

Land corner of Haigh Lane and The Nook, Hoylandswaine, Sheffield. S36 7JJ

Heritage Statement – 10.11.2021



The application site

The site & Surrounding

The plot is located to the corner of Haigh Lane the main road through the village of Hoylandswaine and The Nook, a residential street of late 20th century housing. The site is on the edge of the Hoylandswaine conservation area, an area noted for its stone buildings; the adjoining Old Methodist Church is listed in the conservation area as a Heritage Asset and is currently undergoing conversion to two dwellings.

The Asset

The site is set aside as a small area of cut grass and shrubs measuring approximately 85sqm, it is currently owned and maintained by Barnsley MBC who are in the process of selling the land to the owner of the Old Methodist Church subject to planning approval. There are approximately 12 maintained shrubs and a small tree on the site.

The Proposal

The proposal is to change the use of the undesignated site to that of garden area for the two new properties following the conversion of the Old Methodist Church.

The existing shrubs will be retained but a number will have to be relocated, the small tree to the corner of the site will remain in place; this will retain a green corner to the area and so not detrimentally affect the visual appearance of the conservation area.

A 1m high dry stone wall matching existing walls near the site will be constructed to form a boundary while retaining a grass verge (verge remains the ownership of BMBC), the dry stone wall is in keeping with the conservation area strategy.

The site will be then laid to lawn and a stone flagged area for the amenity of the two properties.

It is understood that the sale will restrict the erection of sheds and other domestic paraphernalia which will also be controlled by the conservation area consent.

Summary

The impact of the proposals is deemed to be in keeping and not detrimental to the appearance of the conservation area.