

SITE NAME: Bank House

LOCATION: Bank House Farm, A628, Silkstone, Barnsley, S75 4FZ

NGR: **SE 29067 05414 (centred)**

SCOPE: This report is a supplementary statement to consider the heritage significance of the gable wall at Bank House. The site is a Grade II Listed building (NHLE:1193251). It should be read in conjunction with a previously submitted heritage statement in July 2021 (TJC 2021.73v1).

A programme of refurbishment and repair of the property has been approved as part of a Listed building application— planning refs: 2021/1127 & 2021/1361.

Note: Condition 5: 2021/1361 – The facing stone used in the repair of the rear wings of the listed building shall utilise salvaged stone from the existing building plus new sandstone as required that matches the historic stonework in terms of its colour, general grain size, type of face dressing, and method of coursing.

Reason: To ensure the historic significance of the listed building is conserved and enhanced in accordance with **HE1 The Historic Environment** and **HE3 Developments Affecting Historic Buildings**.

This statement has been prepared by Oliver Jessop MCIFA of **The JESSOP Consultancy**.

HISTORICAL SUMMARY:

Bank House is assumed to date to 1805 inferred from a date stone in its principal elevation facing the road and its architectural style and planform. The property has had multiple uses including – an estate building, the Angel Inn and Fox & Hounds public house, and as a residential dwelling.

DESCRIPTION OF FABRIC:

Bank House is a two-storey building built from coursed coal measures sandstone with pitched slate roof. The plan form of the building comprises a principal frontage range, facing north-west, with two projecting wings to the rear separated by a narrow gap. Chimney stacks rise from either side of the principal range, the northern one of which has been truncated but potentially originally matching the ashlar and decorative mouldings of the one to the south.

The principal north-west elevation forms the focus of architectural treatment with a well-ordered façade of three bays comprising a central pointed arched doorway with

coat of arms above, and bays either side of deeply splayed mullioned windows with tracery and decorative leaded lights. The north-west gable of this range is blind (**Figure 1**), as too was the south-east gable (**Figure 2**) prior to the insertion of door and window, in the late 20th Century.



Figure 1: North-west elevation of Bank House

The rear wings are extensions to the frontage, on to which they abut at straight joints with minimal to no tying in. The gap between the two wings falls either side of a ground floor lean-to at the rear of the frontage range with concrete tiles and brick masonry. Overall it is considered that the building has been extensively altered in the late 20th Century.



Figure 2: South-east elevation of Bank House

HERITAGE SIGNIFICANCE:

It is considered that Bank House possesses national heritage significance, deriving from

- Its **architectural interest**, which makes a high contribution to its significance, as a good quality example of an early 19th Century estate building built in the Gothic Revival style and as recognised by its Grade II designation.
- Its **historical interest**, which makes a medium contribution to its significance.
- Its **archaeological interest**, which makes a low contribution to its significance, deriving from evidence for the phased development of the structure.

IMPACT OF WORKS:

Works Affecting Historic Fabric – A scheme of repair and refurbishment has previously been approved for the building, however it further structural issues have been identified, including structural movement and the erosion of large sections of sandstone masonry. Since the repair programme has commenced further analysis of the exposed stone work (Structural Surveys July 2022), it has been recommended that

the north-west and south-east gables of the frontage range are dismantled and rebuilt, thus ensuring their long term structural stability.

Recommendations:

- Historic wall fabric should will be reused where possible and make use of new stone which compliments the existing coursing and external appearance of the building – thus ensuring that its overall historic character can be retained.
- The gable stacks should be rebuilt, with consideration to replace the north-west stack (**Figure 1**) which has been replaced in brick, with stone to match the stack on the south-east (**Figure 2**) and thus provided a degree of enhancement to the principal façade.

CONCLUSIONS:

Summary of Significance

Bank House is of **national significance** on account of its architectural and historical interest owing to its age, quality of design, and association with historic figures. This is reflected in its status as a Grade II Listed Building.

Summary of Impact

The proposed scheme of works will dismantle the two gables of the frontage range, which are suffering from severe stone erosion and structural instability. This will cause a high degree of harm to the historic fabric, although this has been significantly impact by the extent of the stone weathering that has occurred and insertion of a late 20th century door and window in the south-east gable. The loss of fabric is necessary to ensure the long term preservation of the building as a whole.

Conclusion

Overall, it is considered that the proposed works will ensure the long term preservation of Bank House, offering a degree of enhancement to the frontage range and thus preserving and enhancing the key heritage interests of the site. It is therefore considered that the scheme is in accordance with NPPF and policies HE1 and HE3 of the Barnsley Local Plan which require development affecting listed buildings to preserve and enhance their significance.

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