Nathaniel Lichfield & Partners
Planning. Design. Economics.

Nether Mill Farm, Penistone

Heritage Statement

Proposed Development of Eleven Detached Dwellings at Nether Mill Farm, Penistone

Duchy Homes Limited

December 2015

50429/JG/SP

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1.0 Introduction

1.1 This Heritage Statement has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Duchy Homes Limited to accompany the following applications on land at Nether Mill Farm in Penistone (the site):

1 Detailed planning permission for demolition of existing buildings (comprising agricultural barns, Nether Mill and adjoining cottage, and the annex to the rear of Nether Mill House) and the erection of 11 detached dwelling houses, access, landscaping, drainage and associated works; and

2 Listed building consent for demolition of the rear annex of Nether Mill House and associated refurbishment works to external walls and garden area.

1.2 The application site is immediately adjacent to a cluster of three Grade II listed buildings (Nether Mill House; Nether Mill Farmhouse; and Nether Mill Barn), with part of the house and garden of Nether Mill House (Grade II listed) falling within the application site boundary. The site also contains an unlisted mill building (Nether Mill) which given its age, should be considered as an undesignated heritage asset for the purposes of this assessment.

1.3 The application proposes demolition of all existing agricultural buildings on the site, including the unlisted mill and adjoining cottage and the rear annex of Nether Mill House, which comprises a later 1970 addition to this Grade II listed dwelling.

1.4 An earlier application at the site, approved at planning committee, established the principle of removal of this rear wing and associated curtilage development, alongside subdivision and associated works to the other listed buildings.

1.5 The planning application, and proposed works to both designated and non-designated heritage assets, has been subject to pre-application discussions with the Local Planning Authority, Barnsley Metropolitan Borough Council (BMBC). During such discussions the principle of the proposed development has been agreed, subject to consideration of the impacts of the proposed development within a heritage assessment submitted as part of the application.

1.6 This Heritage Statement provides a description of the features of heritage significance (both designated and non-designated) which have the potential to be affected by the proposals, before outlining the development proposals and the potential impact on heritage assets.

1.7 The remainder of the report is structured as follows:

- Section 2 – Planning Policy Context;
- Section 3 – Description of Significant Heritage Features;
- Section 4 – Proposed Works;

- Section 5 – Assessment of Impact on Heritage Assets (designated and non-designated); and
- Section 6 – Conclusions.

2.0 Planning Policy Context

The National Planning Policy Framework (NPPF)

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

2.2 In considering applications which affect heritage assets, LPAs should require an applicant to describe the significance of the heritage asset 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. As a minimum the historic record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (para. 128).

2.3 In determining planning applications, Local Planning Authorities should take into account (para. 131):

- 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 economic vitality; and
- The desirability of new development making a positive contribution to local distinctiveness.

2.4 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. Harm or loss to the significance of heritage assets should be justified in a clear and convincing manner, proportionate to the significance of the asset and individual features (para. 132). Substantial harm or loss to a designated asset should be refused consent, unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm, or if a number of tests are met (para. 133). Where a development proposal will lead to less than substantial harm to a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (para. 134).

2.5 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications, with a balanced judgement taken with regard to the asset's significance, and the scale of any harm or loss (para. 135).Local Planning Policy

2.6 Core Strategy Policy CSP 30 sets out a commitment to positively manage and conserve Barnsley's historic environment and heritage assets. Development proposals with the potential to affect the historic environment and Barnsley's

heritage assets will be expected to protect or improve the character and appearance of Listed Buildings, as well as any locally listed buildings or buildings of archaeological significance.

2.7 Barnsley does not have a published 'local list' of non-designated heritage assets, which we understand is in the process of being compiled. Nether Mill is therefore not identified on any local list of heritage assets.

2.8 The development's compliance with local plan policies is considered in further detail within the Planning Statement which accompanies the application.

3.0 Description of Significance of Heritage Assets

3.1 The development proposals have the potential to impact upon both designated and non-designated heritage assets within and adjacent to the application site. A brief history of the site's evolution is set out below, before outlining the significance of heritage assets with the potential to be affected by the proposals.

Site History

3.2 Reference to historic maps dating back to 1851 (provided in **Appendix 1**) provide an overview of the history of the development site and surrounding area.

3.3 As indicated at Appendix 1, the cluster of listed buildings has been present on the site since 1851, when reference is also made to Nether Mill as a local corn mill. The 1893 plan shows additional buildings close to Nether Mill, presumably part of a slightly larger mill complex, more clearly visible on the plan from 1960. Additional buildings to the rear of the mill appear on the plan from 1931. The site is predominantly unchanged in 1960, with the agricultural barns, still present on the site today, featuring from 1985.

Designated Heritage Assets

3.4 As set out above, the application is within close proximity to, and partially includes, a cluster of three Grade II listed buildings, located immediately to the eastern boundary of the site, as follows:

1 Nether Mill House – List Entry Number 1151027, first listed 23rd June 1965;

2 Nether Mill Cottage/Nether Mill Farmhouse – List Entry Number 1151028, first listed 23rd June 1965 (amended 27th April 1988); and

3 Nether Mill Barn – List Entry Number 1315071, first listed 23rd June 1965.

3.5 The listings for the above buildings are included at **Appendix 2**.

3.6 The buildings generally date from the sixteenth century, with later additions and alterations. Building materials comprise a mixture of coursed rubble and render, and all three buildings comprise stone slate roofs. An assessment of their significance is provided below.

Nether Mill House

3.7 Nether Mill House originally dates from 1636, but with later alterations and extensions. It comprises a two storey dwelling set back from Barnsley Road within gardens enclosed by high dry stone walls.

3.8 The house was created from the conversion and amalgamation of two original cottages, and was extended in the 1970s with a block built rear wing. The house is rendered with a stone slate roof.

3.9 According to the listing entry, the dwelling has two rear wings with an eighteenth century single bay addition to the left. The dwelling features Quoins at the building's edges, alongside chamfered and mullioned windows. Other notable features include a central doorway with chamfered, quoined surround with a Tudor-arched lintel with the inscription "TE + 1636 JM".

3.10 To the rear of the dwelling is a large two storey extension with a separate, hipped roof. The listing confirms that this 20th Century addition is not of special interest.

Figure 3.1 Nether Mill House and Later Rear Annex on left hand side (proposed for demolition)



3.11 The interior of the house is not affected by the proposals, and is therefore not considered further here.

3.12 Nether Mill House is set within a low stone wall, within which the later annex is situated. The house is set back from the A628 with an area of garden and a further stone wall located to the front of the house. Another garden area is located to the north and west of the house, dissected by another stone wall featuring an archway, which may be curtilage listed.

Figure 3.2 Nether Mill House - Setting



3.13 The building's setting is also characterised by development and hardstanding associated with the cluster of listed buildings located immediately to the east, as well as areas of mature landscaping, particularly to the front of the property, facing Barnsley Road.

3.14 A dry stone wall located to the front of the application site, to the south-west of the dwelling, is separate from, but ties in with, that to the front of the Nether Mill House, and contributes to the character and appearance of the building's setting.

Figure 3.3 Existing Dry Stone Wall to the South-West of Nether Mill House



3.15 Beyond the areas of garden land, the existing agricultural buildings of Nether Mill Farm are located close to the dwelling's boundary, including a number of large scale agricultural buildings.

Figure 3.4 Nether Mill House - Adjacent Agricultural Buildings



3.16 As visible in Figure 3.4, the dwelling's setting is also affected by more modern development, including the recently developed Penistone Grammar School which is visible on the high land to the north. This building comprises a

negative feature which is not contextual in terms of scale, design or building materials, and therefore detracts from the setting of Nether Mill House

3.17 Overall, the grade II listed building is of architectural and historic signifance as a farm building dating to the 17th century with later, including eighteenth century, alterations and additions. It is of medium significance.

Nether Mill Cottage / Nether Mill Farmhouse

3.18 Nether Mill Cottage and Nether Mill Farmhouse comprise two houses from the early 18th Century, with 19th Century alterations and additions. The houses are constructed from thinly-coursed rubble, and are rendered at the rear. The buildings are two storeys and have stone slate roofs and also feature quoined surrounds, chamfered windows and deep lintels. The right bay is a later addition from the 19th Century.

Figure 3.5 Nether Mill Collage / Farmhouse (with Nether Mill Barn in the foreground)



3.19 As with Nether Mill Barn, the building's immediate setting comprises the surrounding listed and agricultural buildings, and associated hardstanding, with agricultural fields beyond.

3.20 The significance of the building is both architectural and historic as an example of a vernacular farm building that has evolved since its early eighteenth century origins. It is of medium significance.

Nether Mill Barn

3.21 Nether Mill Barn was constructed in the sixteenth century, and is constructed from coursed-squared rubble with a stone slate roof.

3.22 The building is characterised by five internal bays and two Victorian outshuts and a graduated stone slate gabled roof. Buttresses form a later addition to the building. A chimney has been added to the building (probably in the 19th Century) as well as mullion windows. Stable doors are present on the northeast gable, alongside a former cart entrance within a quoined arch.

Figure 3.6 Nether Mill Barn



3.23 The barn's immediate setting is also characterised by the other farm building's and associated hardstanding.

3.24 Barnsley Road (the A628) is a negative feature within its setting.

3.25 The barn is of historic significance as an example of a post-medieval barn that has been adapted over the centuries. It is of medium significance.

Non-Designated Heritage Assets

Nether Mill

3.26 Nether Mill is a corn mill building dating to 1851-93. As detailed on the historic maps, the mill was once part of a slightly larger complex along with other mill buildings. Nether Mill is not listed, and is not identified on any Local List. However, given its date, it should be considered a non-designated heritage asset.

3.27 The mill is a simple vernacular building compromising a two storey building built of course sandstone under a slate gabled roof. The front elevation comprises a wagon door, a simple timber door and a number of window openings. The ground floor windows still retain their frames, whilst the upper

floor windows are either blocked in or open to the elements. It has a single storey outbuilding attached to its eastern gable.

Figure 3.7 Nether Mill



3.28 The rear of the building is plain with the exception of window openings that have primarily lost their window frames. There are a number of redundant outbuildings (which are of no heritage significance) attached/within the vicinity of its rear elevation.

Figure 3.8 Rear of Nether Mill



3.29 Internally the building is divided into two rooms, comprising a store room and an *in-situ* corn dryer with a brick vaulted ceiling and fire brick arches. A central square oven remains within the building.

3.30 The first floor was originally accessed via the external loading doors, which is now accessed via a ladder. The floor is divided into three rooms which would have accommodated segregated grain as it dried before being dropped through the chute and bagged up for distribution.

3.31 The north east end of the building has a 20th Century single storey office, built post 1930 with a gabled roof. This addition is of no heritage significance and is now occupied as a dwellinghouse.

Figure 3.9 Adjacent Single Storey Cottage



3.32 The mill is now isolated from the other heritage buildings present on the site (including Nether Mill House, Nether Mill Barn and Nether Mill Cottage/Nether Mill Farmhouse) by virtue of the agricultural barns, and its setting has therefore been undermined. The mill is vacant and in a poor state of repair, and continues to deteriorate by virtue of being open to the elements. Its wider surroundings comprise open land and large scale agricultural buildings, as well as Barnsley Road, which further detracts from its setting.

Figure 3.10 Nether Mill - Surrounding Context



4.0 Development Proposals

4.1 This application seeks planning permission and listed building consent for demolition of all existing agricultural buildings on the site, including the unlisted corn mill and adjoining 1930s extension, as well as the rear 1970s annex of Nether Mill House, in order to facilitate the development of 11 four and five bedroomed, two storey homes.

4.2 The proposed layout of the dwellings makes use of the existing area of development and hardstanding, as well as the existing access points, and is wholly located within an area designated as a Housing Policy Area within Barnsley's adopted Local Plan. Two of the dwellings (Plots 10 and 11) are proposed to be developed within the curtilage of the grade II listed Nether Mill House.

4.3 In order to provide sufficient privacy and amenity space for Plot 11, and Nether Mill House itself, it is proposed to remove the later, poor quality 'block built annex' to this dwelling. This comprises circa 35% of the building's total volume. Following demolition, the building's elevation will be reinstated, and works undertaken to restore this area to garden land, as detailed on the application drawings. This will represent a heritage benefit to the building.

4.4 The principle of development within the curtilage of Nether Mill House, and removal of its rear annex, was effectively established by the previous planning application (2013/0597) which, although not formally issued, was approved at planning committee subject to the signing of a S106 agreement. This application also proposed the development of two new dwellings within a very similar location to that currently proposed, alongside removal of the later annex. The application also proposed development of a new access road and garage to the front of Nether Mill House, and the sub-division of Grade II listed buildings. This previous application therefore proposed more intervention to the listed buildings overall.

4.5 The existing stone wall which bisects the garden to the west will become a new boundary wall between Nether Mill House and Plot 11, necessitating closure of this opening as indicated on the application drawings. It is understood that this archway was a later addition to the wall, built in 2000, and is not an original heritage feature.

4.6 The undesignated Nether Mill and the adjoining 1930s extension will be demolished in order to facilitate the proposed site layout. In doing so, ground levels will be raised in order to mitigate the flood risk associated with this part of the site (which is currently located within Flood Zone 2).

4.7 The new dwellings will be constructed in high quality materials, including high quality artificial stone with artificial slate roofs, cream UPVC windows, and black composite doors, garage doors and rainwater goods. Garden walls will comprise existing stone walls and additional reclaimed stone, with granite

stone drives and paths. The existing stone walls which run along the front of the site will be made good where necessary and retained.

4.8 Mature landscaping, particularly at the site's frontage with Barnsley Road where this contributes to the site's character, has been retained alongside a comprehensive landscaping scheme and additional planting associated with the new dwellings.

4.9 Further information on the development proposals and proposed materials are provided on the accompanying plans and Design and Access Statement.

4.10 Pre-application discussions have been held in respect of the principle of development, including proposed development within the curtilage of Nether Mill House and its later annex, and Nether Mill. Overall, Officers were supportive of the proposed site layout, which was considered to respect the setting of the listed Nether Mill House, as well as the principle of demolition of Nether Mill, subject to consideration of the impacts arising as a result of the development proposals on designated and non-designated heritage assets to be documented within a Heritage Assessment.

4.11 The impacts of the proposals on the appearance, character and setting of Nether Mill House, and adjacent listed assets, as well as the impact of the loss of Nether Mill, are considered in further detail below.

5.0 Assessment of Impact on Heritage Assets

5.1 The impact of the development proposals on heritage assets is assessed below.

Designated Assets

Nether Mill House (Grade II Listed) – Demolition of Rear Annex

5.2 Removal of the rear annex of Nether Mill House and the sensitive reinstatement of its rear elevation to facilitate the development of Plot 11 will enhance the significance of the listed building. The annex comprises a much later and unsympathetic addition which is of poor design and 'block' construction, and is therefore of no heritage significance.

5.3 Following removal of the annex, the external wall of the listed building will be restored in line with the building's original layout, and in materials which match existing, providing for sympathetic restoration of the external wall. Land to the rear of the dwelling will be reinstated as garden land, providing a gravelled area within the existing low stone retaining walls.

5.4 Removal of the annex and restoring the building closer to its original layout will assist in better revealing the asset's heritage significance, resulting in an improvement to its conservation.

5.5 Such an approach was effectively established by application 2013/0597 when planning officers and members of the planning committee agreed in principle to its demolition to facilitate redevelopment of the site for residential use.

Nether Mill House – Curtilage Development

5.6 The layout, orientation and design of the proposed curtilage development (Plots 10 and 11) have been carefully considered in order to minimise impact on the character and appearance of Nether Mill House, as well as its setting.

5.7 The plots are orientated such that the dwellings are separated from the listed building by their gardens, and will not be viewed as part of the dwelling's main elevation (which remains screened by virtue of existing landscaping and stone walls), or the open aspects to the front and rear of the dwelling.

5.8 The plots make use of, and do not breach, the stone walls which immediately surround the listed building. Retention of the dry stone wall which bisects the garden to the west of the site, and its use as a boundary treatment for Plot 11, helps to preserve the character of the listed building and provide a strong edge to the building's redefined curtilage.

5.9 The existing stone wall which dissects the garden to the west will be closed to facilitate its use as a boundary wall. This archway was a later addition to the wall and is not an original heritage feature.

5.10 All of the new build dwellings, including Plots 10 and 11, are proposed as a traditional design, constructed using sympathetic building materials including high quality artificial stone and slate roof tiles alongside black rainwater goods and stone block paving paths which will complement the appearance and character of Nether Mill House.

5.11 The retention of existing vegetation to the front of the site, in particular the cluster of trees to the east of the existing access road, helps to screen the development of Plot 11 and assimilate it into the character of the listed building and its garden. Retention of the dry stone wall to the front of the will site also help to tie in the new development to the character and appearance of the heritage assets to the east of the site.

5.12 Whilst the proposed curtilage development will therefore cause some harm to the setting of Nether Mill House, such harm is 'less than substantial', and more than outweighed by the benefits of the proposal. This includes the heritage benefits associated with removal of the later extension, as well as the benefits of bringing the site back into practical use to meet identified housing needs within a sustainable location. This was the view taken by BMBC during pre-application discussions, and was effectively established by application 2013/0597 which approved the development of two dwellings of a similar scale and location to that proposed.

5.13 The remainder of the application site lies beyond proposed Plots 10 and 11 which provides substantial screening of Nether Mill House and its grounds from the wider application site. Furthermore, the application site is already characterised by large scale agricultural buildings. The redevelopment of the large-scale agricultural buildings with nine new houses does not detract from the setting of Nether Mill House. The houses will be of complementary design.

5.14 Given the location of the other heritage assets on the far side of Nether Mill House, the proposed development will have a marginal effect on the setting of Nether Mill Barn and Nether Mill Farmhouse/Nether Mill Cottage.

Non-Designated Assets

5.15 As set out above, Nether Mill is considered to be a non-designated heritage asset, which is proposed to be demolished to facilitate comprehensive redevelopment of the site for residential use. Paragraph 135 of the NPPF is clear that the effect of an application on the significance of non-designated assets should be taken into account, and that a balanced judgement should be taken with regard to the scale of harm or loss and the significance of the heritage asset. Consideration has therefore been given to the significance of this building in light of its total demolition. Consideration should also be given to the benefits that redevelopment of the site for residential development will bring.

5.16 Firstly, whilst the building is acknowledged as having some local heritage interest, Nether Mill is not listed and is not formally identified on any local list. As such the heritage significance of the building is limited. In accordance with the Design Manual for Roads and Bridges (see **Appendix 3**), which is recognised as providing robust significance criteria for the assessment of heritage assets. A non –designated heritage asset such as this would be considered to be of low significance. The scheme would result in the demolition of this building (total loss), however, its status means this loss is of low significance. It would not be viable or practical to retain the building as part of the development for the reasons set out below:

1 The practicalities of achieving the best site layout – Retention of the mill building would undermine the effectiveness and efficiency of the proposed site layout, resulting in a missed opportunity to maximise the efficient use of brownfield land in a sustainable location in line with planning policy aims

2 Achievement of a sequential approach to site layout – As set out in further detail within the accompanying Planning Statement and Flood Risk Assessment, Nether Mill and the adjoining single storey extension are both located within the lowest part of the site at the point of the existing site entrance, and fall entirely within Flood Zone 2. Demolition of Nether Mill will allow for ground levels to be modified such that this area will no longer be susceptible to flooding. Retention and refurbishment of Nether Mill would not enable such issues to be addressed, resulting in a missed opportunity improve the site in flood risk terms

3 The cost of refurbishing the building – Such costs would be prohibitive to the development, particularly when taking account of the flood proofing measures which would be necessary to incorporate, and which could potentially undermine the ability to sell this property given the associated difficulties securing a mortgage and insurance for a dwelling within flood Zone 2. Retention of the mill building is therefore likely to undermine the overall viability and deliverability of the development, which is finely balanced in this case

4 Loss of heritage features – Renovation of the mill building to residential accommodation would necessitate removal of the majority of those internal features which provide the building's heritage significance in order to create practical living space, reducing the value of the building's retention in heritage terms

5.17 The loss of the building, and its limited and localised heritage significance, needs to be considered against the significant wider benefits associated with the site's comprehensive redevelopment, including:

1 Maximising the site's development potential as a brownfield site in a sustainable location in line with planning policy aims

2 The opportunity to meet housing needs within a sustainable location and identified growth area, including the delivery of 11 new and much needed family homes. The delivery of housing needs is afforded additional

weight in this case on the basis of Barnsley's current lack of a five year housing land supply

3 The site's contribution to an acknowledged need for additional executive housing, particularly in sustainable locations

4 The regeneration and significant improvement of a key gateway location at the entrance to Penistone, and

5 The heritage gains to Nether Mill House from the removal of the large-scale 1970s annex and the sensitive reinstatement of its rear façade

5.18 The adjoining 1930s extension to Nether Mill is not considered to be a heritage asset warranting further consideration.

5.19 Overall, removal of Nether Mill is proportionate to the building's limited contribution and significance in heritage terms.. Its loss is outweighed by securing the optimum use of the Nether Mill Farm site, and the benefits that this brings in terms of the maximising the redevelopment potential of a brownfield site; the contribution to much needed new homes in an identified growth area and in the absence of a five year housing land supply; the limited potential for conservation of heritage features; and addressing matters of flood risk.

6.0 Conclusions

6.1 This Heritage Statement accompanies an application for planning permission and listed building consent for the development of 11 new dwellings to the north of the A628: Barnsley Road in Penistone.

6.2 The application site is immediately adjacent to a cluster of three Grade II listed buildings (Nether Mill House; Nether Mill Farmhouse/Nether Mill Cottage; and Nether Mill Barn). The site also contains an unlisted mill building (Nether Mill) which is considered as a non-designated heritage asset.

6.3 The application proposes the development of two new dwellings within the curtilage of Nether Mill House, alongside demolition of a 1970s addition to this building in the form of a block built rear annex. The application also proposes demolition of the non-designated Nether Mill.

6.4 An earlier application for planning and listed building consent (application reference 2013/0597) proposed the development of two dwellings within the curtilage of Nether Mill House and removal of the later annex, alongside additional intervention in the other listed buildings. This application was approved at planning committee subject to the signing of a Section 106 agreement.

6.5 The proposed curtilage development will cause ‘less than substantial harm’ to the setting of Nether Mill House. Such harm is more than outweighed by the heritage benefits associated with removal of the later extension, as well as the benefits of bringing the site back into practical use to meet identified housing needs within a sustainable location.

6.6 There will be no adverse impacts upon the settings of the other listed buildings (Nether Mill Barn and Nether Mill Farmhouse/Nether Mill Cottage) due to the separation of the application site from these buildings

6.7 Nether Mill is unlisted and does not appear on any local list, although it is of local heritage interest. The property is currently vacant and in a poor state of repair. Removal of this building is proportionate to the building’s low significance.

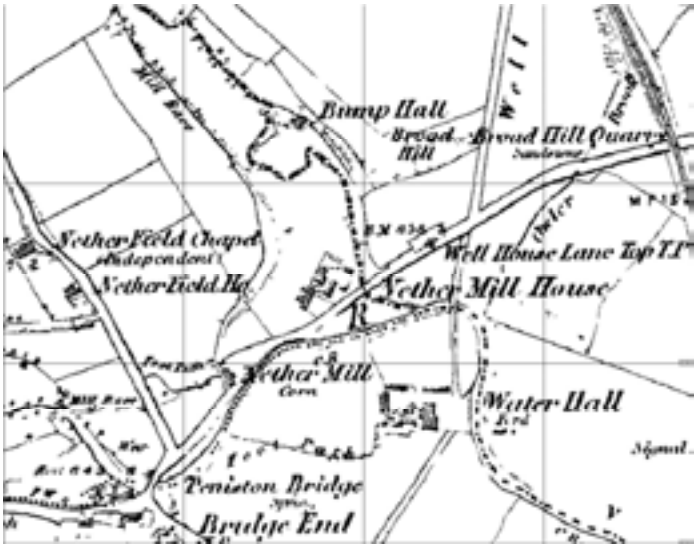
6.8 The loss of this non-designated heritage asset is outweighed by securing the optimum use of the Nether Mill Farm site, and the benefits that this brings in terms of the maximising the redevelopment potential of a brownfield site; the contribution to much needed executive housing in an identified growth area and in the absence of a five year housing land supply; the limited potential for conservation of heritage features; and addressing matters of flood risk.

6.9 The proposals are therefore in accordance with the requirements of local planning policy and the NPPF.

Appendix 1 Historic OS Maps

Historic Maps

1851



1893



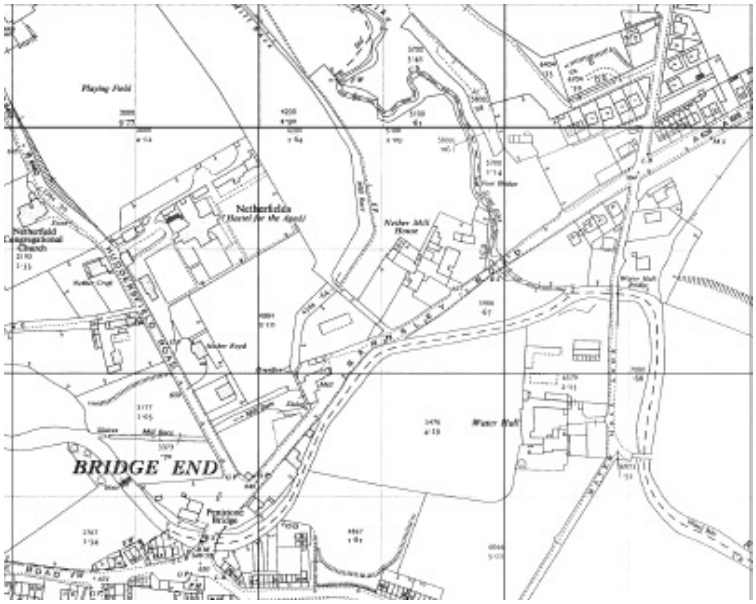
1906


Broad Hill
Penistone Grammar School
Broad Hill House
Penistone Union Workhouse
Nether Mill House
Bridge End
Water Hall

1931


Broad Hill
Penistone Grammar School
Broad Hill House
Poor Law Institution
Cricket Ground
Broad
Nether Mill House
Water Hall

1960


Playing Field
Netherfields
Water Hall
BRIDGE END

1985


BRIDGE END

Appendix 2 List Entries

1 Nether Mill House – List Entry Number 1151027, first listed 23rd June 1965;

2 Nether Mill Cottage/Nether Mill Farmhouse – List Entry Number 1151028, first listed 23rd June 1965 (amended 27th April 1988); and

3 Nether Mill Barn – List Entry Number 1315071, first listed 23rd June 1965.

List Entry Summary

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

Name: NETHER MILL HOUSE

List Entry Number: 1151027

Location

NETHER MILL HOUSE, BARNSLEY ROAD

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

County:
District: Barnsley
District Type: Metropolitan Authority
Parish: Penistone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 23-Jun-1965

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 334030

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

3/5 PENISTONE BARNSLEY 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

Selected Sources

Legacy Record - This information may be included in the List Entry Details

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Map

National Grid Reference: SE 24526 03876

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1151027.pdf - Please be aware that it may take a few minutes for the download to complete.



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This copy shows the entry on 28-Jan-2015 at 10:47:08.

List Entry Summary

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

Name: NETHER MILL COTTAGE NETHER MILL FARMHOUSE

List Entry Number: 1151028

Location

NETHER MILL COTTAGE, BARNSLEY ROAD
NETHER MILL FARMHOUSE, BARNSLEY ROAD

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

County:
District: Barnsley
District Type: Metropolitan Authority
Parish: Penistone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 23-Jun-1965

Date of most recent amendment: 27-Apr-1988

Legacy System Information

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

Legacy System: LBS

UID: 334032

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

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

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. Dripmould 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 flour 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

Selected Sources

Legacy Record - This information may be included in the List Entry Details

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Map

National Grid Reference: SE 24541 03905

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List Entry Summary

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

Name: BARN APPROXIMATELY 10 METRES EAST OF NETHER MILL HOUSE

List Entry Number: 1315071

Location

BARN APPROXIMATELY 10 METRES EAST OF NETHER MILL HOUSE, BARNSLEY ROAD

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

County:
District: Barnsley
District Type: Metropolitan Authority
Parish: Penistone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 23-Jun-1965

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 334031

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

3/6 PENISTONE BARNSLEY ROAD SE20SW (north side) 3/6 Barn approx. 10 metres 23rd June 1965
east of Nether Mill House

GV II

Barn. Cruck frame probably C16, encased in C17 or C1S 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

Selected Sources

Legacy Record - This information may be included in the List Entry Details

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Map

National Grid Reference: SE 24553 03890

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Appendix 3 Design Manual for Roads and Bridges

6.10.4 These terms are intentionally qualitative rather than quantitative as numerical scores can give a misleading impression of precision. The assessment of buildings can usefully follow the Listed Building grades. As a guide, English and Welsh Grades I and II* (Scotland's Category A) would be 'high value', and Grade II (Scotland's Category B) buildings would be 'medium value'. Locally listed buildings (Scotland's Category C(S)) and other identified historic buildings and structures would normally be of 'low value'. The following table is a guide for evaluating the value of historic buildings:

Table 6.1: Guide for Establishing Value of Historic Buildings

Criteria for Establishing Value of Historic Buildings	
Very High	• Structures inscribed as of universal importance as World Heritage Sites. • Other buildings of recognised international importance.
High	• Scheduled Monuments with standing remains. • Grade I and Grade II* (Scotland: Category A) Listed Buildings. • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. • Conservation Areas containing very important buildings. • Undesignated structures of clear national importance.
Medium	• Grade II (Scotland: Category B) Listed Buildings. • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. • Conservation Areas containing buildings that contribute significantly to its historic character. • Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	• 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). • Historic (unlisted) buildings of modest quality in their fabric or historical association. • Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	• Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	• Buildings with some hidden (i.e. inaccessible) potential for historic significance.

6.10.5 This guide is not intended to be prescriptive, professional judgement will need to be exercised in assessing the value of historic buildings. As a further guide, in England the main factors used by the Secretary of State in deciding which buildings to include on the statutory list are as follows:

- **architectural interest**: the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration, and craftsmanship; also important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;
- **historic interest**: this includes buildings which illustrate important aspects of the nation's social, economic, cultural, or military history;
- **close historical association**: with nationally important people or events;
- **group value**: especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages).

6.10.6 Age and rarity are relevant factors, and in general (where surviving in anything like their original

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