

Design and Access -Heritage Statement - 100 High Street, Royston, S71 4RN

Introduction

No 100 High Street forms part of a 17th Century farmhouse that was divided into three properties (Nos 100, 102 and 104) sometime around 1960s/1970s (prior to listing). As part of this process two storey flat roof extensions were added to Nos 100 and 102. Additionally, during this time a stone and blockwork garage was constructed to serve No 100. This garage also serves as the boundary between Nos 100 and 104. The listing is shown below.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1151128
Date first listed:	13-Jan-1986
List Entry Name:	100 102 AND 104, HIGH STREET
Statutory Address 1:	100 102 AND 104, HIGH STREET

Location

Statutory Address:	100 102 AND 104, HIGH STREET
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The building or site itself may lie within the boundary of more than one authority.

District:	Barnsley (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 35647 11476

Details

SE31SE ROYSTON HIGH STREET (south side), 2/81 Royston Nos 100, 102 and 104 - II Farmhouse, now divided. C17, altered, C20 additions. Rendered. Stone slate and Welsh slate roofs, part bitumen covered. 2½ storeys. Formerly L shaped with gabled wing to left projecting at rear and slightly later extended at front to form T plan. This wing has C20 additions to each end. Plinth. Entrance with chamfered surround to left end of housebody. 2 bays to right ground and 1st floors of former 4-light double-chamfered windows, that to ground floor right enlarged. All mullions removed and C20 casements fitted. Single light over door. To the left of the door in the former gable of the wing is one single light to ground and 1st floors, blind to 1st floor. The slightly later, lower addition projects from this and has further C20 flat-roofed extension to front. Gable copings on cut kneelers. Ashlar gable stack to addition. Central ridge stack to house body. The rear of house body has central doorway with chamfered surrounds in C20 glass porch. Remains of drip mould above. A bay of former 4-light double-chamfered windows to left and right, ground and 1st floor, and a further 4-light window immediately right of door. All mullions removed and with C20 casements. At right end is small, blind, 2-light attic window. Gabled projecting wing to right with C20 flat-roofed addition. The left return (Nos 100 and 102) has altered C20 ground floor openings. To 1st floor 3 double-chamfered windows survive of 4, 3 and 2 lights, all mullions renewed and with C20 casements. Small, blind 2-light attic window.

Interior: raised roof trusses, probably contemporary, form the attic storey.

Listing NGR: SE3564711476

Previous planning applications

In 2016 planning permission and listed building consent were granted for building works to improve No. 100 by adding a pitched York stone roof to the flat roof extension (2016/0647).

The proposal

Listed Building Consent (and planning permission) is sought to dismantle the existing garage and replace with a concrete sectional outbuilding with an apex roof. The outbuilding will be painted white to match the house. The existing stone boundary wall will be repaired/ repointed where necessary.

The current character and setting

The existing garage is not in keeping with the rest of the property. It is in a poor state of repair and has a structural crack due to a failure in the concrete slab foundation it sits upon. It is tied to an existing stone boundary wall which forms the boundary between No 100 and Nos 82, 84 and 104 High Street. It is of double skin on two of the three walls and isn't wide enough to fit a vehicle in and exit from it safely. The corrugated steel flat roof overhangs the boundary line and run off is in the direction of the field belonging No 104. It can be seen from Nos 78 to 102 High Street and properties on Meadstead Drive and Meadstead Close.

Currently, the corrugated steel flat roof only matches those on the outbuildings belonging No 104 High Street. Planning permission and listed building consent were granted for their demolition in 2021 (2021/0023).

It is currently used as a shed /store area and there are no other sheds or outbuildings on the property.

The proposal

The proposed outbuilding will sit on a similar (albeit slightly smaller) footprint than the existing one. It will sit on a concrete slab base and be constructed from concrete sections with an apex roof and guttering running towards No 100. It will not be tied into the existing stone boundary wall. The apex of the outbuilding will be in the same direction as the apex of the house and the finish and colour of the proposed outbuilding will match that of the house. The walls of the proposed outbuilding that face No 104 High Street will then form the boundary (in a similar fashion to the existing garage).

How the proposal improves the character and setting

Visually the proposed outbuilding is more in keeping with the recent improvements to No 100. The choice of a concrete render means that it can be painted to match the house. The outbuilding requires little maintenance and has a typical lifespan of 40-50 years. The outbuilding will not be tied into the existing stone boundary wall and so will have no load bearing on it.

Additionally, the concrete sectional outbuilding typically has a standard wall thickness of approximately only 80mm, and so offers the maximum allowable interior space, thus future proofing the building as vehicular storage if ever required.

The eaves height of the proposed outbuilding matches that of the existing garage (at least) and offers a minimal maintenance, solid, secure boundary with No 104 High Street.

It is felt that the replacement of the existing garage with another outbuilding is the most appropriate use of what would be an irregular, redundant parcel of land belonging the property. In any case upon the dismantling of the existing garage, a new boundary fence/ wall would be required, which would then make a shady, secluded area, of no real amenity use and not visible from the property (with the associated inherent security risks that poses).