

Heritage Statement

Site: The Arbour, Beech Grove, Kingstone, Barnsley, S70 6NG

Proposal: First floor extension above existing ground floor accommodation

Prepared by: White Agus Ltd

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Introduction

This Heritage Statement has been prepared in support of a householder planning application for a first-floor extension to The Arbour, Beech Grove, Barnsley. The statement assesses the potential impact of the proposed development on the historic and architectural character of the site and its surroundings, in accordance with Section 16 of the National Planning Policy Framework (NPPF) and Barnsley Local Plan Policy HE1 – The Historic Environment.

Site Context and Heritage Significance

The application site lies within the Kingstone area of Barnsley, to the south of Locke Park, an established residential area containing detached and semi-detached dwellings of varied age and style. The property is not a listed building, nor is it located within a Conservation Area. However, its proximity to Locke Park, a Grade II registered park and garden, means the site lies within the wider setting of a designated heritage asset. The park is of late-Victorian origin and provides an important historic landscape feature for this part of Barnsley. The Arbour itself is a modern detached dwelling with brick elevations and a tiled roof. It exhibits no historic architectural features or fabric of heritage significance. Its contribution to the wider character of the area is therefore neutral.

Description of Proposal

The proposal involves the construction of a first-floor extension above part of the existing ground-floor footprint. As shown on the submitted plans (Drawing Ref. 25-060-01), the extension will accommodate a new bedroom with en-suite and balcony, aligning with the footprint of the existing sitting room and kitchen below.

The design continues the existing roofline and uses matching materials—brickwork, roof tiles, and fenestration—to ensure visual continuity. The height, massing, and overall form remain consistent with the existing dwelling and neighbouring properties.

Assessment of Impact on Heritage Significance

Direct Impact

There is no direct impact on any listed building or heritage asset fabric, as the host dwelling is modern and outside the boundary of any designated Conservation Area or listed curtilage.

Setting of Locke Park

While Locke Park lies nearby, the development will not be visually intrusive within the park's setting due to:

- Existing boundary treatment and mature vegetation screening views from the park.
- The extension being confined to the rear/side elevation of a domestic property outside the park boundary.

- Use of sympathetic materials and scale that maintain the domestic character of the area.

Accordingly, the proposal will cause no harm to the significance, setting, or appreciation of Locke Park or any other heritage asset.

Policy Considerations

The proposal accords with:

- NPPF Paragraphs 197–202, which require applicants to describe the significance of heritage assets and demonstrate that any harm is outweighed by public benefits.
- Barnsley Local Plan Policy HE1 (The Historic Environment), as the extension preserves the character and setting of nearby heritage assets.
- Policy D1 (High Quality Design and Place Making), as the design responds positively to local character and integrates harmoniously with the host dwelling.

Conclusion

The proposed first-floor extension at The Arbour represents a modest and well-designed addition to a modern dwelling. The scheme:

- Respects the scale, form, and materials of the existing property.
- Does not affect any designated or non-designated heritage assets.
- Preserves the character and appearance of the surrounding area and the wider setting of Locke Park.

It is therefore concluded that the proposal complies with both national and local heritage policies and will result in no harm to the historic environment.