



HORNCROFT

HERITAGE STATEMENT

Design Access Statement Prepared By:
CODA Bespoke
70-71 Cornish Place
Cornish Street
Sheffield

Introduction

This Heritage Statement ('the Statement') has been prepared on behalf of our client, Mr England, to assist Barnsley Metropolitan Borough Council ('the LPA'), in the consideration of a householder planning application for the Erection of a detached summerhouse ('the proposed development') on the site of 1 Horncroft, Cawthorne, Barnsley ('the Site').

This Statement is required to support the application and it is acknowledged that the buildinging location lies just outside of the Cawthorne Conservation Area. Barnsley Metropolitan Borough Council has also requested that the impact on the Grade II Listed Building – Golden Cross Cottage – be assessed.

This Statement is provided in line with guidance contained within the National Planning Policy Framework (NPPF) and the adopted Development Plan and should be read in association with all other documentation and plans submitted as part of this application.

Site Description

The Site is located to the north of Horncroft, Cawthorne and the proposed building is located just outside of the northern extremity of the Cawthorne Conservation Area.

To the immediate north is the curtilage to the building, and beyond which is open countryside. To the east, west and south is existing residential development all within the conservation area.

To the immediate south of the site is the adopted highway (Horncroft) and the detached garages to Golden Cross Cottage.

To the east are other residential properties on Horncroft, all set within substantial residential curtilages.

The buildings fronting onto Darton Road and Cliffe Hill are also set within substantial curtilages which abut the application site. These are predominantly two storey brick or stone construction.

With reference to heritage assets, the site is partially located within the Cawthorne Conservation Area although proposed building is just outside of it. The Conservation Area covers a substantial part of the village of Cawthorne. Immediately to the south is the Grade II Listed building – Golden Cross Cottage.

The site is currently being developed in accordance with the permission Granted "2019/0692 - N Demolition of existing property and erection of detached dwelling" which see the existing bungalow demolished and replaced with a two-storey dwelling.

Heritage Assets

The NPPF defines a 'heritage asset' as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

They can include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.

Designated Heritage Assets

Listed Buildings, Parks and Gardens

There are no registered parks or gardens within the vicinity of the Site.

The Grade II Listed Golden Cross Cottage is located 13m south of the Site (from site boundary). The new building will abut the existing curtilage boundary of Golden Cross Cottage. Within the curtilage of the listed building this boundary is comprised of a single storey double garage, two-metre-high stone wall and double width driveway. The curtilage of Golden Cross Cottage is further delineated by an additional 2-metre-high stone wall forming the boundary with the garages and the adopted highway. There is extensive vegetation in the rear garden area of the building.

There is an existing visual relationship between the Site and the listed building.

There are 36 further Listed Buildings located in the Cawthorne Conservation Area, however the majority of these are all located substantially further away from the Site, with most of the buildings being within the vicinity of All Saints' Church, approximately 200m directly south of the Site.

Therefore, as no other Listed Buildings can be seen from the Site no further assessment of impact on these is needed.

Conservation Areas

The Site is on the northern extremity of the Cawthorne Conservation Area. The conservation area has recently been considered in the Draft Cawthorne Conservation Area Appraisal and Management Plan [Woodhall Planning for Cawthorne Parish Council (April 2019)]. Although not adopted this provides an up to date "position statement".

The addition of a summer house at the rear of 1 Horncroft will have no negative impact on the conservation area as it will be unseen from public as it is not only at the rear of the property, but also set considerably lower due to the steep topography of the site. It should be noted that the proposed building lies outside of the conservation area.

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within the vicinity of the Site.

Policy Context

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. The Act States at Section 66(1);

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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" (s66(1))'

In addition, as the Site is adjoined to a conservation area, Conservation Area Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF

The revised NPPF was published in July 2018 and sets out the Government's proposed economic, environmental and social planning policies for England.

Conserving and enhancing the historic environment

Paragraph 189 of Section 16 of the NPPF sets out that:

'In determining applications, local planning authorities should require an applicant to 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 190 notes that Local Authorities should identify and assess the significance of any heritage assets that might be affected by a proposal. This significance should be considered in managing any impact of the proposal. Paragraph 196 goes on to state 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'.

The Development Plan

The relevant Development Plan for the site is currently formed of the Barnsley Local Plan (adopted January 2019 and the Barnsley, Doncaster and Rotherham Joint Waste Plan Development Plan Document (adopted March 2012). The latter has no relevance to the determination of this application.

Local Plan

Policy HE1 – The Historic Environment: Barnsley Council 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.

Policy HE2 – Heritage Statements and general application procedures: 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.

Policy HE3 – Developments affecting Historic Buildings: 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 addition, the Council has adopted Supplementary Planning Document (SPD) – "Heritage Impact Assessment" (May 2019).

Other Material Considerations

Historic England: Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2015)

Conservation Principles provides a comprehensive and adopted basis for completing an assessment on heritage significance and value of a heritage asset. Conservation Principles are grouped into four categories: evidential, historical, aesthetic or communal value. The aim of this document (paragraph 18) is to:

'Set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.'

According to the document, the value of a place/asset should be assessed according to these four values. These are not discrete, self-contained concepts but overlap and interact to some extent.

The Setting of Heritage Assets Historic Environment: Good Practice Advice in Planning: 3 (2017)

This document includes a method for establishing the extent of setting, assessing the contribution setting makes to the significance of a heritage asset and how to determine the effects of a proposal upon setting, and by extension, the significance of a heritage asset. This document notes that all assets have a setting, however it goes on to note that setting can be positive, negative or neutral, and notes that many settings have changed over time.

Assessment of Significance

Cawthorne Conservation Area

Cawthorne Conservation Area is made up predominantly of existing residential properties with other commercial properties and service / community buildings. The Conservation Area contains 37 listed buildings. (Refer to Appendix 1.)

The Conservation Area is considered to hold significance due to its history and architecture.

The main and pertinent characteristics identified in this appraisal (page 3) are:

- "The rural settlement with development lining the main historic routes, and historic footpaths linking different parts;
- The topography, with Hill Top, Church Street and Darton Road on higher ground;
- The majority of buildings in residential use but with a number of converted barns, two churches, community rooms, a school, a former smithy, a pub, shops, and many former agricultural and domestic outbuildings;
- The landmark of the Church of All Saints, viewed from within and outside the conservation area;
- The use of local sandstone in walling and roofs, with squared rubble in thin courses and squared stone laid in deeper courses. Quoins are also a dominant feature;
- Dry stone and mortared stone boundary walls with stacked, upright stones laid on edge or half round stone coping;
- Buildings are primarily of 2 storeys with pitched roofs. Buildings tend to be of robust, simple, vernacular form with architectural decoration limited to simple door and window lintels and surrounds. Higher status and nineteenth century buildings show greater architectural decoration;
- A few historic red brick buildings which stand in contrast to the predominant local stone."

The Site constitutes part of the wider Conservation Area, but is somewhat peripheral to the wider Conservation area, given its location at its northern extremity, and the focus of other heritage

assets in the area. There is a heavily limited visual relationship between the application development and the conservation area, and the setting of the Conservation Area is unaffected by the development.

Listed Buildings, Parks and Gardens

As discussed previously, there are no registered parks or gardens within the vicinity of the Site.

The Grade II Listed Golden Cross Cottage is currently a private residence. The English Heritage listing is provided at Appendix 2.

The exact listing states:

"CAWTHORNE DARTON ROAD (north side) No 1 (Golden Cross Cottage)

GV II House. Dated 1735 with later or rebuilt additions to right. Coursed squared stone with quoins. Stone slate roof. Two storeys. Symmetrical three bay facade. Central doorway with quoined surround and raised keystone inscribed "Joseph/Field/1735". Three-light windows to left and right, both floors, all with mullions removed and C20 glazing bars. Single-storey addition to left and lower addition to right not of special interest. Continuous outshut to rear."

This Listed Building is considered to hold significance primarily due to its architectural character.

Assessment of the Development Proposal

Impacts on designated heritage assets may be assessed as direct or indirect. In terms of indirect impacts, this is largely related to visual impacts of the proposed development on designated heritage assets.

The proposed development will indirectly impact on the surrounding designated heritage assets, but in a positive manner - this is set out below.

Cawthorne Conservation Area

As the proposed building sits is just outside the Cawthorne Conservation Area, the proposed development has taken its design cues rightly from the surrounding properties on Darton Road, and Horncroft, properties also located in the Conservation Area.

The summerhouse has been designed to fit with the new build development a 1 Horncroft which when designed and approved was considered to be appropriate for the conservation area. As the draft Area Appraisal states:

“Buildings tend to be of robust, simple, vernacular form with architectural decoration limited to simple door and window lintels and surrounds. Higher status and nineteenth century buildings show greater architectural decoration; and

The use of local sandstone in walling and roofs, with squared rubble in thin courses and squared stone laid in deeper courses. Quoins are also a dominant feature;”

The new building design seeks to reflect these features and reinforces local characteristics.

The site is just outside of the conservation area and given the proposed building it is set on sloping topography, some distance below the dwelling on the site. Consequently, the building does not detract from views into or out of the Conservation Area.

Considering the above, the proposed development will not have a detrimental impact upon the setting of the Cawthorne Conservation Area.

Listed Buildings, Parks and Gardens

The summerhouse is located approximately 38m north of the Grade II Listed Golden Cross Cottage. Due to location, and topography along the Site’s eastern boundary, it is somewhat screened from the Listed Building. Existing boundary treatments and outbuildings within the curtilage of the Listed Building between the Site and the Listed Building also serve to deliver a weak visual relationship between the two.

The proposed building has taken its design cues from the other residential buildings in the conservation area, and particularly the dwelling at 3 Horncroft.

The proposed building, will not, due to on-site topography, impact on the setting of Golden Cross Cottage.

The design will echo that of the dwelling under construction, whose wider design will reinforce the urban form found on Darton Road and Cliffe Hill. The important design cues of architectural merit on Golden Cross Cottage i.e. its significance - would be unaffected by this proposal.

The most sensitive area in this visual relationship is that found on the boundary with the Site and the curtilage of Golden Cross Cottage. Although, the summer house is on this boundary, the

nature of the topography means that it does not detract from views of or views from the Listed Building, thereby not impacting on its significance in the built form of the village, or from its valuable design features as detailed in the listing itself. The summerhouse is considerably set down from the main building to reinforce the subservient relationship and mitigate any impact on the setting of Golden Cross Cottage.

Considering the above, the proposed development will not have any detrimental impact upon the above Listed Buildings.

Summary

In light of the above, the proposed development will not unduly affect the significance of the above heritage assets and, in developing a site on the outskirts of the village, it will serve to enhance the overall settlement and, as a consequence, the setting of the conservation area.

The proposal therefore accords with Local Plan Policies HE1, HE2 and HE3, and the requirements of the Heritage Impact Assessment SPD, with the proposed development preserving and enhancing the heritage assets through high quality appropriate design, material choices and landscaping.

Conclusions

Pursuant to the above, and having regard to national and local policy, it is considered that the proposals will not pose any risk to the character of the Cawthorne Conservation Area.

The proposal will also enhance the setting of the adjacent listed building.

The scheme should, therefore, be viewed as acceptable in terms of its heritage impact.