



**Former MRC
334 Sheffield Road
Birdwell
Barnsley
S70 5TU**

Heritage Statement

April 2021

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Heritage Statement

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Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

Executive summary

We are instructed by to prepare a Heritage Statement in relation to a proposed development at the rear of the former Mine Rescue Centre (MRC) building in Sheffield Road, Birdwell.

This desk-based study assesses the possible impacts of the proposed scheme on built heritage assets on and adjacent the site and within its surroundings.

Built heritage asset relating to the site comprise:

- *The former MRC - listed building Grade II - a designated asset of high significance*

The subject of the application is nominally in the setting of:

- *The Birdwell Obelisk, listed building Grade II - a designated asset of high significance.*
- *Stone Bar Farmhouse, listed building Grade II - a designated asset of high significance.*

It is considered that the setting of these assets will not be affected due to distance from the site, lack of intervisibility, no obvious causal link and the presence of intervening built and natural forms.

The site is not within a Conservation Area.

It is thought therefore that, overall, the significance of the listed building will not be affected by development in its curtilage.

The site is not within a Conservation Area.

It is considered that there will be no impact on the character, integrity or significance of other designated assets in the vicinity.

There will be change but it is concluded that, post-development, there will no harm to the significance of any historic asset attendant upon this development.

The proposal is considered to accord with national and local heritage policy and advice.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by to prepare a Heritage Statement in relation to a proposed development at Birdwell, Barnsley.
- 1.1.2 This proposal is for alterations to and use of outbuildings to the rear of No 334 Sheffield Road. These buildings are technically part of the listed entity but should be treated as curtilage listed. There are no alterations proposed to the main building.
- 1.1.3 This desk-based study assesses the impact of the proposed scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2019) and to standards specified by the Institute for Archaeologists (CIfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009).
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing. Further investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Designated assets comprise:
 - The former Mine Rescue Centre (MRC) - listed building Grade II
- 1.2.2 The subject of the application is nominally in the setting of:
 - The Birdwell Obelisk, listed building Grade II.
 - Stone Bar Farmhouse, listed building Grade II.
- 1.2.3 The site is not within a Conservation Area (CA)
- 1.2.4 There are other designated assets in the area, too distant from the site to be relevant.

1.3 Non-designated heritage assets

- 1.3.1 The LPA records Locally Listed Buildings; there are none noted in the vicinity of the site.

1.4 Aims and objectives

- 1.4.1 The aim of the assessment is to:
 - identify the presence of any built heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy;

- assess the likely impacts upon the significance of the assets arising from the change proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.

2 Site description

2.1 Context and Site

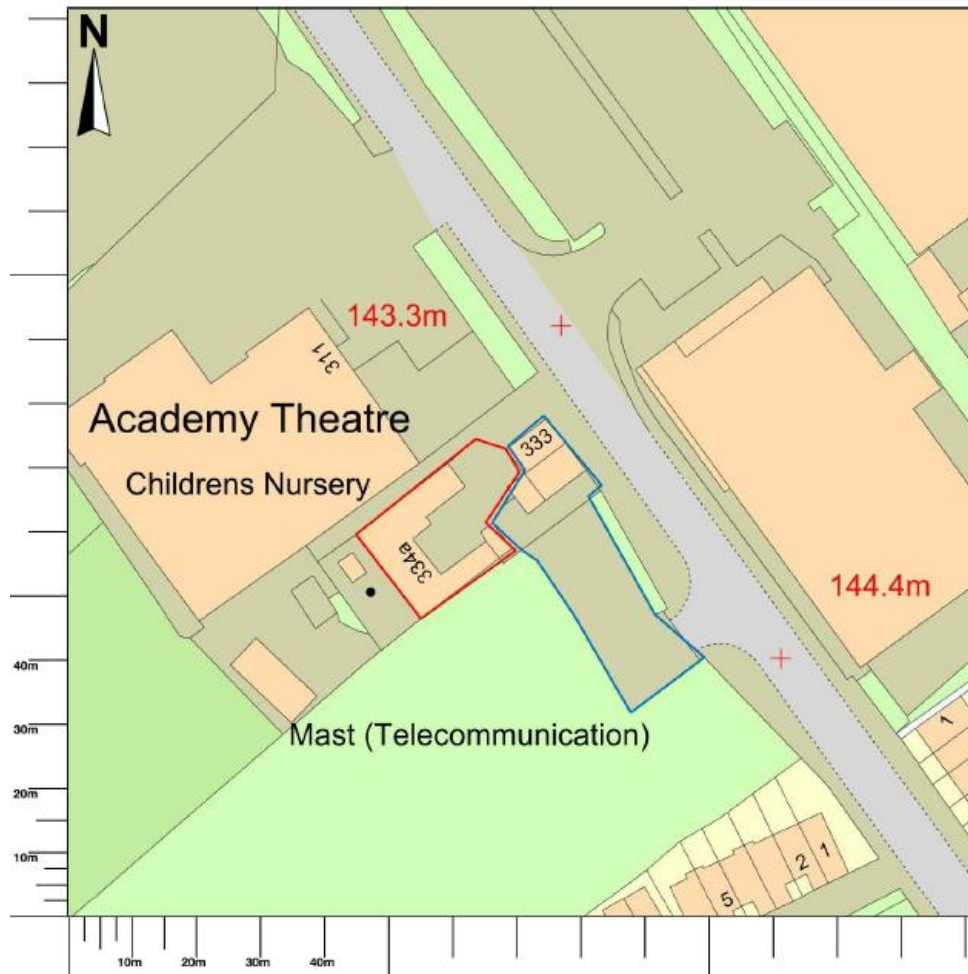


Fig 1 Site location (Not to Scale)

Supplied by Client's Agent



Fig 2 Listed and Scheduled Assets

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- 2.1.1 In summary, during the 20th century the landscape to the north and north-east of the site was gradually developed with commercial, industrial and residential buildings associated with the gradual spread of the settlement of Birdwell, and this has fundamentally changed the character of the area from rural to urban.
- 2.1.2 The MRC was located in this place for operational reasons; there was no specific causal link between it and its landscape setting.
- 2.1.3 The element of context which contributes something to significance is the enclosed courtyard which the main and curtilage buildings define.

2.2 Planning history

- 2.2.1 The site's recent planning history derived from the LPA website is as follows:

Ref:	Detail	Outcome
2016/0054	(333-334) Installation of new external door opening (Listed Building Consent)	Approved
2015/0809	Change of use of existing dwelling (C3) to beauty parlour (Sui Generis)	Approved

- 2.2.2 The C20th alterations referred to in the listing description are assumed to have taken place without formal consent. The front bay window was removed at some point, along with the fenced frontage.
- 2.2.3 A photo from 2005 appears to show some domestic occupation of the south half of the building, although this is unconfirmed. The 2015 consent seems to bear this out.
- 2.2.4 The appearance of the building in 2019 differs greatly from the original, being fully commercial in character.



Fig 3 The building in 2019 (GE)

- 2.2.5 It is understood that the yard to the rear had been in long-term use as a builders' yard and store.

2.3 Listed Building description

2.3.1 The listing description for the former MRC is as follows:

TANKERSLEY MINE RESCUE STATION

Listed Building Grade II

List Entry Number: 1376008

Date first listed: 05-Aug-1998

*Statutory Address: TANKERSLEY MINE RESCUE STATION, SHEFFIELD ROAD
TANKERSLEY SE 30 SW SHEFFIELD ROAD (East Side)*

1800/1/10005 Tankersley Mine Rescue Station II

Mines rescue station. 1902 with minor late C20 alterations. Built for the West Yorkshire Coal Mine Owners Association. Red brick with ashlar dressings and slate hipped roof and single brick stack. 2 storey. Street front has doorway to left with panel door, overlight and ashlar lintel. To right 3-light cross casement window and beyond modern casement window replacing former square bay window. Above two 3-light cross casement windows, that to left in half-timbered gable above, to right 2 small casement windows in rendered section, originally half-timbered. To rear courtyard with single and 2 storey outbuildings around 3 sides of the yard, for the storage of mines rescue equipment and transport. This building was the first purpose-built Coal Mines Rescue Station to be built in England and it is listed for its important historical associations with the Coal Mining Industry.



Fig 4 View from the south-east (Stock 1902)

2.3.2 The Colliery Guardian Annual Review (1975) noted that:

'The first rescue station in the country was established at Tankersley in Yorkshire in 1902 and served a number of local collieries. Trained men wearing breathing apparatus successfully extinguished a serious fire at Wharnccliffe Silkstone Colliery in 1904, following which a paper was presented to the Midland Institute of Mining Engineers with a view to fostering interest in rescue work.'

2.3.3 Undated information from The National Coal Mining Museum for England informs that 'In 1911 a Coal Mines Act was passed that made it compulsory for mine owners to provide teams of trained rescue men, equipped with rescue apparatus. Although a Royal Commission of 1886 had recommended the creation of rescue stations, they did not become compulsory until 1911. Before this there were no formal rescue teams at the pits. Once a successful type of breathing equipment had been developed, following the Act, the number of rescue stations and teams increased rapidly. If a mine employed more than 100 men it could not be more than ten miles from a rescue station. This distance was increased as vehicles and communications improved. When mines were taken into public ownership, at Nationalisation in 1947, there were great variations in rescue provision. Emergency procedures were standardised and the Mines Rescue Service grew into an effective branch of the mining industry. In 1957 there were two rescue systems working in parallel. One system involved a rescue

station with permanent trained rescue workers on site, and the other depended solely on trained voluntary rescue workers at the collieries.'

2.3.4 As noted, this building housed the first rescue service which became the model for later ones.

3 Significance

3.1 Archaeology

3.1.1 The site is not in an area of archaeological interest.

3.2 Statement of significance

3.2.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English Heritage/Historic England - 2008/2015):

- Evidential value
- Aesthetic value
- Historical value
- Communal value

3.2.2 This is refined by National Planning Policy Guidance (PPG), last updated in in 2020.

3.2.3 The former MRC listed building Grade II – as a baseline is a designated asset of high significance.

3.2.4 Its significance is derived mostly from its historic and community associations. The building is fairly unprepossessing as a piece of architecture; its materiality is local but commonplace and its form is functional rather than aesthetic. There is no causal link to the actual location other than being broadly central and equidistant from the collieries it was set up to service. It is not complete and its use is long defunct.

3.2.5 The building is much altered, in the later C20th and into the C21st. The later uses have impacted on the integrity of the group and there is little connection with its past utility.

3.2.6 The MRC is important not because of its appearance but because the Mine Rescue service housed in it was effectively the model for all such services that came after. It is important and significant solely for its history now.

3.2.7 The site is nominally in the setting of:

- The Birdwell Obelisk, listed building Grade II - a designated asset of high significance.
- Stone Bar Farmhouse, listed building Grade II - a designated asset of high significance.

3.2.8 Not all elements of a group or building will be as important as others. In this case, the courtyard buildings, albeit mentioned in the listing, are of little significance independent of the main building but do form part of the setting of the main asset.

4 Impact of Proposed Development

4.1 Proposed Scheme

- 4.1.1 The proposal is set out in the application pack; it envisages the retention of the form of the courtyard group with alterations to fenestration and upgrading to contemporary standards to facilitate economic reuse.

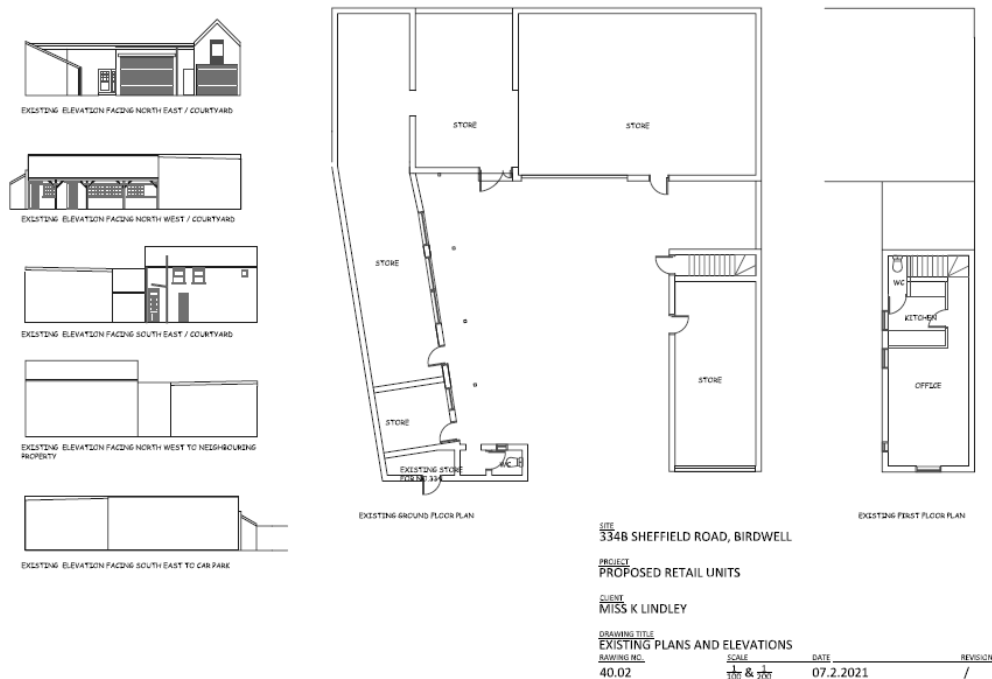


Fig 5 Existing Plans and elevations (2021) Not to Scale

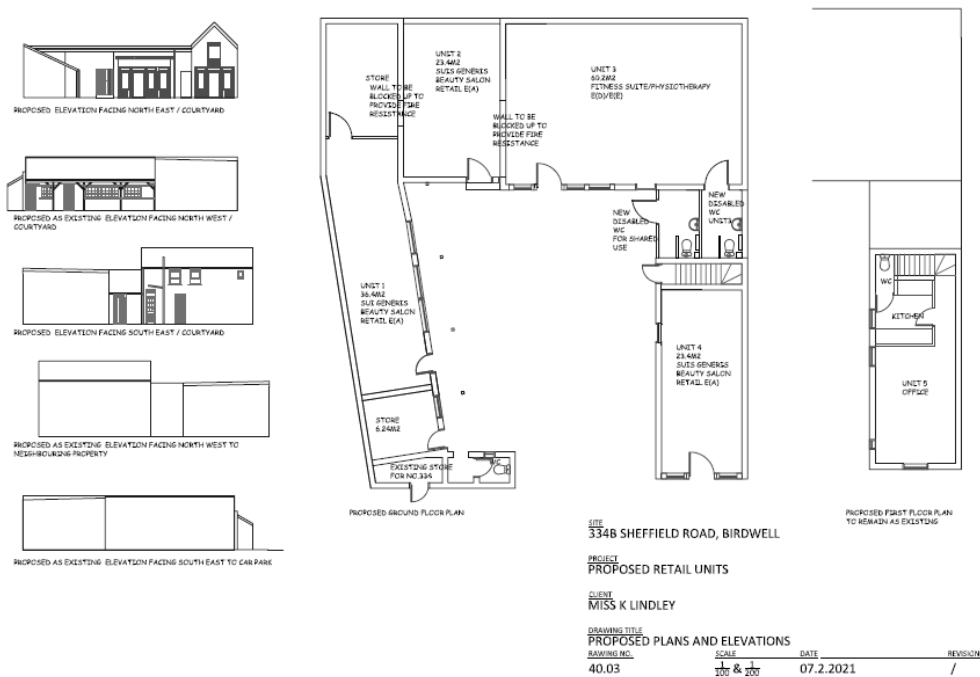


Fig 6 Proposed Plans (2021) Not to Scale

- 4.1.2 The proposed uses are similar to those of the main building and in combination with appropriate changes to the fabric amount sustaining the main and curtilage buildings in if not 'optimum economic use' then a situation that will ensure the longevity of this asset. This is considered to amount to a public benefit.

4.1.3 It is concluded that there will be no harm to the significance of any heritage asset.

4.2 Other designated assets - setting

4.2.1 With careful attention to detail, the proposed development will have no material impact on the setting of other assets.

4.3 Other designated assets

4.3.1 Nearby listed buildings will not be directly or physically affected by the development.

5 Policy

5.1 Local Policy

- 5.1.1 The Barnsley MBC Local Plan (2019) Policy HE1 *The Historic Environment* states “We 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. 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 (or an archaeological site of national importance such as a Scheduled Ancient Monument) 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. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit”.
- 5.1.2 Policy HE2 *Heritage Statements and general application procedures* states that “Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal. For sites with significant archaeological potential, a desk-based assessment may be required in line with the provisions of Policy HE6. Applications made in outline form will not be accepted for proposals which will affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required”.

5.2 NPPF 2019

- 5.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice has been updated in 2019. NPPF Section 16: Conserving and enhancing the historic environment, is most relevant to this case.
- 5.2.2 One of the twelve core planning principles of the NPPF is that planning should: *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*
- 5.2.3 Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment. Paragraph 189 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.2.4 With regard to determining such planning applications, Paragraph 192 provides that local planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

- 5.2.5 Paragraph 193 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a Proposed Scheme on the significance of a designated asset.
- 5.2.6 Paragraph 200 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

5.3 National Guidance

National Planning Policy Guidance 2019

- 5.3.1 Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England (2017)

- 5.3.2 The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.3.3 The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset.
- 5.3.4 When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; wider effects of the development; and permanence are highlighted.
- 5.3.5 The guidance highlights a series of other considerations that are relevant to consideration of the proposed development including 'change over time', 'cumulative change', 'access and setting', 'designed settings', 'setting and urban design' and 'setting and economic viability'

Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision-Taking in the Historic Environment

- 5.3.6 GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

6 Conclusions and Recommendations

6.1 Commentary on Policy

- 6.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority in determining applications for development affecting listed buildings and to have special regard to the desirability of preserving the special interest and setting of a listed building (S.66). In this context 'preserve' is taken to mean 'to do no harm'.
- 6.1.2 This Statement has considered the heritage assets affected and the contribution that setting makes to their significance. It is concluded that overall, the proposed development will result in change but overall there will be no harm and significance will be sustained.
- 6.1.3 The Proposed Development would sustain, and thereby conserve, the significance of the identified assets. Accordingly, the Proposed Development meets the objectives of paragraphs 192, 193 and 200 of the NPPF.
- 6.1.4 The requirement of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if Barnsley MBC grants consent.
- 6.1.5 Local heritage policy is consistent and compliant with the NPPF and PPG.
- 6.1.6 The proposal is therefore considered to accord with The Act, national and local heritage policy and advice.

6.2 Conclusions

- 6.2.1 The proposal comprises relatively minor changes to an approved scheme.
- 6.2.2 It is concluded that the proposal will have no material impact on the heritage asset, its setting or significance and therefore cause no harm.
- 6.2.3 It is not thought therefore that, overall, the significance of any asset will be affected by development in the setting of the group.
- 6.2.4 It is considered that there will be no impact on the character, integrity or significance of other designated assets in the vicinity.
- 6.2.5 The proposal is therefore considered to accord with national and local heritage policy and advice.

6.3 Recommendation

- 6.3.1 No further heritage assessment is required.

7 Planning framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice has been updated as recently as 2019. NPPF Section 16: Conserving and enhancing the historic environment, is most relevant to this case.
- 7.2.2 However it remains that one of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' It recognises that heritage assets are an irreplaceable resource, and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account. The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community.

8 Determining significance

8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

8.1.2 Table 1 gives examples of the significance of designated and non-designated heritage assets.

Table 1: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain