Mill Barn is assessed below.

4.0.2 Removal of existing concrete floor and mistals

The formation of the raised, undulating floor levels and mistals is considered a later, unsympathetic addition and these elements are not considered to be of heritage significance.

4.0.3 Structural Alterations; Work to truss 4 at the Eastern End of Building

The Historic England Listing states:

'A fourth truss with deep cambered tie-bead and softwood king post and principal rafters probably indicate that the barn has been extended to the right.'

The proposal to alter truss 4 will be restricted to alterations to create an opening through the existing timber work which has been adapted and repaired over time. The retention of the main truss elements will ensure that the bays which are formed to either side of the truss will continue to be read as part of the building fabric. It is considered that reading the 5 No bays represents the architectural and historic significance of the trusses which are later editions to the building rather than the construction of the trusses themselves.

The alterations to roof truss 4 are considered to cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal layout required to form the Veterinary Surgery and secure the optimum viable use of the asset.

4.0.4 Structural Alterations; Work to truss 5 close to the Eastern End of Building

The Historic England Listing states:

'A fourth truss with deep cambered tie-bead and softwood king post and principal rafters probably indicate that the barn has been extended to the right.'

The proposal to alter truss 5 will mean retaining to rafter sections of the existing timber work. The retention of these elements will ensure that the bays which are formed to either side of the truss will continue to be read as part of the building fabric. It is considered that reading the 5 No bays represents the architectural and historic significance of the trusses which are later editions to the building rather than the construction of the trusses themselves.

The alterations to roof truss 5 are considered to cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal layout required to form the Veterinary Surgery and secure the optimum viable use of the asset.



Roof Truss 4
Looking towards truss 5

4.0.5 Internal demolition and dountakings

The internal layout within the existing barn building divides the ground floor into 4 separate spaces and encloses the existing staircase which rises to the mezzanine level.

The internal layout of the proposition to form a Veterinary Surgery has been developed to retain as much of the existing internal fabric as possible however there are some areas where the existing internal wall construction will need to be taken down in order to form the internal layout required to form the Veterinary Surgery

The proposal for internal demolition and dountakings will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal layout required to form the Veterinary Surgery and secure the optimum viable use of the asset.

4.0.6 Infill existing recess to form new entrance

The entrances to the existing barn building are either concealed within the return elevation of the existing recess on the principal, south east facing elevation or the side elevation which faces north east.

The proposition to create a defined entrance to the Veterinary Surgery which is visible from the car parking area has been designed to infill the existing recess using materiality that is contemporary in it's nature but offers a contrast with the existing external wall facing material to allow the existing recess to continue to be read.

The proposal to infill the recess and create a defined entrance will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the new entrance to the Veterinary Surgery and secure the optimum viable use of the asset.

4.0.7 Create large opening in existing external wall and contemporary bay window

The existing barn building has a number of small window openings in the external envelope.

The proposition to create a large opening to the principal, south east facing elevation adjacent to the proposed entrance which is enclosed within a contemporary bay enclosure. This aspiration is born from a need to visually connect the reception and waiting spaces that are proposed to the western end of the building to the external hardstanding / parking area. It is also an aspiration to increase the amount of natural light in the proposed reception / waiting space.

The proposal to create a large opening / contemporary bay enclosure is considered as a modern layer built upon the most recent (19C) extension to the original historic form of the Cruck Barn. It is considered that the proposition will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal environment which is required to form the Veterinary Surgery and secure the optimum viable use of the asset.



Existing entrance to principal,
south east facing elevation

4.0.8 Insert roof light windows to create lightwell to spaces below

The existing graduated stone slate roof does not have any roof light windows.

The proposition to insert a band of roof light windows to the area of roof between roof trusses 3 and 4 is born from a need to provide natural light to the clinical spaces at ground floor level below. The roof light windows would be 'conservation area' roof lights manufactured by Velux to mitigate the impact on the designated heritage asset.

It is considered that the proposal to insert a band of roof light windows will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal environment which is required to form the Veterinary Surgery and secure the optimum viable use of the asset.

4.0.9 Existing window / door openings

The internal layout of the proposition to form a Veterinary Surgery has been developed to retain as many of the existing window and door openings as possible and these will be reused with replacement units being inserted. The nature of some spaces within the proposed Veterinary Surgery means that there is a requirement for privacy and or a closed envelope due to hygiene (specifically in clinical spaces) and as such a number of the existing window and door openings are proposed to be infilled.

It is proposed to infill the existing openings with a solid, insulated construction internally and a close boarded timber panelling system (black) externally. This will allow the relief of the existing openings to continue to be read to the elevations.

It is considered that the work to the existing windows and doors will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal environment which is required to form the Veterinary Surgery and secure the optimum viable use of the asset

4.0.10 External landscaping to create external car parking areas, bin store etc.

The existing hardstanding (stone cobbles) and soft landscaping (grass) are considered to be an important part of the setting of Nether Mill Barn. There is a requirement to form car parking spaces on the area on the boundary with the A628 Barnsley Road which is currently a soft landscape (grass).

It is proposed to extend the hard landscaped area to create sufficient manoeuvring space for vehicular access and car parking using stone cobbles to respect the existing surface but turned through 90 degrees to allow the old and the new surfaces to be read.

It is proposed to form the new car parking spaces using soft landscaping i.e. grass which is planted within a proprietary reinforced support system.

It is considered that the external landscaping will cause 'less than substantial harm' to the significance of the designated heritage asset. This harm is considered essential to form the internal environment which is required to form the Veterinary Surgery and secure the optimum viable use of the asset



Existing hard standing / soft landscaping

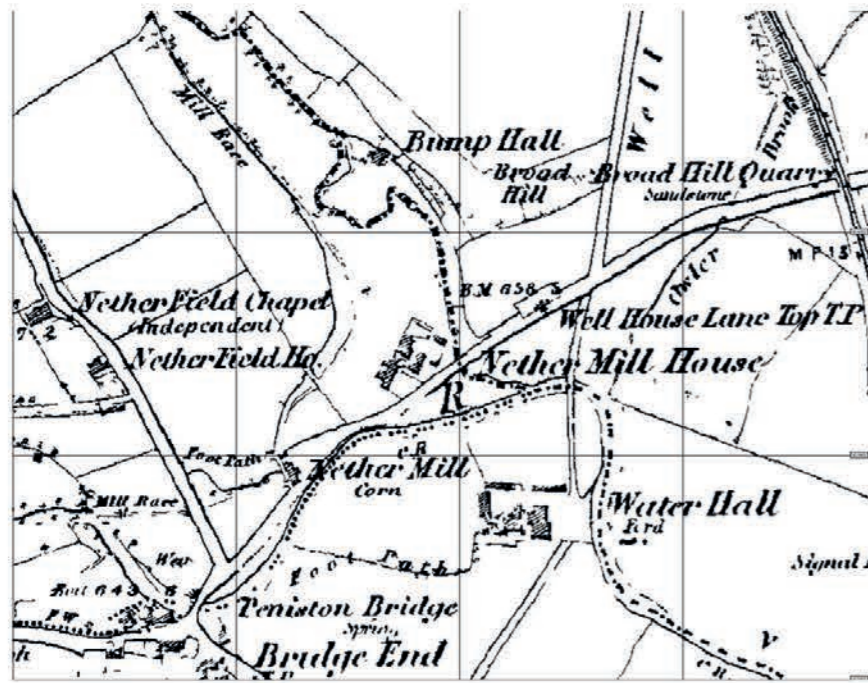
5.0 Summary:

- 5.1.1 The change of use and alterations will cause 'less than substantial harm' to the existing Heritage Asset (Grade II Listed Building) i.e. Nether Mill Barn. Such harm is outweighed by the heritage benefits which are associated with bringing the site back into practical use and securing the optimum use of the site.
- 5.1.2 The proposition will not have an adverse impact on the setting of existing designated heritage assets (Nether Mill House and Nether Mill Cottage / Farmhouse) or non-designated heritage assets due to the separation of the application site from these buildings.
- 5.1.3 The proposition is considered to accord with the requirements of both local and national planning policy.

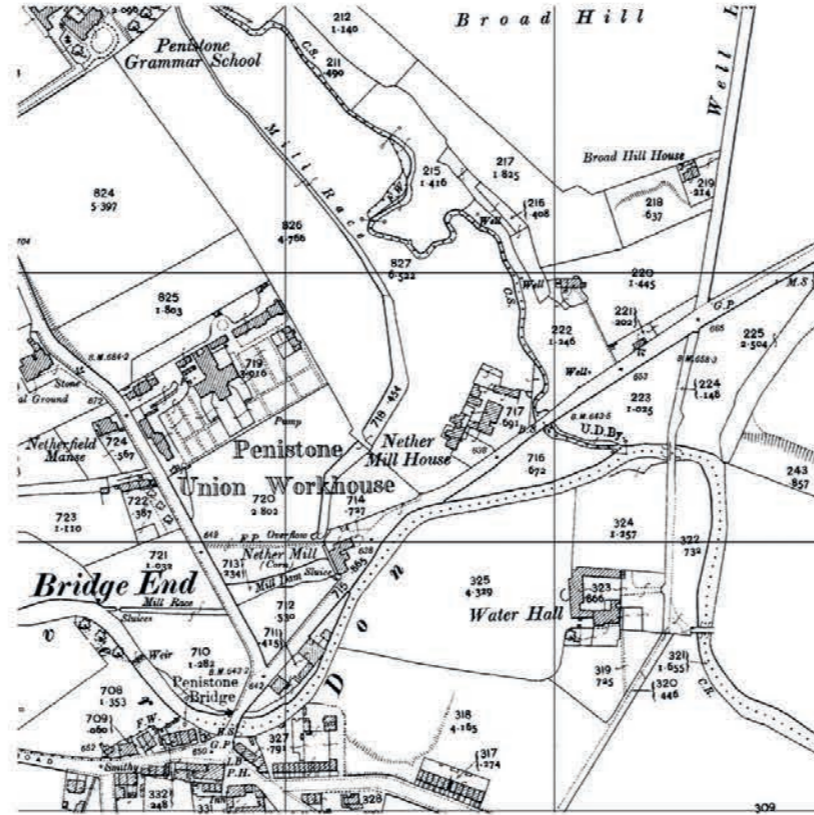
Appendix A:

Historic Maps

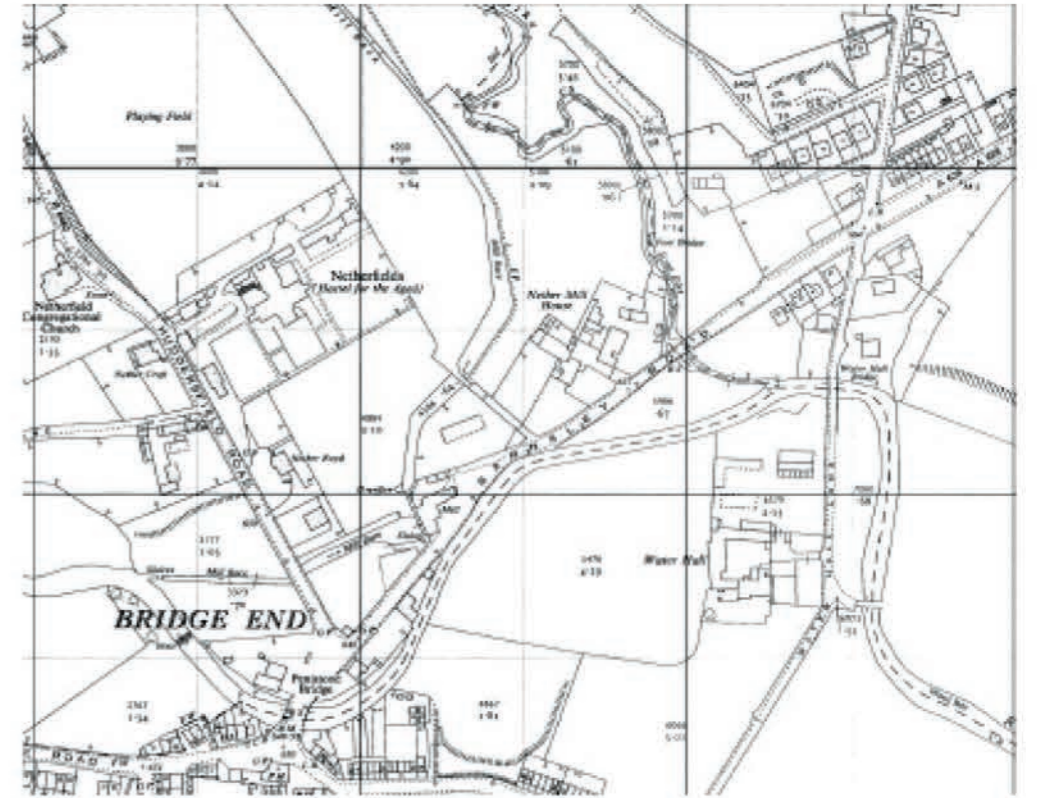
1851



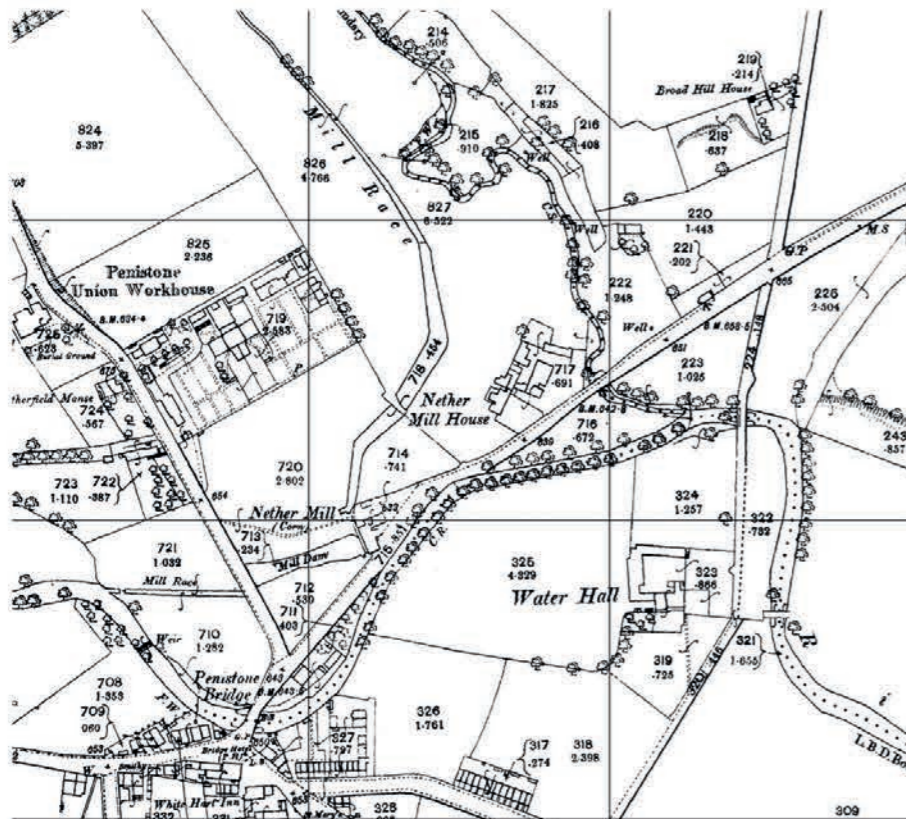
1906



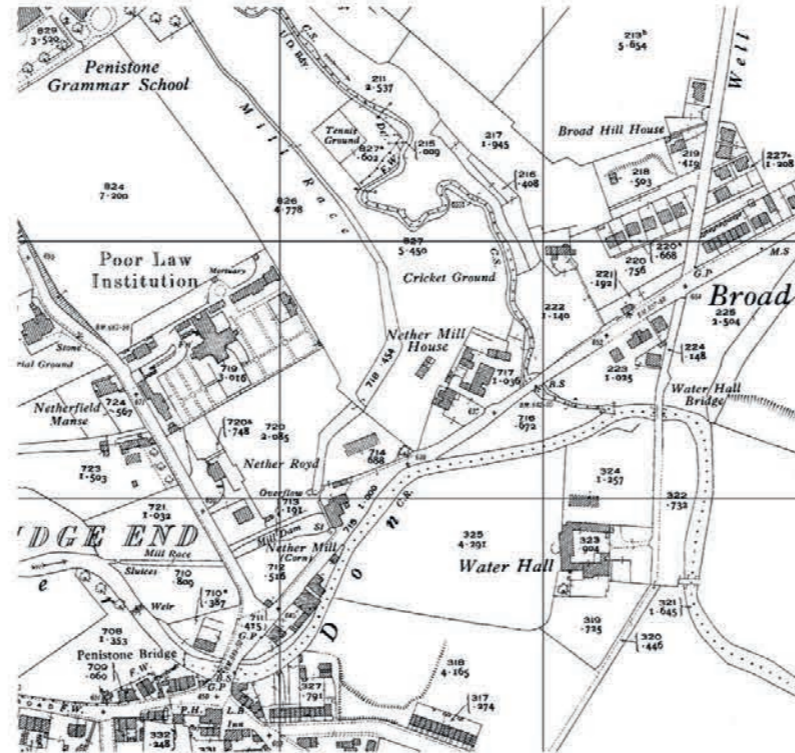
1960



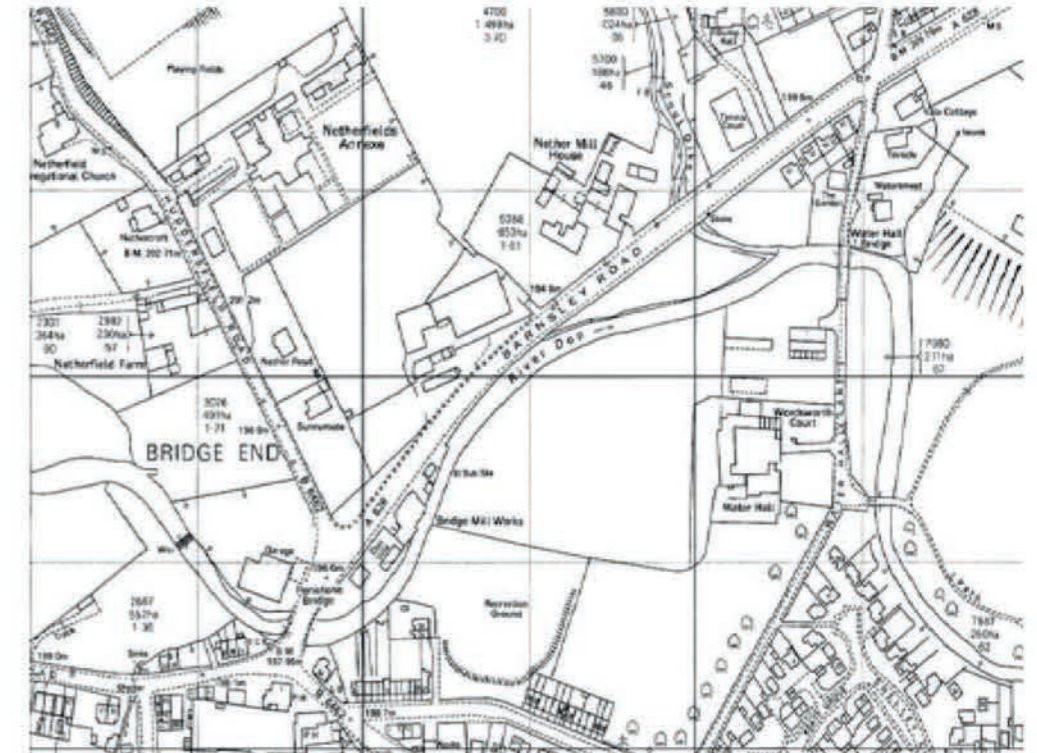
1893



1931



1985



Appendix B:

Historic England Descriptions

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1315071**

Date first listed: **23-Jun-1965**

Statutory Address 1: **Barn approximately 10 metres east of Nether Mill House, Barnsley Road**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Barn approximately 10 metres east of Nether Mill House, Barnsley Road**

The building or site itself may lie within the boundary of more than one authority.

District: **Barnsley (Metropolitan Authority)**

Parish: **Penistone**

National Grid Reference: **SE 24553 03890**

Details

This list entry was subject to a Minor Amendment on 25 October 2021 to reformat text to current standards

SE20SW 3/6

PENISTONE BARNSELEY ROAD (north side) Barn approximately 10 metres east of Nether Mill House

23/06/1965

GV II

Barn. Cruck frame probably C16, encased in C17 or C18 with C19 restoration and alterations. Coursed-squared rubble of several build. Stone slate roof. Five internal bays, with outshuts to front. Former cart entrance to right part of bay two now extended forward and part-blocked. C19 window openings to outshuts. Opposing, part-blocked, cart-entry to rear with segmental head (C19).

Interior: three crook trusses with collars and extended tie-beams. Trusses one and two have the front blades truncated at tie-beam level and are supported on a pier and a wall respectively which was presumably done at the time the outshuts were built. Reverse-curved braces from blades to purlins. Truss three is infilled with a random selection of studs and braces. A fourth truss with deep cambered tie-bead and softwood king post and principal rafters probably indicate that the barn has been extended to the right.

Listing NGR: SE2455303890

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **334031**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1151028**

Date first listed: **23-Jun-1965**

Date of most recent amendment: **27-Apr-1988**

Statutory Address 1: **NETHER MILL COTTAGE, BARNSELY ROAD**

Statutory Address 2: **NETHER MILL FARMHOUSE, BARNSELY ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NETHER MILL COTTAGE, BARNSELY ROAD**

Statutory Address: **NETHER MILL FARMHOUSE, BARNSELY ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Barnsley (Metropolitan Authority)**

Parish: **Penistone**

National Grid Reference: **SE 24541 03905**

Details

PENISTONE BARNSELY ROAD SE20SW (north side) 3/7 Nether Mill Cottage and 23rd June 1965 Nether Mill Farmhouse (formerly listed as Cottage next north of Nether Mill House)

GV II

Two houses. Early C18 with C19 alterations and additions. Thinly-coursed rubble, rendered at rear. Stone slate roof. L-plan. Two storeys. Three bays each. The farmhouse has central doorway with quoined surround and deep lintel, a 3-light double-chamfered window to left and right, both floors, except ground floor right which is 2-light. Small chamfered light above door. Drip mould over door and left window. Quoins to right of door indicate that the right bay is an addition, probably C19, using re-set windows. Stone brackets to gutter. Two ashlar ridge stacks and, to right end, a stone stack. Projecting on the left is the cottage with loading doors to each floor of its gable end (that to ground floor now a window). The left return (the front of the cottage) has C20 central porch and a 3-light double-chamfered window to left, both floors, and a 2-light window to ground-floor right. Interior not inspected.

Listing NGR: SE2454103905

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **334032**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1151027**

Date first listed: **23-Jun-1965**

Statutory Address 1: **NETHER MILL HOUSE, BARNSELY ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NETHER MILL HOUSE, BARNSELY ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Barnsley (Metropolitan Authority)**

Parish: **Penistone**

National Grid Reference: **SE 24526 03876**

Details

3/5 PENISTONE BARNSELY ROAD SE20SW (north side) 3/5 Nether Mill House 23rd June1965

GV II

Farmhouse. Dated 1636, with late C18 and late C20 additions. Rendered. Stone slate roof. Two storeys. Two-room baffle/lobby entry plan with two rear wings and C18 single-bay addition to left. Quoins. Central doorway, with chamfered, quoined surround and Tudor-arched lintel inscribed: "TE + 1636 JM" Four-light double-chamfered window to each side with later doorway to left and right. On 1st floor a 7-light double-chamfered window with king

mullion. The C18 addition to the left has a 2-light flat-faced mullion window to each floor, and the eaves level, is raised slightly. Central ashlar stack, and gable stack to left. Rear: single-storey outshut to left; central, single-storey gabled wing and a 2-storey later wing with separate roof, to right, mainly altered. C20 addition not of special interest. Interior not inspected.

Listing NGR: SE2452603876

Legacy

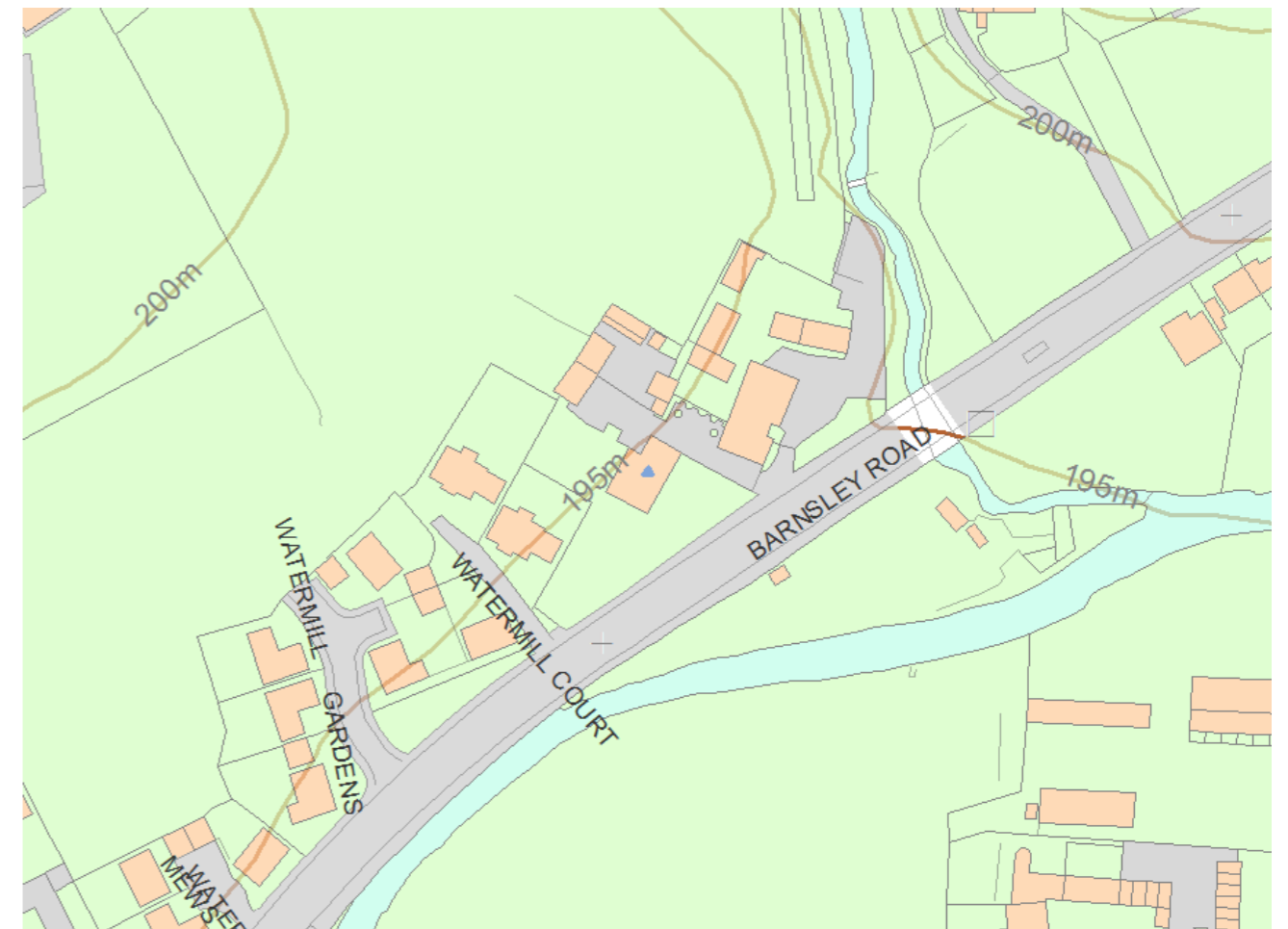
The contents of this record have been generated from a legacy data system.

Legacy System number: **334030**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map