

## **Heritage Statement In support of 2020/0058 (Listed Building Consent) and 2020/0059 (Change of Use)**



**Conversion of existing cottage into shop and office space  
Worsbrough Mill, Barnsley**

**February 2020**

## **Contents**

- **Proposed works under consideration**
- **Relevant Legislation / Planning Policies**
- **Designated Heritage Assets**
- **Worsbrough Mill History**
- **Heritage Values**
- **Heritage Impact Assessment**
- **Conclusion**
- **Appendix A – Listed Building Entries**

### **Proposed works under consideration**

The following impact assessment considers the heritage impacts of the works proposed under applications 2020/0058 and 2020/0059. The works will briefly involve the conversion of the existing Millers Cottage and Office (residential and office) into a new bakery shop on the ground floor and extended office / staff facilities at first floor level.

The cottage is currently utilised as office space and staff facilities at ground floor with vacant living accommodation at first floor, which used to house the miller's family. The proposed works will see the ground floor area opened up by relocating the existing staircase and enlarging the internal door opening to form access into the new shop area. The first floor layout will remain unchanged with cosmetic improvements only to the existing lounge and bedrooms to form the new office space. The existing kitchen and bathroom will be retained. There are no external works associated with the scheme.

### **Relevant Legislation / Planning Policy**

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or 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

#### **The National Planning Policy Framework (NPPF)**

NPPF para 189 and 190: The NPPF requires applicants to describe the significance (heritage) of any heritage asset affected by a proposal including any contribution made by the setting of the asset. The level of detail should be proportionate to the importance of the asset and the degree of intervention the proposal represents. The local Planning Authorities will take the heritage

significance of an asset into account and consider any impacts on the asset to avoid conflict with the conservation of the asset.

NPPF para 193: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 194: Any harm to or loss of significance will require clear and convincing justification

### **Barnsley Local Plan Policies**

Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

### **Designated Heritage Assets**

The mill cottage is listed at grade II (NHLE Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1192294>). As such the building has a high degree of special interest and is recognised to be of national significance. Worsbrough Mill (which is adjacent) is listed at grade II\* reflecting its very special interest and national significance. This high degree of heritage significance is largely due to the age of the building, its state of preservation, and what the building can tell us in relation to past pre-industrial milling processes and activities. The interrelated heritage values that contribute to the heritage significance of the listed building are described below. A full listing description is included at Appendix A.

### **Worsbrough Mill History**

The first record of a mill at Worsbrough was in the Domesday book of 1086, although the exact location of the mill along the River Dove is unknown.

The oldest part of the mill standing today dates from about 1625 and forms the two storey stone building known as the Old Mill, which houses the waterwheel. Before the Mill House was built in the mid-18th century the miller and his family would have lived in the mill itself. There are large fireplaces on both the ground and first floors and the lintel over the fireplace on the first floor is inscribed with several dates and initials of the millers.

The Old Mill was probably modernised in the early 1820's to improve its output, and in the 1840's the New Mill was built next door. The machinery in the New Mill was powered by a steam engine and a third floor, where grain could be stored in bulk, was added.

Trade for corn and flour began to drop off towards the end of the 19th century as cheap imported wheat came in from abroad. By the early 20th century Worsbrough's New Mill became disused and the steam engine was scrapped. The old water mill continued to grind corn and oats for the local farmers to feed their animals well into the 1960's.

In 1972 West Riding County Council began to restore the mill as a working museum. The steam engine had been scrapped in 1922 so a rare 1911 Hornsby hot-bulb oil engine, formerly from Sykehouse Windmill was rebuilt in the engine room.

A reorganisation in local government in 1974 meant that South Yorkshire County Council took over the project. The museum opened to the general public in 1976. It is now owned and operated by Barnsley Council.

## **Heritage Values**

The significances and sensitivities of the heritage assets in the affected areas can usefully be identified following the practice and advice provided in the English Heritage Conservation Principles (2008).

### **Evidential Value**

Overall, the mill has substantial evidential value with respect to what it can tell in about past processes and working activities associated with the milling of grain and flour production. The arrangement on site and the association the buildings have with each other reflects an obvious functional relationship where the Miller lived immediately adjacent to his place of work. However, this proposal focuses on the mill cottage which is later than the mill (although earlier than the mill extension). Internally, the mill cottage is largely modernised. The spaces that are the focus of this application are adorned with modern 20<sup>th</sup> century fixtures and fittings so the potential for evidential value in the internal fabric is limited.

### **Historical Value**

Overall, the principal historical value remaining here would arise from the association with previous owners and local landowners. The illustrative value embodied by the story the place has to offer and the relative authenticity of the spaces contributes strongly. However, internal modifications over time to the cottage mean any associative or illustrative value derived from this space is very limited.

### **Aesthetic Value**

Overall there is clearly some designed aesthetic value present, despite the building being relatively functional and vernacular. The greatest contributor is the fortuitous aesthetic value embodied by the arrangement of the site, historic buildings that survive, and the sense of authenticity this creates. However again, internally with the cottage this is much less apparent where historic fixtures and fittings are no longer present and so the aesthetic value is relatively minor.

### **Communal/Social Value**

This area of heritage value is concerned with how heritage assets are used and valued by society. Clearly, overall the Mill and cottages have a high degree of communal / social value. The building is now run by BMBC as a visitor attraction but also offers learning and engagement activities relating to the historic operation of the mill. This allows visitors a good appreciation and understanding of the working of the mill and its historic importance including the central role it once would have played within the community. Even so, the mill cottage itself and its internal arrangement contributes little due to its modern fabric.

## **Heritage Impact Assessment**

As can be seen above, the internal fit and finish of the spaces related in the application are mid to later twentieth century. Therefore, these spaces contribute only very marginally to the historic significance of the listed mill cottage. Downstairs and upstairs the walls are dry lined and adorned

with functional skirting boards and architraves. Internal doors, stairs, and other decoration is all late 20<sup>th</sup> century and of low value. Primarily, the outward appearance of the cottage contributes most due to the strong contribution of its aesthetic values and to a degree the evidential value embodied by the arrangement of the mill cottage in relation to the mill. Whilst there will be some physical impacts to the internal fabric of the cottage the spaces involved contribute little to the overall special interest of the building. Moreover, the proposed arrangement to provide new office space, and the re-location of the shop will streamline the operation of the site and contribute to an enhanced visitor experience. As such, any minor harm the works may cause will be offset by the improved public benefit the proposal will create.

The proposed works are mainly of a cosmetic nature, with the exception of the new staircase and opening into the new shop area, however as these works are within areas that have received more recent redecoration/refurbishment they will not impact on the existing historic fabric of the building. The shop fit out will consist of decoration to the existing walls and ceilings with new floor finishes, lighting and heating. Free standing display units will be fitting in the shop with a new purpose built cash desk located in the corner, opposite the entrance. The existing window to the front elevation will be retained and used for display purposes, similar to those already in place along the front of the terraced cottages facing the mill.

### **Conclusion**

Due to the minor contribution of the internal fabric of the spaces concerned we would conclude the proposed works represent a low degree of harm to the heritage significance of the listed building. The new fit out will also be functional and modern in appearance. However, we would suggest that this will not in itself harm the special interest of the building as most of the spaces affected by the proposal are not public facing.

Overall, we would suggest the proposal is justified and represents no harm to the heritage significance of the listed building and is therefore in accordance with local and national planning policy.

## Appendix A – Listed Building Entries

### THE MILL COTTAGE (1192294)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192294

Date first listed: 04-Dec-1986

Statutory Address: THE MILL COTTAGE, PARK ROAD

District: Barnsley (Metropolitan Authority)

National Grid Reference: SE 35190 03346

#### Details

### WORSBROUGH PARK ROAD SE30SW (west side, off)

1/91 The Mill Cottage GV II Miller's house now museum offices. Probably mid C18 with C19 alterations and additions. Rubble-sandstone, stone slate roof. 2 storeys, 3 windows to 1st floor with wing to rear left, single-room addition set back to left. Large quoins. Main range has quoined central doorway with deep lintel, two 2-pane sashes on right with altered doorway beyond, paired 2-pane sashes on left in mullioned stone surround. 1<sup>st</sup> -floor windows, as ground-floor-left, rise above eaves as flat-topped dormers. Shaped kneelers and chamfered gable copings on left rise to brick end stack built onto original external end stack with offsets, brick ridge stack between bays 2 and 3. Addition set back on left: 4-panel door in ashlar surround has small 4-pane sash on its left, brick end stack. Rear wing: left return has tripartite and paired sashes. Addition set back on right of main range not of special interest. Included for group value.

Listing NGR: SE3519003346

### Worsbrough Corn Mill (1151044)

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1151044

Date first listed: 11-Nov-1966

Date of most recent amendment: 04-Dec-1986

Statutory Address: Worsbrough Corn Mill, Park Road

SE30SW 1/90

### WORSBROUGH PARK ROAD (west side, off) Worsbrough Corn Mill

GV II\* Corn mill now museum. Early C17 with addition of c1843. Deeply coursed dressed sandstone, stone slate and Welsh slate roofs. C17 part on left is two storeys and three bays (internally); C19 part on right three storeys with loft, four bays. C17 part: wide doorway to right has external stone ramp and massive lintel, four-light double-chamfered, mullioned window on its left has iron stanchions, beyond is a broad buttress with six chamfered offsets and with small window, another door to far left. Original three-light mullioned window to first floor right has iron stanchions and casement with glazing bars, later two-light mullioned window above buttress. Left return of C17 part: quoined first-floor doorway with massive lintel.

C19 part: bay four breaks forward and has round-headed iron casement with glazing bars, bay

three doorway with external stone ramp, first-floor doorway above has ashlar surround. Other bays with thirty-six-pane iron casements with projecting stone sills and plain lintels, bay two window on second floor is blind. Ashlar gable copings with small end stacks. Rear of C19 part has three bays of similar iron casements.

Interior: C17 part has early-C19 cast-iron overshot wheel driving three pairs of stones. Original king-post trusses with trenched purlins. C19 part, originally steam-powered, now contains a rare Hornsby oil engine of 1911.

History and technical details of mill discussed at length in (R.Shortland-Ball, 'Worsbrough Corn Mill, South Yorkshire', *Industrial Archaeology Review*, 2, No 3, 1978.

Listing NGR: SE3494503326