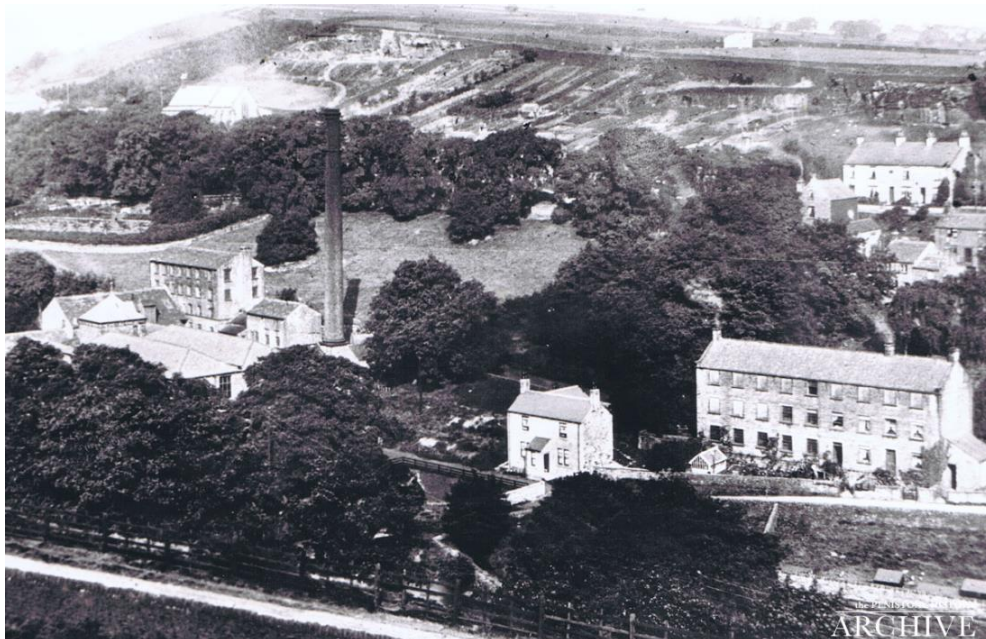




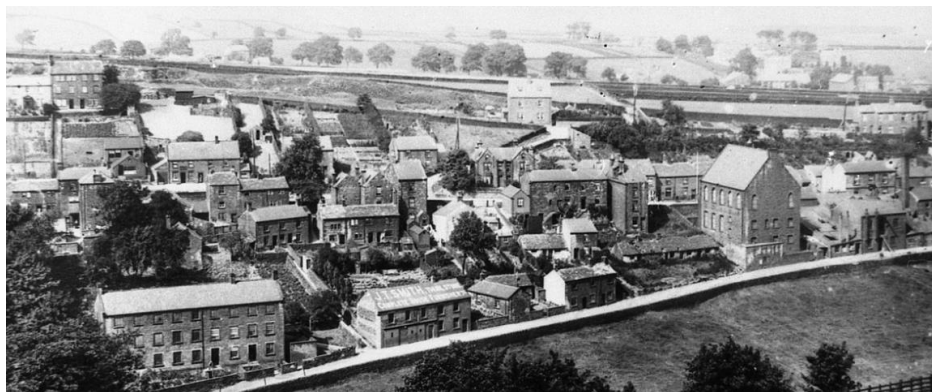
1 VOYAGE LTD

Heritage Impact Assessment
207-209 Manchester Road, Thurlstone

30.10.2023



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Site Name: 207-209 Manchester Road, Thurlstone **Local Planning Authority:** Barnsley Metropolitan Borough Council **County:** South Yorkshire **Statutory Listing:** Church of St Saviour (Grade II: setting) **Conservation Area:** Thurlstone (setting) **Scheduled Ancient Monument:** N/A **Report Production:** Beth Davies **Enquiries To:** Beth Davies, Director, 1 Voyage Ltd, 6 Feversham Road, Helmsley, YO62 5HN **Tel:** 01439 770564 **Mobile:** 07961221229 **Email:** 1voyageltd@gmail.com

1 Introduction

- 1.1 1 Voyage undertook this Heritage Impact Assessment (HIA) on behalf of the applicants, Mr and Mrs Kimberley, following refusal of a planning application for the construction of a detached dwelling on land to the north of their house (203/0165). Design enhancements have been recommended by 1Voyage Ltd as part of this process. The resultant report is intended to support an application for a revised residential scheme. It addresses heritage concerns raised by the Local Planning Authority (the Council) and finds that the proposed scheme will conserve heritage significance in line with local and national heritage related policy.
- 1.2 This report assesses the heritage impact of the proposed development upon the significance of relevant, above ground heritage assets which include Thurlstone Conservation Area and the Grade II listed Church of St Saviour.
- 1.3 Online, historic mapping, documentary materials and the Penistone Archive were consulted in order to understand the site's contribution to heritage significance. A site visit was also carried out on a dry, overcast day in October 2023.

2 Legislative Framework and National Heritage Planning Context

- 2.1 Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'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.'* Section 72(1) of the Planning (Listed Buildings and

Conservation Areas) Act 1990 further confers a duty on Local Planning Authorities to pay special attention to the desirability preserving or enhancing the character or appearance of conservation areas.

- 2.2 To facilitate this process and help assess the impact of proposals, paragraph 194 of the National Planning Policy Framework (NPPF) 2023 states 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.'*
- 2.3 The NPPF also states at para 199 that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 2.4 Para 200 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 2.5 At para 202, the NPPF states 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.'*
- 2.6 Para 206 concludes that, *'Local planning authorities should look for opportunities for new development within Conservation Areas and 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 the asset (or which better reveal its significance) should be treated favourably.'* This infers that proposals that do not achieve this should be refused.
- 2.7 In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.'*
- 2.8 Setting is defined in the same document as, *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.'*

Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 2.9 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states at Para 9 that the importance of setting lies, *'in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* It adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.'* This document recognises that not all views will contribute to the significance of a heritage asset. It states that, *'Views which contribute more to understanding the significance of a heritage asset include: a) those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; b) those where town- or village-scape reveals views with unplanned or unintended beauty; c) those with historical associations, including viewing points and the topography of battlefields; d) those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected; and e) those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.'* Other views out of or towards heritage assets which do not satisfy these criteria cannot be considered to contribute towards heritage significance.
- 2.10 The national planning context therefore requires applicants to consider a heritage asset's significance and what the optimum viable use for a heritage asset is, how a heritage asset's significance will be affected by proposals and whether the proposals will affect the setting of any heritage assets and therefore the significance of these heritage assets.
- 2.11 To aid applicants in this process, Historic England's 'Conservation Principles' lays out guidelines on how to assess a heritage asset's significance. It states that the significance of a heritage asset is defined by its constituent values including the value added by an asset's setting. It is these values that determine a site's relative sensitivity to development. Value can be evidential, historical, aesthetic or communal. These values translate within the NPPF as historic, architectural, archaeological and artistic interest and it is these terms that will be used within this report.

2.12 Conservation Principles also advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.

- Step 1: identify which heritage assets and their settings are affected i.e. the relevant heritage assets;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes

2.13 Step 5 falls outside the scope of the application process. In order to facilitate an assessment of the heritage impact of the application, however, this document adopts the first four-stages of the Guidance laid out in Historic England's Conservation Principles as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

3 Local Heritage Planning Context

3.1 The Barnsley Local Plan, which was adopted in January 2019 and as reviewed in November 2022, provides the local policies against which all planning applications within the Planning Authority's jurisdiction are assessed.

3.2 Of these, the following Policies are relevant to this assessment:

- **Policy D1 High Quality Design and Place Making:** This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

- Policy HE1 The Historic Environment:** The relevant sections of this Policy state that the 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. [It will do this 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 ... conserve those elements which contribute to its significance....c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area...; d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains....; e. By supporting proposals which conserve Barnsley's non-designated heritage assets...; and f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.'*
- Policy HE2 Heritage Statements:** this policy requires applications that have the potential to impact the significance of a heritage asset to be accompanied by a suitably proportionate heritage impact assessment.

3.3 The application site falls within the setting of Thurlstone Conservation Area although there is no adopted Conservation Area Appraisal in place which might help inform this report.

3.4 The Penistone Neighbourhood Development Plan 2018-33 (PNDP) went through a process of public consultation and external examination and was formally adopted by the Council on 11 July 2019. It contains adopted policies relating to Thurlstone and is therefore a material consideration. Relevant policies include:

BE1: Design of the built environment which seeks to ensure that new development respects the local character of the parish. This states that new development on the edge of settlements should not exceed two storeys; be constructed of building materials that reflect the local vernacular; that appropriate landscaping will be employed and that new development should respect key views identified on Maps 2 and 3.

BE2: Protection and enhancement of local heritage assets which states that new development that would impact upon a local asset should have regards to the scale of any

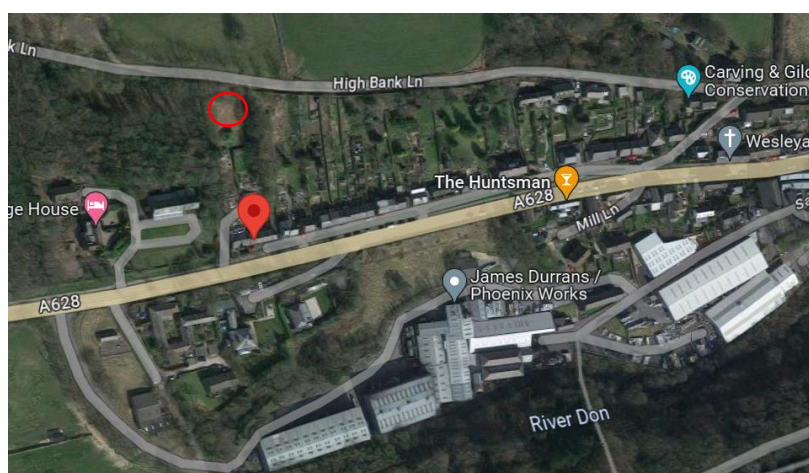
harm or loss when assessed against the significance of the asset. It should be noted that the applicant was involved in the production of the PNDP. She advises that approximately 200 candidates were put forward for local listing and that, at the point of external examination, these were reduced to a mere fifteen which are listed within the PNDP.

3.5 The PNDP also refers to the Penistone Heritage Character Assessment 2016 (AECOM) which assesses the character of the parish, including that of Thurlstone. This assesses the historical development and character of the area and makes recommendations for future development which are listed below:

- The open landscape between Millhouse Green, Thurlstone and Penistone should be protected to ensure that the settlements remain separate;
- Development should be restricted to areas below 280m AOD around Penistone, Thurlstone and Millhouse Green in order to protect the open views from Royd Moor and Hartcliff Hill, as well as preserving the nestled character of these settlements. At Hoylandswaine, development should be restricted to areas below 260m AOD in order to prevent encroachment over the ridgeline immediately south-west of the village;
- Development within Penistone should be arranged to conserve existing views along High Street, Hartcliff Road and Brockholes Lane to the Grade I listed St John the Baptist church in the town centre;
- Development within Hoylandswaine should be arranged to conserve existing framed views of the Cawthorne Valley along Highfields and Greenside, as well as from the village's north-eastern edge;
- The design, form and pattern of new development should respond to the historic local vernacular within the parish, using local stone, as well as slate;
- Development should also respond appropriately to the immediate context, taking into account layout, scale, density and appearance (including materials) of neighbouring buildings;
- Proposals for development on allocated land should be supported by a place-based masterplan and design codes;
- Mature vegetation, priority habitats and riparian vegetation should be retained wherever possible to maintain the existing vegetation pattern;
- New development should retain and enhance access to the countryside;
- Future development within the Penistone, Hoylandswaine and Thurlstone Conservation Areas should demonstrate an understanding of the history and complement the existing materials, architectural detailing and roof lines; and
- Key heritage assets and their settings, including all Conservation Areas within the parish should be conserved and protected.

4 Location of Application Site and General Character

- 5.1 The application site is formed from the northern section of a long garden associated with 207-209 Manchester Road (Fig 2); a dwelling located at the western edge of Thurlstone in Barnsley (Fig 1). Thurlstone is located in a steep sided, valley formed by the passage of the River Don. It is a small, densely developed town with an industrial character which is dominated by the A628, also known as Manchester Road. It sits within a wider, rural setting formed by undeveloped plateaux to the north and south although it is closely located to the larger, industrial settlement of Pennistone to the east and views towards Millhouse Green are afforded as one departs Thurlstone to the west. As such there is a psychological awareness that Thurlstone is not an isolated settlement but one which sits within a well-developed valley with an industrial heritage.



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Fig 1 Red circle: approximate location of application site (not to scale)



Fig 2 Application site beyond hedge, viewed from managed garden to the south

- 5.2 207-209 Manchester Road is an end of terrace dwelling formed from the amalgamation of two, pavement edge cottages (Fig 3). To the west of the dwelling, and separated from it by another cottage, is a small, former, Methodist chapel which has been converted to a dwelling. The three terraced houses sit at the back of a dead-end, single lane access road which is separated from the pavement to Manchester Road by, variously, a low retaining wall with railings and a grassy bank. The former chapel, which has a small curtilage to the front, bounded by a dwarf wall and railings, is accessed directly from the Manchester Road pavement.



Fig 3 207-209 Manchester Road (red circle) with cottage and former chapel to left

- 5.2 The gardens to the rear of this terrace slopes uphill from the rear of the dwellings towards High Bank Lane. They are also tapered to the west and as such, although the host dwelling has a longer rear garden than the former chapel, it wraps around it to the rear. The Trans Pennine Way, to the west, also therefore passes along the western boundaries of both the former chapel and the application site, connecting Manchester Road with High Bank Lane. These gardens contain a number of modern outbuildings which are located at different levels up the hillside (Figs 4 and 5).



Figs 4 and 5 Modern outbuildings at different levels within rear gardens

- 5.3 The application site is bounded to the west and north by high, dry-stone walls, parts of which sit atop exposed bedrock (Fig 6). To the east, a timber, post and rail fence separate the site from the adjacent garden (Fig 7) and to the south, a mature hedge and fence separates the site from the remaining, cultivated garden (Figs 2 and 5). The site itself is unmanaged and covered in tall grass and brambles. It contains a small number of trees and is surrounded by mature trees which limit views into the site.



Fig 6 Stone wall on northern boundary



Fig 7 Eastern fence to application site



Fig 8 South through site to Manchester Road

- 5.4 To the west of the site, mature trees create a dense, leafy context (Figs 14 and 37). These, combined with the high wall and mature vegetation within the site, limit views towards the application site from the south-east and block views out of the site. To the north, beyond High Bank Lane, the land rises further and then flattens to form a large, flat, undeveloped plateau. Views out of the site towards this plateau, and back into the site from High Bank Lane are blocked due to the combination of the topography of the site and the high, boundary wall (Fig 9). To the east, there is some intervisibility with the adjacent gardens which is partially interrupted by a solid boundary fence and mature planting (Fig 7). To the south there are expansive views out of the site, across the roofs of Manchester Road to the southern side of Thurlstone, which climbs up the opposite valley side, and to open countryside beyond to the south-west. Similarly, views are afforded back towards the application site from Hornthwaite Hill Road (Fig 10). Due to intervening development, views back towards the site from the south are from a higher vantage point so one looks down on the application site. In these views, development on Hornthwaite Hill, which sits higher than the proposed dwelling, is also visible (Fig 39).

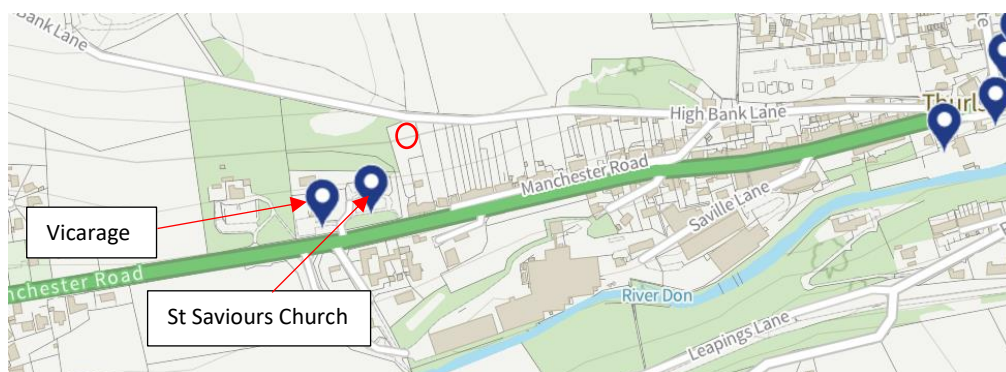


Figs 9 & 10 Over north wall and up out of site to houses and tower across valley

5. The TransPennine Trail runs along the western boundary of the application site, to join High Bank Lane, and is separated from the site by a very high stone wall which precludes views into the application site.

5 Relevant Heritage Assets

- 5.1 The heritage context of the application site can be seen at Figure 11 below and at Appendix B. These show, respectively, the location of listed buildings within the vicinity of the application site and the relative location of the Thurlstone Conservation Area boundary.



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Fig 11 Heritage context of application site (blue pins; listed buildings; red polygons: scheduled ancient monuments; green polygons: registered parks and gardens). Red circle denotes approximate location of application site (not to scale)

- 5.2 In the Council's Officer Report, relating to the refusal of Application 203/0165, much is made of the former Methodist Chapel (Fig 12) and attempts to assert that it is a non-designated heritage (NDHA) asset although this unilateral assertion is strongly refuted. Paragraph 3.4 (B2) above explains the process by which the local list has been established. The former chapel was not considered worthy of inclusion in the initial list of 200 structures initially put forward and even this list was heavily culled at examination, down to 15. There are many chapels throughout the parish and this former chapel is not a particularly fine or unusual example, has not been maintained in its original use, has been heavily altered in line with its residential function, is not a landmark building and has no public access; all reasons why it does not warrant the status of a non-designated heritage asset. Most importantly there has been no consultation on the Council's assertion that it should be treated as a NDHA and no formal ratification of this proposal. It is therefore incredibly unlikely that the Council's treatment of the building as a NDHA would stand up to independent scrutiny.



Fig 12 Former Methodist Chapel, now dwelling, much altered to accommodate conversion

- 5.4 The Officer Report states that the application site was originally associated with the chapel but the site's historic ownership, function and appearance is only relevant if this contributes to heritage significance which it does not. As the report highlights, the original use of the chapel is still legible, despite the regrettable alterations to the building associated with its pre-1948 conversion. The use of the application site, which is now in different ownership, does not contribute towards this legibility but given that the chapel is not, and cannot be asserted to be, a non-designated heritage asset, the point is moot. Whilst it is accepted that, as an historic building and former place of worship, the physical fabric of the former chapel contributes to the historic interest of the Conservation Area, the Conservation Officer's findings that the building contributes 'substantial group value' to its significance is considered to be somewhat of a 'stretch'.
- 5.5 The Conservation Officer asserts that the application site falls within the setting of 'a number' of heritage assets including the non-designated, former, Methodist chapel, the listed Vicarage (Parsonage House) and St Saviour's Church. A building that is not a heritage asset (designated or otherwise) cannot have a setting to conserve in terms of the NPPF. As such the application site cannot fall within the setting of the former chapel. Other than proximity (which is not, in its own right a justification), the Council has offered no reasoning for why it considers the application site to fall within the setting of Parsonage House (Fig 13). There is no historic, functional or existing visual interaction between the application site and the Vicarage which might augment our understanding or appreciation of the Vicarage and the site does not form part of the land in which Parsonage House is experienced. There are long views back from Hornthwaite Hill Road in which Parsonage House can be loosely seen through its surrounding trees and in this view the application site can also be seen (Fig 14). This view does not satisfy any of the criteria laid out by Historic England at paragraph 2.9 above for views that contribute to heritage significance. As such, the application site is also considered to fall beyond the setting of Parsonage House. It should be noted, however, that the Council has approved a large, modern dwelling, 'The Old Vicarage' on land to the north of the former vicarage which is visible in both long and short views of Parsonage House and definitely forms part of the secluded setting of both the church and Parsonage House (Figs 14 and 15). To argue that the proposed dwelling, with its much greater intervening distance, would be harmful to the significance of either the listed church or Parsonage House would therefore rather undermine the Council's decision to approve The Old Vicarage.



Fig 13 Parsonage House set in trees



Fig 14 Parsonage House (l) and site (r) The Old

Vicarage (yellow circle)



Fig 15 New dwelling above Parsonage House

- 5.6 There is an argument that the application site falls within the setting of St Saviour's church but this is very tenuous. There is a very limited degree of intervisibility between the application site and the eastern gable of the church and its yard. The church is also seen more clearly than The Parsonage in views across the valley towards the application site. These views are not considered to satisfy any of the criteria laid out by Historic England at paragraph 2.9 above for views that contribute to heritage significance and it is considered that these views are of landscape value only. To fully address the Council's concerns, however, and for the sake of thoroughness, the impact of the proposed development is considered below.
- 5.7 Finally, Appendix B shows the location of the application site in relation to the Thurlstone Conservation Area boundary. There is intervisibility between the application site and the Conservation Area. The application site can also be seen in views through and across the Conservation Area. The application site also contributes to a non-visual appreciation of the

Conservation Area. As such it is considered to form land in which the Conservation Area is experienced.

- 5.8 As such, for the purposes of this assessment, Thurlstone Conservation Area the Church of St Saviours are considered to be the only relevant heritage assets. The impact of the proposed development on the significance of these designated heritage assets forms the primary consideration of this report.

6 Significance of Relevant Heritage Assets

6.1 Thurlstone Conservation Area

- 6.1.1 The boundary for Thurlstone Conservation Area can be seen at Appendix B. There is no adopted Conservation Area in place which identifies the significance of the Conservation Area or the contribution that its setting makes to this significance.
- 6.1.2 The map regression below, however, shows that in the mid-nineteenth century the application site formed a roughly, square shaped field with a southern boundary running in approximately the same line as the one that exists today (Fig 16). A lane to the west led to the sandstone quarry and separated it from the land beyond and the White House. Manchester Road is already densely developed in the centre of the settlement; isolated dwellings are visible as development creep along the western end of the road and some dwellings have been constructed to the north of High Bank Lane. A number of mills and a railway line are recorded in the valley with Hornthwaite sandstone quarry and a further 'old' quarry shown on the south valley side. A Wesleyan Methodist Chapel is recorded to the north of the settlement. The settlement is clearly industrial and set in a landscape of quarries and mills. Development is unplanned and follows the natural topography of the land with valley bottoms and the edges of communication routes developed first.



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Fig 16 Left: OS 6-inch England and Wales 1842-1952 (surveyed 1850-51)

- 6.1.3 By the 1892 survey (Fig 17), the development spread to the west has continued and the north side of Manchester Road has been densely developed with a terrace of structures including the Primitive Methodist Chapel. The east/west field division has been removed to create a rectilinear parcel of land to the north of this development. Whilst the Council claims this land belonged to the chapel, the ownership and use of the land is not clear. The road to the quarry is still evident, although the quarry is now marked as 'old' indicating that it is no longer operational, and there is now a structure on its eastern side to the north of the chapel. Copperas House is evident to the west, located above the height of the application site.

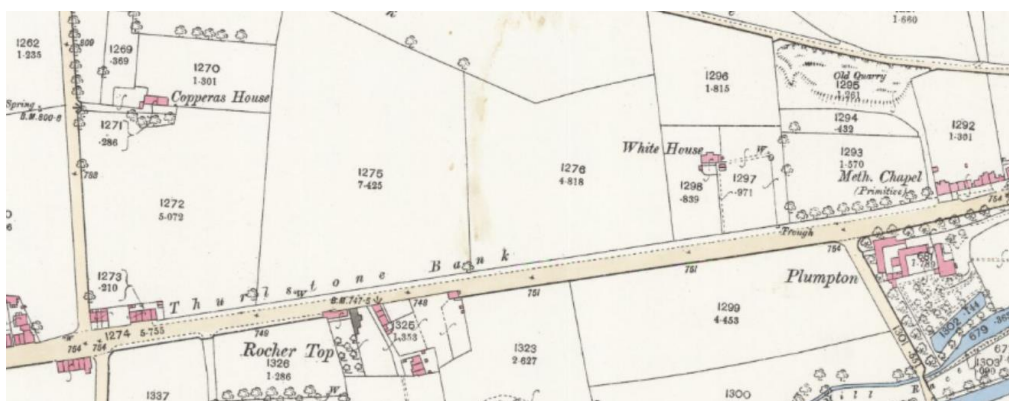


Fig 17 OS 25-inch England and Wales 1841-1952 (surveyed 1892)

- 6.1.4 The 1929 survey records the intervening construction of St Saviour's Church and its Vicarage (now Parsonage House). The boundaries of these structures are relatively tightly drawn in reflection of the former quarry to the north, 'The Croft' (formerly the White House) to the west, Manchester Road to the south and the Manchester Road terrace and quarry road to the east (Fig 18). The chapel is no longer marked but a larger, Primitive Methodist Church is

recorded further to the west. It is likely that this building, and not the construction of St Saviour's, rendered the former Methodist chapel redundant. The structure to the east of the quarry road is gone and a larger outbuilding now stands in the land to the rear of the Manchester Road terrace. Whilst the former quarry is no longer labelled and just appears as a landscape feature, it is clearly not yet wooded or the trees would be marked as they have been at 'The Croft'. There is nothing to indicate that the application site had any functional link with either the church or its vicarage. The immediate, original setting of the church was clearly quite stark and industrial.



Fig 18 OS 25-inch England and Wales 1841-1952 (revised 1929)

- 6.1.5 The 1893 to 1938 OS surveys below (Figs 19 to 22) exclude the application site, which is detailed on a different sheet, but are included here as they chart the development of Thurlstone. The settlement evolves to become more densely developed within gap sites throughout the town infilled and land to both the north and south of High Bank Lane developed as the settlement grows. The distinctive 'L' shaped development plan is clear with the settlement wrapping around the high, flat plateau to the north along the valley at its north-east flank. Within the southern part of the settlement, there is a linear but angled development pattern with roads contouring and traversing the valley sides to connect different levels and associated layers of development. A further quarry is shown, eating into this plateau, on the north side of High Bank Lane and the 1929 and 1938 surveys show structures within thus quarry on the north side of High Bank Lane.



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Fig 19 OS 25-inch England and Wales 1841-1952 (surveyed 1893)



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Fig 20 Left: OS 25-inch England and Wales 1841-1952 (revised 1903)



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Fig 21 Left: OS 25-inch England and Wales 1841-1952 (revised 1929)



Fig 23 Bottom of High Bank Lane, 1900s



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Fig 24 Bottom of High Bank Lane now (2021)



Fig 25 Thurlstone / High Bank



Fig 26 Corn Mill and Tenter Hill



Fig 27 The Don, Thurlstone



Fig 28 Corn Mill, Thurlstone



Fig 29 Wesleyan Chapel Meeting, 1924



Fig 30 The Black Bull, 1903



Fig 31 Development above Conservation Area

6.1.7 The Penistone Heritage Character Assessment (PHCA), which was produced by consultants AECOM for the Penistone Neighbourhood Development Plan, articulates the historic development of the wider Parish. It states that the wider area was still predominantly agricultural until the early nineteenth century. Despite this, Thurlstone was home to one of two seventeenth century, Rich owned fulling mills which were used for thickening and cleansing cloth. By the nineteenth century, the PHCA states that, *'Thurlstone had 40 weavers, 21 clothiers, 4 cloth dressers, a slubber, a yarn maker and a dyer. This is represented through the large proportion of weavers' cottages still evident within Thurlstone and indicated that agriculture was no longer the focus of the economy. During the last quarter of the century, the preparation and spinning processes became mechanised by*

water-power'. The nineteenth century heralded dramatic change for the area. The Enclosures Act of 1891-26 divided commons and 'wastes' into contained, discrete fields whilst new textile mills located along the River Don created an industrial character which also galvanised construction of dwellings and civic buildings to cater for incoming workers. This was reinforced by the completion of the Manchester, Sheffield and Lincolnshire railway in 1837. The opening of a second railway in Penistone, along with the steel and iron works, cemented Penistone as an industrial centre. The population of the parish tripled during the nineteenth century in reflection of this industrial expansion.

- 6.1.8 In 1870-72, John Marius Wilson's 'Imperial Gazetteer of England and Wales described Thurlstone thus; *'THURLSTONE, a township, with a village and five hamlets, in Penistone parish, W. R. Yorkshire; 1 mile W of Penistone, and including Hazlehead and Dunford-Bridge r. stations, 2 and 5 miles W. Acres, 7,740. Real property, £8,463; of which £800 are in mines, and £30 in quarries. Pop. in 1851, 2,018; in 1861, 2,251. Houses, 450. The manor belongs to the Earl of Scarborough. Woollen cloth manufacture is carried on. There are a Church school used as a chapel of ease, Independent and Wesleyan chapels, and an Independent school.'*
- 6.1.9 The PHCA adds that, *'Thurlstone can be roughly div[id]ed into two zones: one representing old Thurlstone high above Manchester Road stretching along Towngate and Ingbirchworth Road to the north and another, along Manchester Road and the area backing onto Plumpton Mills (developed during the 19th century). The old village area contains a number of seventeenth and eighteenth century houses, with locally characteristic weavers' windows inserted during the nineteenth century. The textile industry was the mainstay of the village up until the early part of the twentieth century. The village has undergone some infill development over recent years, along with an amount of encroachment from relatively new developments around Smithy Drive and Westfield Avenue.'*
- 6.1.10 In terms of local character, the PHCA states that, *'The topography of the study area is heavily influenced by the River Don, with generally steep slopes towards the valley floor and various local high points, often with panoramic views of the surroundings... Within ...Thurlstone ... views tend to be framed by a mixture of built form and vegetation. **This enclosed feeling is perceptible right up to the edges of the settlements, with few views to the countryside between the houses. The primary land use within Thurlstone... is residential [author's highlight], with a small number of shops and occasional pub in each. [Thurlstone is]***

generally quieter than Penistone itself, although the A628 is a busy main road which runs through ... Thurlstone... Busy roads, such as the ... A628 and the railway line between Huddersfield and Sheffield exert a wide influence on the tranquillity of the surrounding landscape.... Thurlstone itself is still broadly linear along its east-west axis, but the original north-south axis has been eroded by later development. In Thurlstone and Penistone, the historic core tends to be a mix of terraced housing and large detached Victorian villas, with **later development tending to be either semi-detached or detached housing**. Houses in Thurlstone and Penistone are **generally two-storey, rising to three** in places in the settlement centres, where flats are situated above shops. There is **a strong local vernacular** evident in the older buildings, which is typical of the South Yorkshire area. This style uses local Carboniferous Grenoside sandstone, which is often blackened by historic industrial pollution, with slate roofs. Buildings in this style are constructed using large rectangular blocks of differing lengths, but the same height, often with a large stone lintel above both the front door and each of the windows. Some of these vernacular buildings – particularly in Penistone Town Centre – have decorative features such as dormer windows, carved details and arched windows. There is a trend emerging on these older houses to replace the original wooden windows and doors with UPVC, which is causing a decline in the historic quality of the townscape. Later buildings in the study area are differentiated by a mix of styles and materials including red and buff brick, light-coloured render and pebble dashing, often with tiled roofs. Buildings that were constructed from approximately the mid-20th century to the first decade of the 21st century are similar in character and style to buildings across the country, with little or no reference to vernacular. However, the historic vernacular by using local stone and slate roofs is more evident in the most recent developments in the parish'

- 6.1.11 Of Thurlstone Conservation Area, the PHCA states, 'The textile industry was the mainstay of the village up until the early part of the twentieth century. This is reflected in the listed buildings of 9 Ingbirchworth Road (NHLE 1314706, Grade II) and 15, 17 and 19 Towngate (NHLE 1192094, Grade II) which was formerly a row of weavers' cottages but is now one house. 1-9 Tenter Hill (NHLE 1151837, Grade II) is an attractive row of 5 cottages that have the typical continuous weavers' windows that stands overlooking the road and is a notable building on approach to Thurlstone [e.g. at Fig 32]. The conservation area is dominated by sandstone (often stained black) built properties frequently characterised by long rows of upper floor windows [Fig 1N]. Roofing material is predominately stone slate, along with grey

slate / Welsh slate. Properties tend to be residential, but there are a number of small commercial properties as well as large industrial units.'



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Fig 32 Weavers' windows in Thurlstone Conservation Area

6.1.12 There are views from High Bank Lane across the Conservation Area to development on the southern valley side. As with the application site, this land also falls outside the Conservation Area but can be seen from within it and through it (Figs 33 and 34). There are structures at various levels across the hillside as well as structures on the ridge which break the horizon. A communications tower can also be seen above the trees.



Figs 33 and 34 South from High Bank Lane with linear, layered development up hillside

6.1.13 The heritage significance of Thurlstone Conservation Area is formed primarily from its historic interest as a town that grew rapidly during the industrial revolution and its associations with a number of industries, most notably mining, quarrying, milling and weaving. Vernacular building materials such as stone and slate help create a distinctive sense of place which speak of the local geology and the historic arrival of the railway which

brought slate to the town from Wales. This historic fabric and the patina of buildings that were constructed to support local industries, and the lives of the people who worked within them, helps connect us with people and communities of the past. This historic interest is further augmented by the town's associative connection with Nicholas Saunderson, a prominent member of the scientific community in the eighteenth century, and John Stones, an international, professional football player dubbed 'the Barnsley Beckenbauer'.

- 6.1.14 There are few structures which contribute specific architectural interest to the character of the area but weavers' windows are locally distinctive and the range in the massing and height of buildings aids our understanding of their historic function. The Conservation Area contains archaeological interest in the historic fabric and building techniques of existing structures but also in potential subterranean deposits that might aid our understanding of the town's evolution. Finally, the Conservation Area contains artistic interest in the unplanned but fortuitously attractive way in which historic buildings visually interact with each other, with trees and green spaces within the settlement and with the wider natural landscape. The containment of the settlement within the valley and the protection of the undeveloped plateaux to the north and south are important factors in conserving the landscape setting of the Conservation Area. This combined historic, architectural, archaeological and artistic interest forms the significance of the Conservation Area.
- 6.1.15 The application site forms part of the setting of the Conservation Area as it forms land in which the Conservation Area can be appreciated. From Manchester Road, views into the site are dynamic and brief. In the gap in the building line to the east of 207-209 Manchester Road, views of the site are largely obscured by mature trees (Figs 35 and 36) or by the terraced dwellings of which the application site forms a part (Fig 3 above). Similarly, in glimpsed views from Manchester Road up the former quarry access, the site is just visible but again views are framed by mature trees and, due to foreshortening, the ridge of a dwelling on the application site would likely appear lower than the chimney to the former chapel (Figs 37 and 38).
- 6.1.16 Views back towards the application site, across the Conservation Area are interrupted by modern development (Fig 64). Views are, however, afforded, down towards the application site from Hornthwaite Hill Road to the south. In this view of the Conservation Area, modern development is seen in the context of the Conservation Area to the east (Fig 39). Similarly,

this modern development is seen in views out of and across the Conservation Area from the north (Figs 9 and 10 above). The proposed dwelling would sit well below the open landscape setting of the northern plateau and below the tree line. As such it would blend into its landscape backdrop and not project above the horizon as buildings to the south of the settlement do in views from the north. It would appear no higher than dwellings to the east of High Bank Lane, would reinforce the layered settlement plan of Thurlstone which is part of its locally distinctive character would help delineate the line of this historic route.



Figs 35 & 36 Site obscured by mature trees in brief, dynamic views from Manchester Rd



Figs 37 & 38 Brief, glimpse of site past gable of former chapel



Fig 39 View across CA to application site with modern development to right.

6.2 Church of St Saviour

6.2.1 The Church of St Saviour is a Grade II listed, ecclesiastical building located to the north of Manchester Road. It was built in 1905 to a design by C. Hodgson Fowler. It is constructed of ashlar stone with a red brick west wall under a Welsh slate roof with lead aisle roofs (Figs 44 and 45). The list entry states that the church is unfinished and this may explain the brick gable. The church contains a four-bay nave with lean-to aisles, a three bay chancel and a north vestry. Its bay divisions are demarked by reducing buttresses with angle buttresses at corners. The fenestration contains a variety of two and three lights, all with decorated tracery. There is a substantial east window which is covered externally with protective wire. The church incorporates a small porch at its western end and a wooden, louvered bellcote with a slate roof to the western gable. During the site visit the church was locked and therefore an internal inspection was not possible. The list entry, however, records four-bay arcades on octagonal piers, a wagon roof to the nave and a chancel with diamond ribbing and carved bosses. The photograph at Figure 40, of the church interior, is taken from the Penistone Archive.



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Fig 40 Interior of St Saviour's Church

6.2.2 The immediate setting of the church is, visually, rather weak and informal but also quite contained. Although the churchyard is bounded by a stone wall to the south, this is uneven, covered in vegetation and backed by, what appear to be, self-setting trees (Fig 41). These limit views towards the church. The access track is shared by the church, its original, listed vicarage, 'Parsonage House' and a new dwelling located to the north-west of the church called, confusingly, 'The Old Vicarage'. Parking for the church is beyond the historic vicarage to the west whilst the access for the new dwelling passes the gable entrance to the church. Whilst there is a hedged boundary to the east of the dwellings, there is no real boundary to

the south and the access for the unmade, church car park 'bleeds' into the curtilage of the listed vicarage (Fig 42). The visual setting of the church is therefore rather weak and confused; a situation exacerbated by its mixed-use function. The un-edged, gravel drive to the south of the church; the cheap metal handrail to the steps at the south-east corner of the churchyard (Fig 43); the dirty sign; the metal grille on the east window (Fig 44); the proliferation of fake, floral tributes and the general unkempt air of the churchyard further erode the immediate setting of the church. This is all exacerbated by the intrusive noise from vehicles travelling along Manchester Road which undermines the sense of tranquillity. To the east, the church is closely bounded by mature trees which thin as one travels south (Fig 45).



Fig 41 View towards church from south-east on Manchester road



Fig 42 Access bleeds into curtilage



Fig 43 Low quality pedestrian rail



Fig 44 Church from south-east



Fig 45 Church from south-west

6.2.3 The mature bank of trees to the north of the church are not contemporary with the church but do contain the site and add visual strength to the setting of the church. Figure 50 shows that the land to the north of the church was historically quarried which created a bleak, industrial setting at the point of its construction. Following the closure of the quarry, trees have matured on this land (Fig 51) which now provide an attractive, green foil for the church in views from the south. These views enhance the setting of the church by enhancing our visual appreciation of it but similarly undermine our understanding of the historic, industrialised setting of the church. Whilst standing in the churchyard one is raised above Manchester Road and as such one can see various scales of development within Thurlstone, both within the valley bottom and extending up the opposite hillside and set within a green backdrop. The eye is, however, drawn to rural views across the valley to the south and particularly down the valley to the south-west, open countryside and Millhouse Green (Figs 46 and 47). These views enhance our understanding of the dichotomous function of the church as one which serves an industrialised but rural community.



Fig 46 View south from churchyard



Fig 47 View south-west from churchyard

6.2.4 Views out from the churchyard to the east are of dwellings along Manchester Road and modern outbuildings within their rear gardens (Figs 48 and 49). These views do not enhance

the visual appreciation of the church but do connect the church with the community it serves thus reinforcing its communal value and our understanding of the church as one which serves a local community and not a private landowner. There are very restricted glimpses, through the trees, of the application site which are afforded from the far eastern side of the churchyard towards the north-east. The site can also be glimpsed in views towards the church from Manchester Road (Fig 52). The map regression above shows, however, that there has been no functional inter-relationship between the church and the application site which might contribute to the significance of the church. The author of this report finds that views towards a dwelling on the application site, filtered through extant mature trees or otherwise, would not undermine the setting of the church and would simply reinforce existing views towards dwellings within the church's benefice that are already afforded to the west. A dwelling on this site would not be sufficient to undermine the green foil provided by the mature trees to the north of the church and would reflect views out of the churchyard to the south in which various forms of development are seen within a green context. Similarly the views of the trees on and around the application site, whilst attractive, do not contribute greatly to the significance of the church as they vary considerably from the original industrial setting of the church.



Fig 48 View east from churchyard



Fig 49 Dwellings on Manchester Rd from churchyard

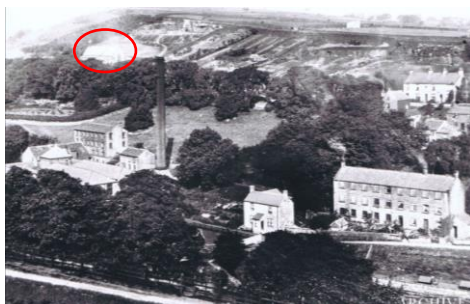


Fig 50 Church, cloth Mill & quarry 1912



Fig 51 Church from southern valley side, 1986



Fig 52 Application site glimpsed through trees in views from south towards the churchyard

6.2.4 The significance of the church is primarily formed from its architectural and historic interest. The substantial proportions, symmetrical design, plan form, decorative fenestration and masonry, internal decoration, and architectural detailing are all a function of the building's architectural interest. The building also provides a tangible link with past people and activities and the patina of its historic fabric and its communal, religious connection with the local congregation both add further to its historic interest. This historic interest is further enhanced by its association with C Hodgson Fowler. Possible, subterranean deposits and building archaeology contained within the church structure that might better inform our understanding of the site contribute both real and potential archaeological interest to the significance of both the church and the Thurlstone Conservation Area. Given that the church is located on the edge of the settlement the level of potential archaeological interest is considered to be low. Finally, the church's visual inter-relationship with mature tree to the north creates an unplanned but fortuitously attractive backdrop which enhances views towards the church from the south and therefore our visual appreciation of the listed building. This green foil is considered to contribute a low-medium degree of artistic interest to the significance of the church although it undermines the historic interest of the church by concealing its original, industrial setting.

7 Previous Officer Report and Comments on Objections Raised

- 7.1 The officer report associated with Application 203/0165, which was refused, states that the site is allocated as Urban Fabric and, as such, the principal of residential development here is accepted. It adds that 207-209 Manchester Road is not considered to be a larger dwelling in terms of Policy H9. The only outstanding issue therefore is the impact on heritage significance which the officer report, in relation to the previous scheme, finds to be unacceptable.
- 7.2 The Conservation Officer raises the following points. The site spans a greater width than the frontage of 207-209 Manchester Road but this is irrelevant. The application site is an existing, discrete piece of land which will not be formed from the amalgamation of other parcels of land. The pattern of 'back gardens' does not contribute to the historic interest and therefore the setting or significance of any heritage assets in the way that, for example, burgage plots would. The only resulting issue is the scale of dwelling the site can accommodate which is addressed below.
- 7.3 The Conservation Officer raises the point that the Conservation Area boundary is in close proximity to the application site but again this is irrelevant if the proposed scheme conserves the setting of the Conservation Area. The boundary is also an arbitrary line which follows no historic boundary line and which bisects rear gardens on Manchester Road. This suggests that little importance was placed on the contribution of these gardens to the character of the Conservation Area at the point of designation, with the main focus being on which structures to include. The boundary could easily have been drawn further away, along the rear building line, or drawn around the rear of the gardens, in which case the application site would fall within the Conservation Area. Regardless of where the boundary is drawn, the key issue is whether the proposal will sit comfortably within the landscape context of the settlement.
- 7.4 The officer report notes the former quarry to the north of the church and the historic, industrial character of this part of the settlement.
- 7.5 The Conservation Officer refers to different criteria being used to assess non designated heritage assets (NDHAs). Criteria against which NDHAs are identified should be agreed and adopted by the Local Planning Authority so there is transparency and accountability. As detailed above, the Council's claim that the former chapel should be treated as an NDHA is strongly refuted.

- 7.6 The Conservation Officer raises the point that the garage roof will be visible above the ridge of the house. This is presented as a negative but would in fact contribute to the layered character of the settlement and would reflect numerous other examples of similar, but lower quality, development that has been approved within the Conservation Area and its setting (Figs 53 to 56).



Figs 53 and 54 Views north from Manchester Road to High Bank Lane



Figs 55 and 56 Views from High Bank Lane (copyright Google Maps: image capture 2009)

- 7.7 The Conservation Officer accepts that the visibility of the proposed dwelling is not an issue, which reinforces the points made in this report about settlement plan and views towards other modern structures on both sides of the valley. He continues to add that views from High Bank Lane could 'quite easily' be acceptable if the correct construction materials and methods are used (proposed materials are later commended by the Conservation Officer).
- 7.8 The Conservation Officer accepts that the proposals are more restrained than those put forward at pre-application site and recognises that 'the use of more conventional forms, details and materials are an improvement'. He adds that 'the overall design of the envelope, the use of reconstituted stone, slate and Artstone detailing is a relative positive in this setting'. The quality of design and materials proposed is therefore supported.
- 7.9 He raises concern, however, that due to the elevated location of the dwelling, the scale of the proposed dwelling and the resultant massing would be too visually intrusive. He also

suggests that the scale and design of some of the fenestration is too great and not typical of the local vernacular. These issues have been addressed in the revised scheme which is now submitted for consideration.

- 7.10 The Building Conservation Officer argues that development here would not form a continuation to historic development of the lane but, if historic mapping is consulted, this is not the case. Other structures, and a quarry, all on the other side of High Bank Lane, have been located this far west in the past but have since been removed. The location of other dwellings along the lane is partly a function of what land has been available to develop i.e. which plots were wide enough to accommodate a dwelling and who wanted to develop their land. Although the road continues to rise as it travels west, the proposed dwelling is set well down the plot and as such will appear no higher than extant dwellings along the lane. This is a moot point however as High Bank Lane is an historic lane which contributes to the historic landscape character of the parish. Development along it will reinforce its visual presence and its line in long views. The key issue, as highlighted above, is whether the proposed development breaks the ridge line and encroaches onto the undeveloped plateau to the north which should be conserved as an important element of the landscape setting of the Conservation Area (hence the PHCA's assertion that future development should be located on land below 280m).
- 7.11 This report disagrees with the Conservation Officer that the scheme would appear overbearing and dominant in views from the Conservation Area. As identified at Figs 35 to 38 above, views into the application site from the Conservation Area are extremely limited and framed or partially obscured by trees. Views from High Bank Lane would be limited by the proposal to step the dwelling down which will render the ridge lower than the boundary wall on High Bank Lane. Views from the applicants' garden would be altered to the that of a dwelling but this would be softened by the extant mature hedge and there is sufficient distance between the two dwellings to maintain the settlement pattern. Views through the Conservation Area, across gardens to the south-east and south-west would also change but, given the high-quality building materials proposed, local distinctiveness would be conserved and views would be framed and softened by mature boundary vegetation. Change can be positive and neutral and should not automatically be considered to be negative. Views from the southern side of the valley, across the Conservation Area are viewed at a distance from which the key issue is the grain of the settlement and the proposal would reflect the historic, piecemeal development of other sites along High Bank Lane (Fig 39).

- 7.10 The Conservation Officer mentions the impact on listed buildings (plural) but at no point identifies how the site contributes to the setting of the former vicarage which this report finds is not a relevant heritage asset.
- 7.11 The Conservation Officer also cites the fact that an approval on this site could set a 'precedence' for other future developments along High Bank Lane. Precedent is not an acceptable reason for refusing a planning application, however, as every application should be considered on its own merits and every site will have different constraints and opportunities. He argues that further back land development in the area could 'significantly alter the character of the area' but in fact, it would continue an historic pattern of development along High Bank Lane that has been happening since the first OS survey was carried out in the mid-nineteenth century. Notwithstanding this, the opportunities for similar, future applications are severely limited due to the width of the majority of the remaining garden plots.

8 Proposed Development & Impact on Heritage Significance

- 8.1 The applicants have invested in ensuring that this application centres on an informed understanding of the contribution that the application site makes to heritage significance. Feedback from the Council has been taken on board and the applicants have responded to this by amending the plans for a third time.
- 8.2 The proposed dwelling has been considerably reduced in both scale and mass by removing an entire bay. The proposed fenestration has also been scaled down to better reflect the local character and to minimise reflectivity in long views. The proposed fenestration now incorporates stone mullions, taking inspiration from the weavers' windows found elsewhere within the settlement and highlighted in the PHCA. This will reinforce the local distinctiveness of Thurlstone in a contemporary way. The proposed dwelling is considered to be more modest and visually quiet than both the three storey 'Old Vicarage' that has been approved within the immediate setting of the listed church and its former vicarage (Figs 14, 15 and 57) and contemporary dwellings found within, or within the setting of, the Conservation Area (Figs 64 to 67).



Fig 57 The Old Vicarage

- 8.3 A list of key characteristics that define the local sense of place are listed on page 24 of the PHCA. None of these characteristics would be affected by the proposed development. The use of stone and slate will reinforce the local vernacular whilst the location of the proposed dwelling will contribute to the layered development pattern of Thurlstone. It will reinforce the enclosed settlement character which is formed from a combination of the steep valley sides and densely packed development whilst conserving views of the open, rural plateau above. It will also, in views across the valley, reinforce the legibility of the route of High Bank Lane which is an historic route which contributes to the landscape character of the parish. Finally, the application site is also located below 280m AOD, at 250.1m, which the PHCA states is essential to maintain the 'nestled' character of Thurlstone and to conserve long views towards the plateau from the south. As such, its ridge will be lower than other modern buildings along High Bank Lane (Figs 58 to 63). It also considered that the design quality is better than the majority of structures identified within these photos. Given this, and the limited contribution that the function of the garden makes to the setting and therefore significance of Thurlstone Conservation Area, it is considered that the scheme will result in a neutral to minor positive impact on heritage significance.



Figs 58 & 59 Modern houses and garages on High Bank Lane (note chapel to left in Fig 58)



Fig 60 House above High Bank Lane



Fig 61 Pebble dash garage & non-vernacular fascia



Fig 62 Concrete tile & hard standing platform



Fig 63 Far View House fencing and mullions



Fig 64 Modern dwellings to south of C. Area



Fig 65 Modern dwelling to south of CA



Figs 66 & 67 Recent approval on High Bank Lane with extensive fenestration

9 Conclusion

- 9.1 This report finds that the application site makes a neutral contribution to the setting and therefore significance of St Saviour's church. Whilst the site forms part of the general 'green' context in which the Conservation Area sits, it is not considered to form part of the important, open plateaux and landscape setting to the north. It is not considered that the site contributes artistic interest to the setting of the Conservation Area and neither does the historic function of the site or its undeveloped nature contribute to the historic interest of the Conservation Area. Views towards it are therefore considered to be of landscape and not heritage value. The development of the site as proposed will therefore result in a neutral change to heritage significance. There will be marginal benefits to historic interest from the enhanced legibility of the line of High Bank Lane in long views from the south and in the contribution of the development to the layered grain of the settlement. The use of both local materials and fenestration inspired by local weavers' windows will also reinforce local distinctiveness.
- 9.2 It is therefore concluded that the revised scheme hereby submitted will conserve the settings, and therefore the significance of the relevant heritage assets. It will therefore satisfy legislation and both national and local policy highlighted at sections 2 and 3 above relating to the preservation of heritage assets. In light of these findings, this application is politely commended for approval.

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Appendix A: List Descriptions

Church of St. Saviour

PENISTONE MANCHESTER ROAD SE20SW (north side), Thurlstone

GV II

Church. 1905 (unfinished). By C. Hodgson Fowler. Ashlar, red brick west wall. Welsh slate roof, lead aisle roofs. 4-bay nave with lean-to aisles, 3 bay chancel, with north vestry. Bay divisions marked by reducing buttresses with angle buttresses at corners. 3-light aisle windows and east window, 2-light chancel windows, all with Decorated tracery. 3-light west window with Perpendicular tracery. Small porch at west end. Wooden, louvered bellcote with slate roof to west gable. Interior: 4-bay arcades on octagonal piers. Wagon roof to nave and chancel with diamond ribbing and carved bosses.

This list entry was subject to a Minor Amendment on 25 October 2021 to reformat text to current standards

Vicarage to Church of St. Saviour

PENISTONE Thurlstone MANCHESTER ROAD (north side)

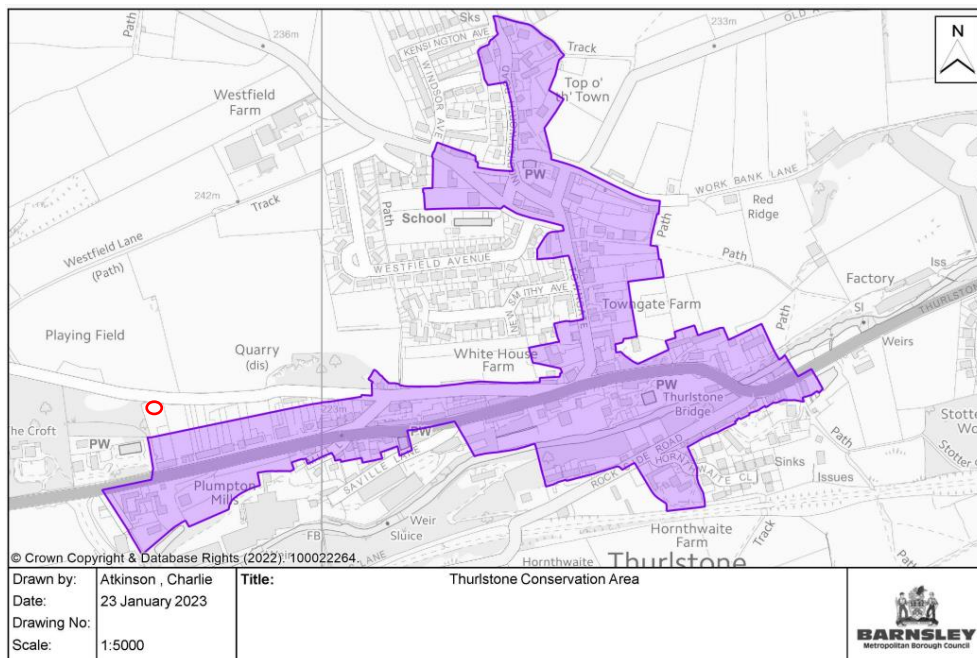
GV II

Vicarage. Dated 1906. By Edgar Wood. Random rubble. Stone slate roof. Two storeys, three at rear due to sloping ground. Three bays. Ashlar entrance to left with very deep splayed jambs and six-panel door (three wide, two high). Deep lintel has central plaque punctuated with two tiny lights and bears the date. To right is a single-storey, seven-light, canted bay window with transoms. A five-light window to right of this. At first-floor level, one, two, five and four-light windows, all with flat-faced mullions. Three stone stacks including a square corner stack to left. Rear: three-storey canted bay to right with six-light windows, transomed to first floor (inserted doorway to ground-floor window). Coped gable above. Various mullioned windows to left, including a three-light with transom and a tall single-light window. Left return: on right a three-storey canted bay similar that at rear, again with gable above.

Interior: three original fireplaces to ground floor (two altered).

Appendix B: Thurlstone Conservation Area Boundary

Red circle identifies approximate location of the application site-note not to scale



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