

Planning, Heritage, and Design & Access Statement

Property Address: 15 Skiers Hall Cottages, Elsecar, Barnsley, S74 8EU **Heritage Status:** Grade II Listed (NHLE Entry: 1465747) **Proposal:** Removal of a modern (20th century) non-load-bearing internal timber stud and plasterboard partition wall between Bedroom 2 and Bedroom 3.

1. Heritage Statement Significance of the Heritage Asset: The property is a Grade II listed cottage built c.1797-1798 by John Carr as part of a colliery worker housing development. Its historic significance lies in its 18th-century masonry construction, historic double-depth plan form, surviving sandstone fireplaces, stone staircases, and historic queen post roof structure.

Impact of the Proposal: The internal partition dividing Bedroom 2 and Bedroom 3 is a modern (20th-century) insertion that subdivides the original historic plan. Physical inspection confirms this fabric is non-historic. The wall is constructed of lightweight timber studwork covered in modern plasterboard, confirmed by its distinct hollow acoustic resonance compared to solid historic masonry. Furthermore, the partition features modern flat-profile timber skirting and plaster skim, and abuts directly against the original structural masonry chimney breast with simple non-bonded butt joints. **Mitigation:** Removing this modern stud wall will restore the upper floor closer to its historic, original proportions. The removal process will not interact with or harm any original 18th-century fabric, historic finishes, or roof trusses.

2. Design and Access Statement Design: The proposed design approach is entirely restorative. By removing a non-original subdivision, the visual and physical flow of the first-floor plan is improved, returning the space to a single, historically proportioned room. No new materials are being introduced, and no historic architectural features are being altered. **Access:** The proposed internal alteration has zero impact on the existing pedestrian, vehicular, or emergency access to the dwelling. Inclusive access into and around the property remains completely unchanged.

3. Planning Statement The proposed work complies with both the National Planning Policy Framework (NPPF) and the statutory policies outlined in the Barnsley Local Plan. Specifically, the removal of this modern fabric directly aligns with:

- **Policy HE1 (The Historic Environment):** The proposal respects and enhances the significance of the heritage asset by reversing modern subdivision and restoring historic spatial proportions.
- **Policy HE2 (Heritage Statements):** This document serves as the required statement justifying the minor works based on clear physical and acoustic evidence.
- **Policy HE3 (Developments affecting Historic Buildings):** The proposal involves solely the careful deconstruction of modern plasterboard and timber, ensuring no original 18th-century fabric is damaged or lost during the process.

Because the proposal exclusively removes non-historic, non-structural material, it sustains the historic significance of 15 Skiers Hall Cottages and should be supported.