

BUILT HERITAGE STATEMENT

Land South of Dearne Valley Parkway, Goldthorpe

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30 March 2023

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Prepared for

Equites Newlands (Goldthorpe) Ltd

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS on behalf of Equites Newlands (Goldthorpe) Ltd. It addresses built heritage considerations in relation to the employment-led development of a c.85 ha parcel of land located to the west of Goldthorpe, Barnsley, South Yorkshire. The site is allocated for employment development in the Barnsley Local Plan (adopted 2019) in Policy ES10 – Land south of Dearne Valley Parkway.

The assessment provides a description of the built heritage assets potentially affected by the development and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

The impact of the development on archaeological heritage assets and the archaeological potential of the site is considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2022; ref: 28335).

There are no designated or non-designated built heritage assets located within the site. Located within the study area are seven Listed Buildings (all Grade II), one Conservation Area and six non-designated heritage assets.

This report has identified that only the Billingley Conservation Area (designated 1974, amended 2007) is sensitive to development within the site. The site forms a small part of its present undeveloped wider surroundings and makes a minor contribution to the appreciation of its character and appearance in this respect. The development of the site will result in the loss of its present agricultural character, but the visual impact of the buildings and associated effects will be mitigated by the landscaping within the site and there are further opportunities for the impact to be reduced through the detailed design stage. Importantly, the development will not affect the Conservation Area's immediate setting which makes the strongest contribution to its significance. The development will also be experienced distantly beyond the intervening undeveloped fields and viewed in conjunction with the adjacent residential and commercial development already established within this part of the Conservation Area's wider setting.

The proposed development of the site will result in less than substantial harm to the significance of the Billingley Conservation Area after the application of mitigation measures. This will be balanced against the public benefits of the scheme in accordance with paragraph 202 of the NPPF; this includes the delivery of development on an allocated employment site.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been prepared by RPS on behalf of Equites Newlands (Goldthorpe) Ltd. It addresses built heritage considerations in relation to the employment-led development of a c.85 ha parcel of land located to the west of Goldthorpe, Barnsley, South Yorkshire (hereafter referred to as the 'Site').
- 1.2 The Site is allocated for employment development in the Barnsley Local Plan (adopted 2019) in Policy ES10 – Land south of Dearne Valley Parkway.
- 1.3 The Site is centred at National Grid Reference SE 411 035 (Figure 1).
- 1.4 The impact of the development on archaeological heritage assets and the archaeological potential of the site is considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2022; ref: 28335).
- 1.5 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, information from the National Heritage List for England (NHLE), Historic England guidance, the Local Authority and the South Yorkshire Historic Environment Record (HER) have also been consulted in preparing this Built Heritage Statement (Figures 2 & 3, Appendix A).
- 1.6 The viewpoints prepared by FPCR as part of the Landscape & Visual Assessment (FPCR, 2023) are also referred to as part of the assessments as relevant.
- 1.7 A site visit was undertaken on 2nd September 2022 in good weather conditions. The site visit included a walkover of the Site and publicly accessible locations in the surrounding area. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.8 The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under *'Considering potential impacts'* paragraph 199 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for

communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.23 As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its

importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

- 2.32 The planning policy for Barnsley Metropolitan Borough Council is guided by the **Barnsley Local Plan** (adopted 2019).
- 2.33 The Site is allocated for employment development in Policy ES10 – Land south of Dearne Valley Parkway. This policy includes a requirement for development within the Site to ‘safeguard the setting of the Billingley Conservation Area’.
- 2.34 The local policies relevant to built heritage are copied below.

Barnsley Local Plan (adopted 2019)

2.35 **Policy HE1 The Historic Environment**

We 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.

This will be achieved by:-

- a. *Supporting proposals which conserve or 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.*

These elements and assets include:-

The nationally significance industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.

Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.

A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only Grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.

The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.

18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.

The 17th century Rockley Blast Furnace and its later engine house.

Gunthwaite Hall Barn, a large 16th century timber framed barn.

Barnsley Main Colliery Engine House and Pithead structures.

The 17th century Worsborough Mill (the only historic working water mill in South Yorkshire).

Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.

The boroughs more rural wester and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.

- b. *By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will only be permitted only where this is outweighed by the public benefits of the proposal.*

Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

- c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those element which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.*
- d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protecting conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.*
- e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.*
- 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.*

2.36 Policy HE2 Heritage Statements and general application procedures

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.

For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.

Applications made in outline form will not be accepted for proposals which will affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

2.37 Policy HE3 Developments affected Historic Buildings

Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Other planning documents

- 2.38 The **Billingley Conservation Area Appraisal** was adopted by Barnsley Metropolitan Borough Council in 2007. It describes the main features of the Conservation Area and the elements that form its special character and appearance, as well as a management plan to ensure its character is conserved in the future.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located to the western edge of the settlements of Goldthorpe and Bolton upon Dearne (Figure 1). It comprises multiple agricultural fields in arable use which are separated by hedgerows and there is a linear strip of woodland within the north-eastern part of the Site (Plates 1-9).
- 3.2 The northern boundary of the Site is formed by the A635 and wraps around two cottages, the southern boundary by Carr Head Lane and Carr Dike, and the eastern boundary by the adjoining commercial and residential development. The northern section of the western boundary does not correspond to any field boundaries but crosses a field between the Carr Dike and the A635 on a broadly north-south alignment.

Historic Development

- 3.3 The earliest mapping consulted in the preparation of this report are the Tithe maps for Billingley (1839) and Bolton upon Dearne & Goldthorpe (1837) (Figure 4). This shows the Site formed part of a large number of fields split between the two parishes. The route of the Carr Dike (not labelled) can be seen running through the central and north-eastern parts of the Site and continuing west where it forms the southern boundary of this area of the Site.
- 3.4 The roads surrounding the Site comprising the A635, Carr Head Lane and Billingley Green Lane are evident (not labelled) as well as the two cottages to the north which the Site wraps around. The Site is surrounded by agricultural fields.
- 3.5 The 1854-1855 Ordnance Survey (OS) map (Figure 5) shows no material changes within the Site although there has been some reconfiguration of the internal field boundaries. The area to the west is identified as 'Carr Head' and to the north as 'Billingley Green'.
- 3.6 There are no further changes within the Site during the early part of the twentieth century (Figures 6 & 7) and the Site remains as agricultural land. On the 1905-1906 OS map (Figure 6), the two cottages adjacent to the northern boundary of the Site are labelled as 'Rose Valley' and 'Woodbine Cottage'.
- 3.7 The 1931-1932 OS map shows rough grassland within the western part of the Site; this likely relates to the infilling of this area of the Site as part of the open cast coal mining operation which had been established by this time and extended to the area to the west of the Site. The 1948-1950 OS map (Figure 8) shows the clearance of the field boundaries within the north-western part of the Site and to the adjacent western land. The remains of an access track and individual structures entering the Site from the west are depicted.
- 3.8 The 1980 OS map (Figure 9) shows that by this time the mining activity within the Site had ceased and the north-western area had been re-established and fields divided by a series of drains and hedgerows. Within the north-eastern and southern areas of the Site field parcels have been enlarged through the removal of internal boundaries. Adjacent to the south-east of the Site, the expansion of Bolton upon Dearne is evident with residential development including a school now adjacent to the Site boundary. To the south of the Site is a landfill site.
- 3.9 The 2006 OS map (Figure 10) shows the Site broadly how it is experienced today. To the east, Goldthorpe Industrial Estate has been established and further housing has been built to the south-east. The landfill site to the south is now disused and has been planted with areas of woodland. The construction of the Aldi Distribution Centre adjacent to the eastern boundary of the Site has subsequently taken place.

Identification of Built Heritage Assets

Within the Site

- 3.10 There are no designated or non-designated built heritage assets located within the Site (Figures 2 & 3).

Designated Built Heritage Assets

Within the Study Area

- 3.11 The site visit confirmed that a 1km study area is proportionate to identify those built heritage assets that will be the most sensitive to the development of the Site through changes within their settings due to the surrounding topography and extent of built development and vegetation within the landscape (Figures 2 & 3).
- 3.12 Located within the study area are seven Listed Buildings (all Grade II) and one Conservation Area (Figure 2). The formerly Grade II listed **Barn 50m south of Cross Daggers Public House** (NHLE: 1315020) was delisted on 8th March 2022.
- 3.13 The **Billingley Conservation Area** (designated 1974, amended 2007) is located c. 485m to the north of the Site on an area of elevated topography. There are very limited glimpses of the upper parts of the buildings on Flat Lane within the south-western part of the Conservation Area in closest proximity to the Site (Plates 2 & 9). The Site also forms part of the views south from this area of the Conservation Area (Plate 10). As such, there is the potential for the proposed development of the Site to affect the significance of the Conservation Area through changes within its setting. The Conservation Area will be assessed further in Section 4 of this report.
- 3.14 There are three Listed Buildings (all Grade II) located within the Billingley Conservation Area:
- **Billingley Hall** (NHLE: 1293499);
 - **Manor House** (NHLE: 1151201); and
 - **Poplar Farmhouse** (NHLE: 1151200).
- 3.15 These Listed Buildings are not inter-visible with the Site due to the intervening vegetation, built form and changes in the topography. Their location within the built settlement of Billingley means the distinctive character and appearance of the Conservation Area forms the settings within which they are principally experienced. They are therefore not considered to be individually sensitive to the proposed development of the Site and will be assessed in Section 4 as part of the Billingley Conservation Area.
- 3.16 Located within the south-eastern part of the 1km search area is a grouping of Listed with the built settlement of Bolton upon Dearne. These comprise:
- **Church of St Andrew** (Grade I, NHLE: 1191492);
 - **Bolton upon Dearne War Memorial** (Grade II, NHLE: 1419031);
 - **Grange Farmhouse and attached farm buildings to east** (Grade II, NHLE: 1109942);
 - **Animal Shelter with hayloft and attached stables to south-east of Number 67 (Grange Farmhouse)** (Grade II, NHLE: 1109943; and
 - **Barn and Cartshed to south of Number 67 (Grange Farmhouse)** (Grade II, NHLE: 1109948).
- 3.17 These Listed Buildings are not inter-visible with the Site; they are separated by the intervening modern residential and commercial development. The Site is not considered to form part of their settings and the development of the Site will have no impact on their respective significance. They will not be assessed further within this report.

Outside the Study Area

- 3.18 In views west from and across the Site, the upper part of the tower of the **Church of All Saints** (Grade I Listed Building, NHLE: 1315015) located c. 1.6km away within the **Darfield Conservation Area** is occasionally visible (Plate 8). This is the only element of the Conservation Area that is visible from the Site and there is no visibility of any other built heritage asset located in Darfield. The Site is also not visible in return views from Darfield due to the intervening vegetation and topography changes.
- 3.19 The development of the Site will result in the loss of the occasional views of the tower of the Church of All Saints that are presently possible from and across the Site. However, these views are incidental and do not form part of any designed view or landscape. Due to their limited nature, they also do not allow for any meaningful appreciation of the heritage significance of the church or the Conservation Area. As such, the Site is considered to comprise a neutral element of their respective wider settings. The proposed development within the Site is also in-keeping with the design and form of the adjacent commercial development and will therefore not appear incongruous within this part of their wider settings and will remain a neutral element. The development will therefore not cause harm to their respective significance and they do not require further assessment.

Non-Designated Built Heritage Assets

- 3.20 Within the 1km study area the HER identifies twenty non-designated built heritage assets (Figure 3 & Appendix A). Of these, six are not duplicates of designated built heritage assets. It is not considered that any of these non-designated built heritage assets are sensitive to the development of the Site; whilst the development may result in a slight visual change within some of their settings, this will only be experienced distantly beyond their immediate settings and in conjunction with the existing urbanising impact of the surrounding highways and built development. There is also no evidence of a historic functional association between these assets and the Site. They will not be considered further within this report.

4 ASSESSMENT OF SIGNIFICANCE & NATURE OF IMPACT

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected, including any contribution made by their setting, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that the Billingley Conservation Area is sensitive to the proposed development of the Site. This section provides an assessment of the significance of the Conservation Area and considers the nature of the proposed development.

Proposed Development

- 4.3 The Site is proposed for commercial development with the buildings located in four zones across the central and eastern parts of the Site. The western area of the Site will remain undeveloped although a screening bund is proposed within this area. This section should be read in conjunction with the accompanying plans and reports, including the viewpoint montages prepared by FPCR.
- 4.4 In summary, a plateau will be created in each of the four zones with a unit constructed on each. The plateau levels range from 24.5m AOD to 33.75m AOD and the ridge heights of the units will be 18m. The Carr Dike will be retained through the Site and will form a landscaping corridor to the east and south of Zone 1 and attenuation ponds will also be provided across the Site. Landscape screening bunds of up to 9m will be created around each of the plateaus. A new roundabout will provide access to the A625 from the northern boundary. This is the subject of a separate planning permission.

Billingley Conservation Area Designated 1974, amended 2007.

- 4.5 This assessment refers to the adopted Billingley Conservation Area Appraisal (Barnsley Metropolitan Borough Council, 2007) throughout. The listing descriptions for Billingley Hall, Manor House and Poplar Farmhouse are reproduced at Appendix B.

Character & Appearance

- 4.6 Billingley is situated within the agricultural landscape to the west of Goldthorpe and Bolton upon Dearne on the crest of a hill. Due to its elevated location, the Appraisal notes that '*spectacular views are available in almost every direction out of the village*'. The boundaries of the Conservation Area are largely drawn around the built core of the village, with some areas of open space included to the western side of High Street.
- 4.7 The village developed as a small farming community with two main farms located within a small hamlet of workers cottages and farmhouse. It is a linear settlement with the buildings focused along High Street which runs through the village on a north-south route; secondary roads comprise Flat Lane, Back Lane and Chapel Lane. However, over time the two main farmsteads within the village relocated to the northern and southern edges with the original farm buildings in the centre converted to residential uses in the twentieth century.
- 4.8 Billingley has remained a small settlement, avoiding the major growth and expansion that took place to surrounding towns and villages during the nineteenth and twentieth century as a result of the mining industry. The pattern of development has been determined by the fact the village has grown around a number of old farms and the majority of buildings within the Conservation Area are residential and comprise former farm buildings and workers' cottages. These are interspersed with

high status residences such as Billingley Hall (Grade II Listed Building) which is located at the junction of High Street and Back Lane.

- 4.9 The predominant building material is sandstone with a small number of buildings built in brick and the roofs are generally covered with slate although later examples use rosemary tiles. As many of the buildings within the Conservation Area were originally functional buildings, they utilise a simple vernacular style and their historic use remains legible. Almost all buildings are two storeys, with the main exceptions being Billingley Hall and Beech House which are of three storeys and utilise a more polite architectural design.
- 4.10 The houses to the northern end of High Street are generally detached and located within spacious grounds. To the southern end, properties are more closely grouped together and this results in a strong sense of enclosure to this part of the Conservation Area in contrast to the character of other parts of the village. The townscape along High Street is principally comprised of nineteenth century vernacular buildings positioned with their gable end facing onto the road, with a notable exception being the Manor House (Grade II Listed Building) which includes a sixteenth or seventeenth century rear wing.
- 4.11 Back Lane runs parallel to High Street to the eastern side of the village; located along this road is Billingley Hall and the twentieth century development along Barn Owl Close. The majority of the buildings along this road are modern infill houses and conversions of redundant farm buildings; these include Normanville House and Kilnewick House.
- 4.12 The character of the townscape along Chapel Lane is varied in both size and materials as a result of both modern and historic development. Interspersed with the vernacular cottages are the Methodist Chapel which dates from 1818 and Poplar Farmhouse (Grade II Listed Building) which is largely screened in views from the road due to the boundary vegetation.
- 4.13 Flat Lane is characterised by Georgian and Victorian houses located at its eastern end close to High Street, with later twentieth century development along the western section. This comprises former semi-detached council properties and sheltered accommodation which were built in red brick in contrast to the prevailing sandstone. The semi-detached houses are identified as a negative feature in the Appraisal (Figure 8.1).
- 4.14 The Appraisal identifies a number of important views within the Conservation Area itself (Figure 8.4); these are generally focused along the streets themselves and on notable buildings within the streetscene due to the positioning of the built form which contains these views.

Summary of Significance

- 4.15 The significance of the Billingley Conservation Area is attributed to its historic and architectural interest as a small agricultural community which principally developed during the nineteenth and twentieth centuries but retains tangible links to its earlier phases in the buildings and street pattern. This is appreciable in the architectural style of its vernacular buildings as well as the spatial qualities of the built form and pattern of development. The consistent material palette utilised in the historic buildings unifies the variety of building styles and uses to create a coherent and distinctive character.

Setting

- 4.16 Billingley is situated on an area of elevated topography and is surrounded by agricultural fields. This expansive landscape contributes to an understanding of the heritage significance of Billingley as a small agricultural village, with the fields immediately adjacent to the Conservation Area making the strongest contribution as a result of their greater visual association with the built form within the village; due to the contained nature of the village, the ability to appreciate this expansive setting is generally limited to the edges of the Conservation Area where it forms part of the approaches into and out of the village. The Appraisal identifies a number of important views into

and out of the Conservation Area (Figure 8.4). These include the main approaches into the village along High Street and Flat Lane as well as along footpaths to the eastern side.

- 4.17 Although the wider setting of Billingley Conservation Area principally comprises undeveloped farmland, the historic rural isolation of the village has been eroded by the expansion of Goldthorpe and Bolton upon Dearne to the south-east and the heavily trafficked A635 to the south. Whilst these elements are less appreciable within the northern and western parts of the Conservation Area, in views to the south and south-east of the Conservation Area the modern residential and commercial development to the western site of Goldthorpe is visible beyond the intervening fields and the A635. The visual and audible effects associated with the traffic using the A635 also introduces urbanising qualities into the wider setting of the Conservation Area.

Contribution of Site to Significance

- 4.18 The Site is located c. 485m to the south of Billingley Conservation Area beyond the intervening fields and the A635. Due to the topographical changes within the Site and the surrounding area, the ability to discern the Conservation Area from within the Site is limited. The views of the Conservation Area are generally only possible from the southern boundary and south-eastern corner of the Site and it is only the south-western area comprising the buildings along Flat Lane that are appreciable; these are identified as being negative buildings within the Conservation Area. As such, there is no ability to experience the distinctive character and appearance of the Conservation Area in views from the Site.
- 4.19 In the approach to the Conservation Area from the south, the Site forms part of its wider undeveloped farmland setting and the Appraisal notes the view to the south of the village are important (Figure 8.4). However, the Site is experienced in conjunction with the existing adjacent residential and commercial development, and the visual and kinetic separation of the Site from the Conservation Area by virtue of the A635 and Billingley Green Lane means the Site appears more closely associated with the urbanised qualities of Goldthorpe than the rural surroundings immediately to the south of the village (Plate 10).
- 4.20 It is therefore considered that the Site makes only a minor contribution to the significance of the Conservation Area as part of its wider undeveloped setting.

Impact of Proposed Development

- 4.21 The proposed development of the Site will have no impact on the immediate rural surroundings of the Conservation Area and the agricultural character of the fields to either side of Billingley Green Lane which forms the main approach to the Conservation Area to the south will not be affected.
- 4.22 The introduction of buildings within Zones 1-4 and the associated infrastructure within the Site will result in the loss of part of the Conservation Area's setting that makes a minor contribution to its significance. However, this comprises only a negligible part of the total wider setting of the Conservation Area and will be experienced as part of the existing urbanising effects already present to the south, beyond the intervening fields. The visual impact is relatively minor as shown by Viewpoint 12 and will be reduced through the proposed landscaping within the Site which will soften and screen the development; its relationship with the existing adjacent commercial development will ensure it does not appear incongruous within this location. There are also further opportunities at the detailed design stage to reduce the impact of the development on the Conservation Area through the appropriate elevational treatment of the buildings and the management of the associated environmental effects such as light-spill, noise and dust.
- 4.23 It is therefore considered that the proposed development of the Site will have a minor impact on the significance of the Billingley Conservation Area. This falls within less than substantial harm and will be balanced against the public benefits of the scheme in accordance with paragraph 202 of the NPPF; these include the delivery of employment development on an allocated site.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS on behalf of Equites Newlands (Goldthorpe) Ltd. It addresses built heritage considerations in relation to the employment-led development of a c.85 ha parcel of land located to the west of Goldthorpe, Barnsley, South Yorkshire. The site is allocated for employment development in the Barnsley Local Plan (adopted 2019) in Policy ES10 – Land south of Dearne Valley Parkway.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 5.3 This report has identified that only the Billingley Conservation Area (designated 1974, amended 2007) is sensitive to development within the site. The site forms a small part of its present undeveloped wider surroundings and makes a minor contribution to the appreciation of its character and appearance in this respect. The development of the site will result in the loss of its present agricultural character, but the visual impact of the buildings and associated effects will be mitigated by the landscaping within the site and there are further opportunities for the impact to be reduced through the detailed design stage. Importantly, the development will not affect the Conservation Area's immediate setting which makes the strongest contribution to its significance. The development will also be experienced distantly beyond the intervening undeveloped fields and viewed in conjunction with the adjacent residential and commercial development already established within this part of the Conservation Area's wider setting.
- 5.4 The proposed development of the site will result in less than substantial harm to the significance of the Billingley Conservation Area after the application of mitigation measures. This will be balanced against the public benefits of the scheme in accordance with paragraph 202 of the NPPF; this includes the delivery of development on an allocated employment site.

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Department for Communities and Local Government, 2018. *National Planning Practice Guidance (NPPG)*.

Historic England, 2008. *Conservation Principles, Policies and Guidance*.

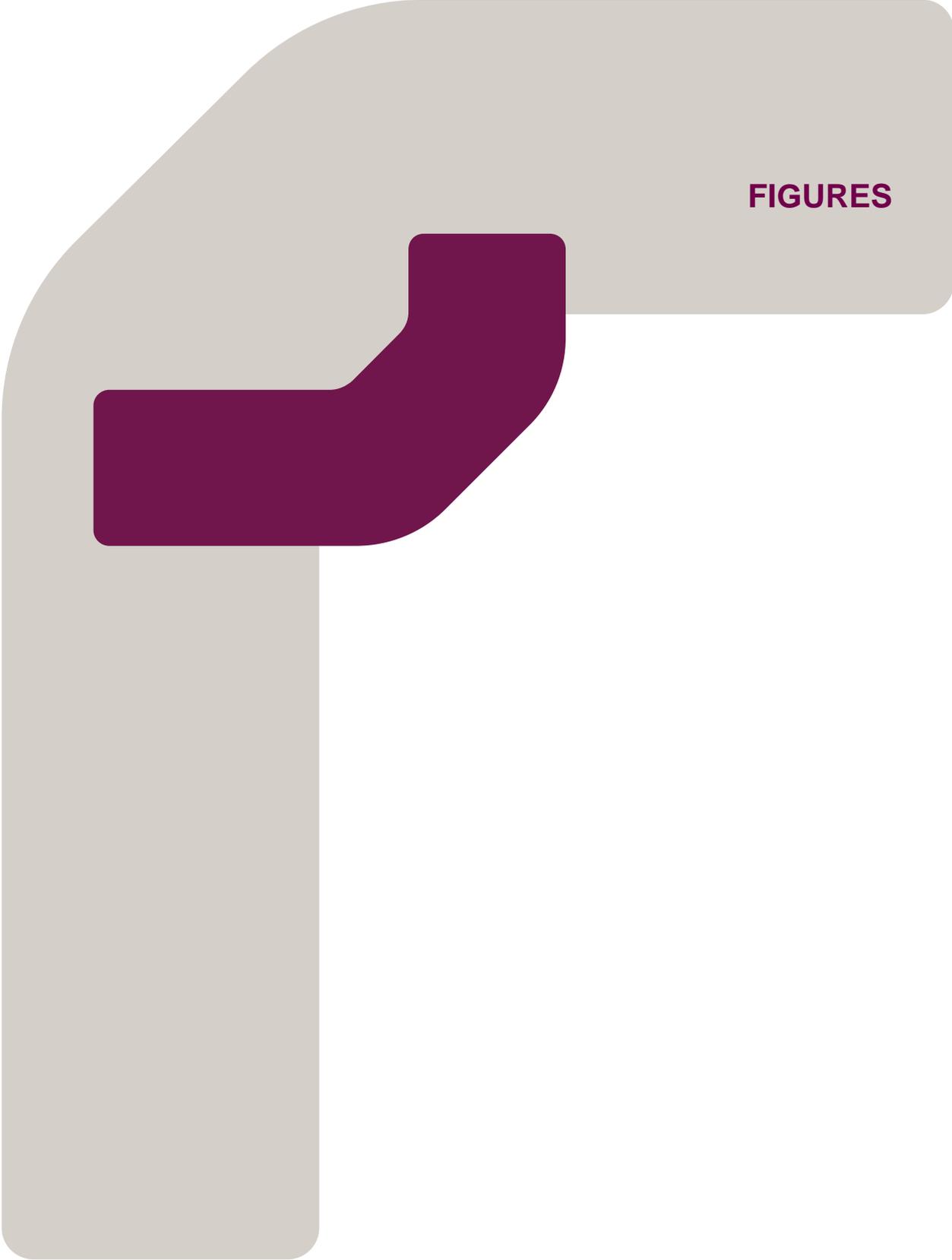
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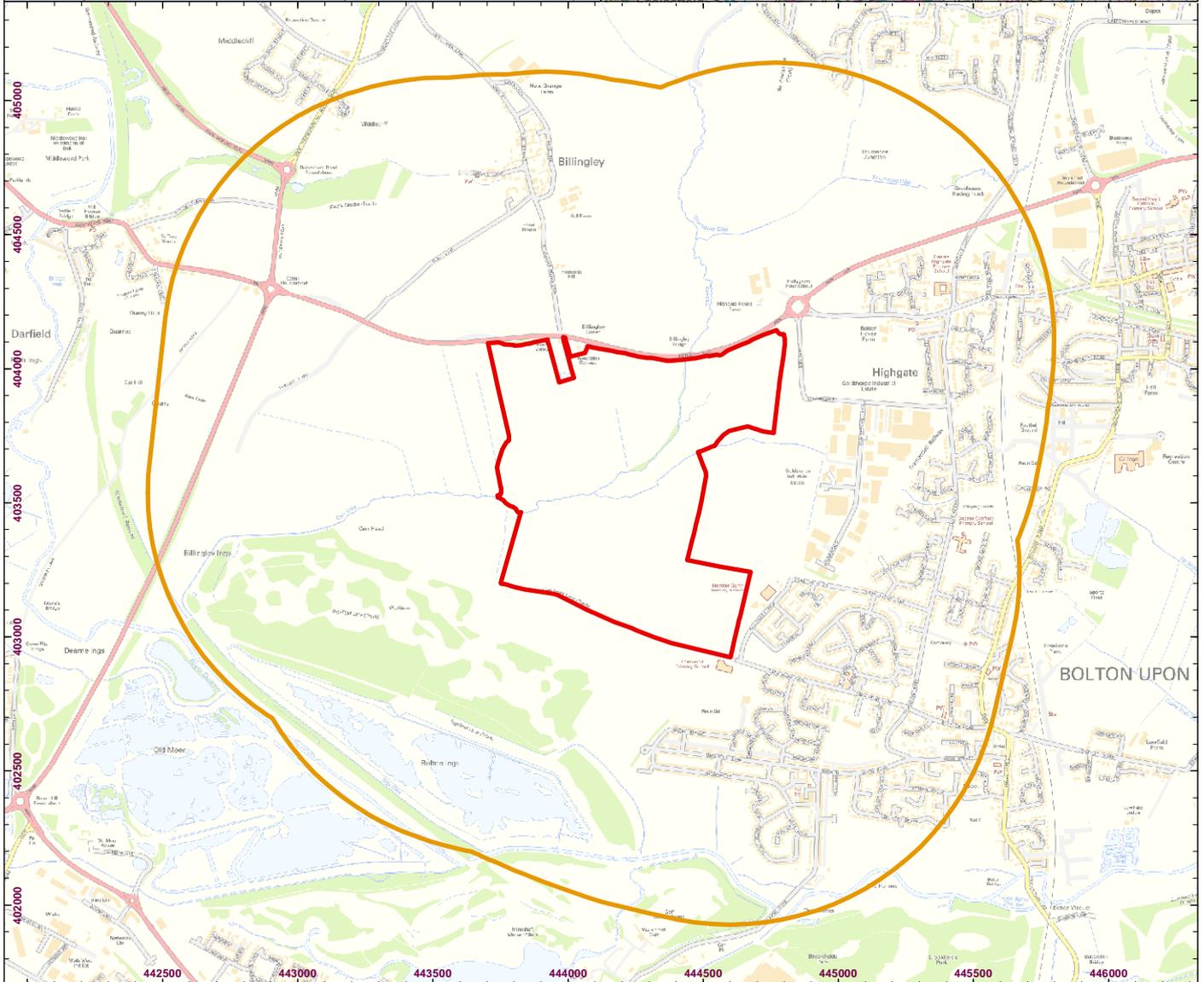
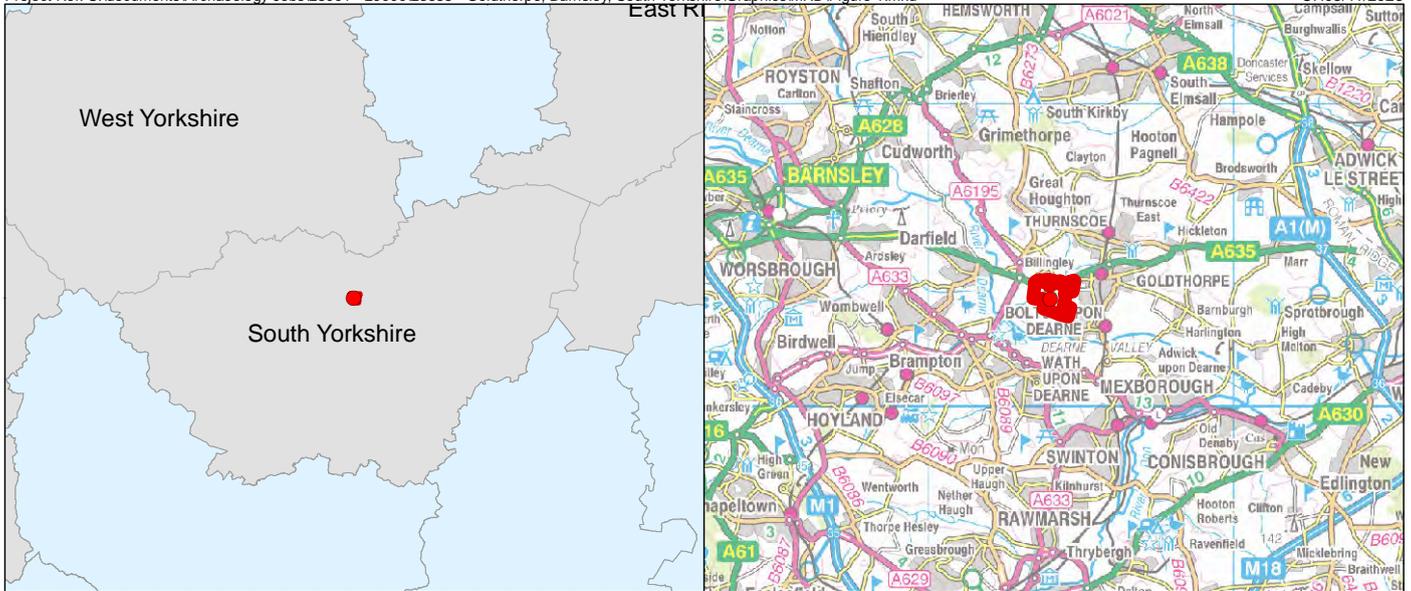
Historic England, 2022. *National Heritage List for England*.

Ministry of Housing, Communities & Local Government, 2023. *National Planning Policy Framework*.

South Yorkshire Historic Environment Record, 2022.



FIGURES



Legend

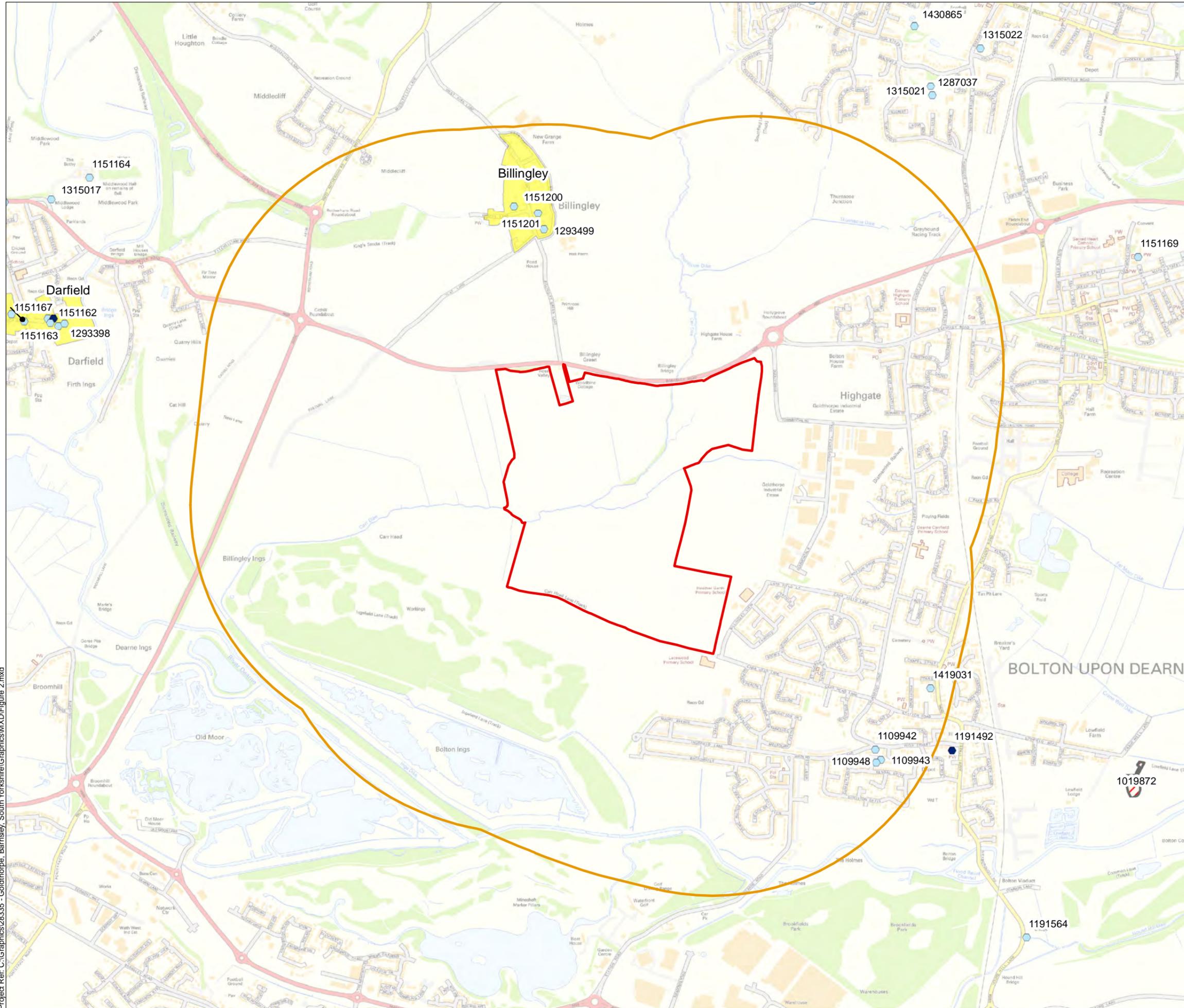
-  Site Boundary
-  Search Area



0 250 500 750m
Scale at A4: 1:24,000



Figure 1
Site Location



Legend

-  Site Boundary
-  Search Area

Listed Buildings

Grade

-  I
-  II*
-  II

-  LPA Conservation Areas
-  Scheduled Monuments

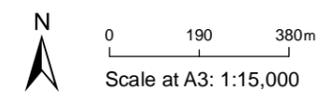
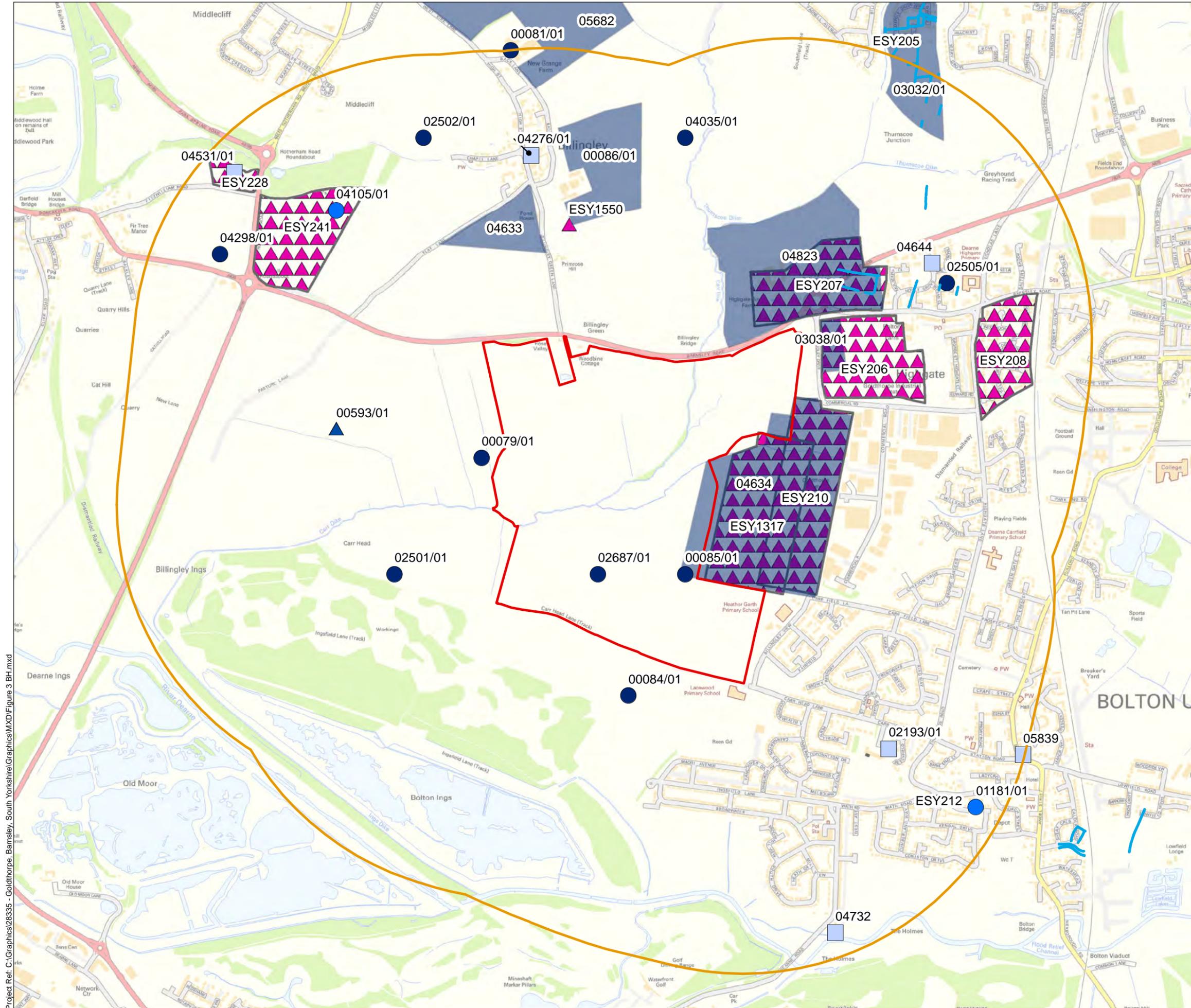


Figure 2
Designated Assets

Project Ref: C:\Graphics\28335 - Goldthorpe, Barnsley, South Yorkshire\Graphics\MXD\Figure 2.mxd



- Legend**
- Site Boundary
 - Search Area
 - Magnesian Limestone NMP cropmarks
 - Iron Age
 - ▲ Roman Bronze Bracelet Find, Billingley
 - Medieval
 - Post Medieval - Modern
 - ▲ Events

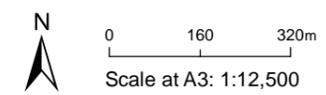
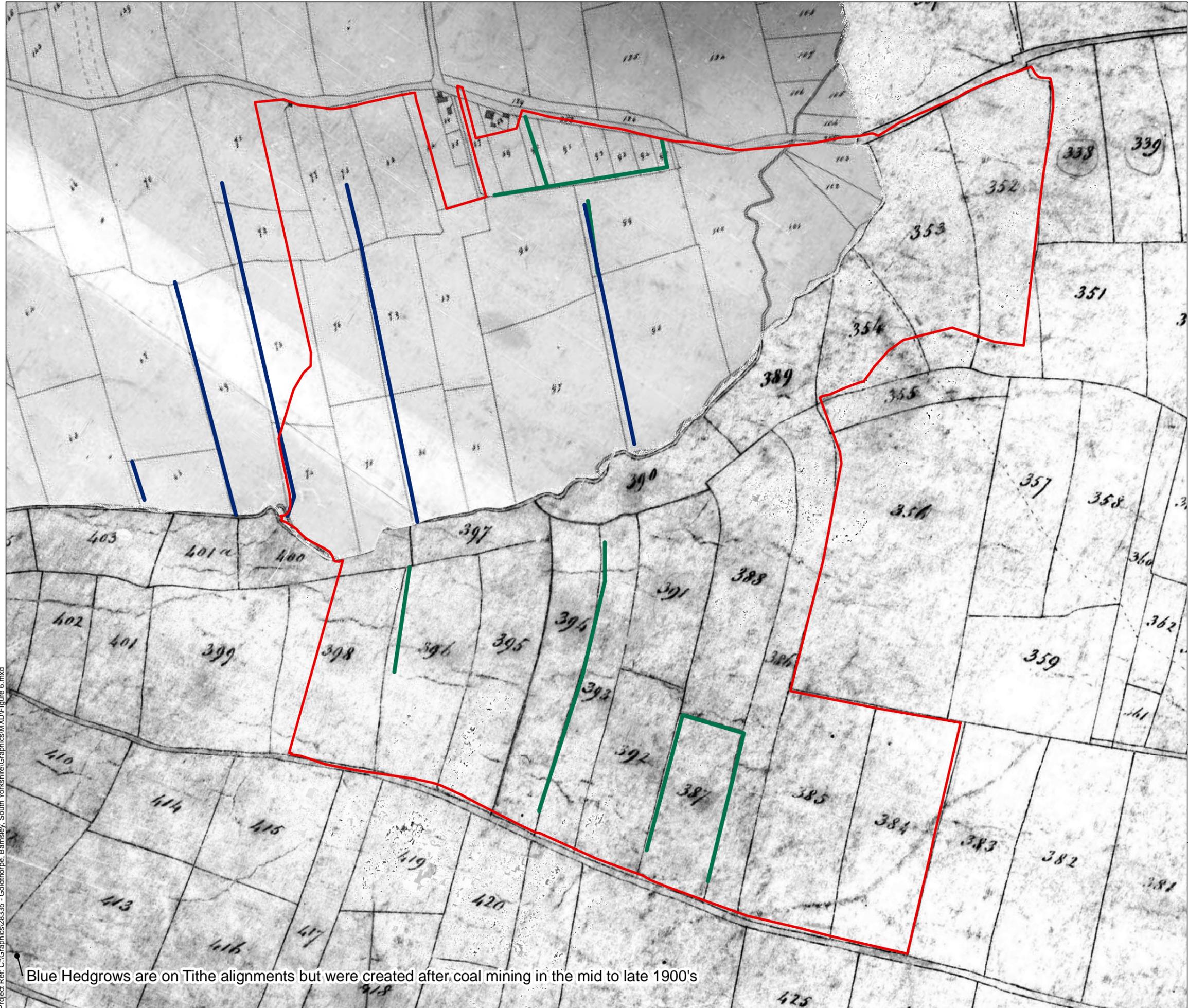


Figure 3
HER Data

Project Ref: C:\Graphics\28335 - Goldthorpe, Bamsley, South Yorkshire\Graphics\MXD\Figure 3 BH.mxd



Legend

- Site Boundary
- Replaced Hedgerow
- Important Hedgerow

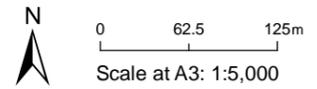
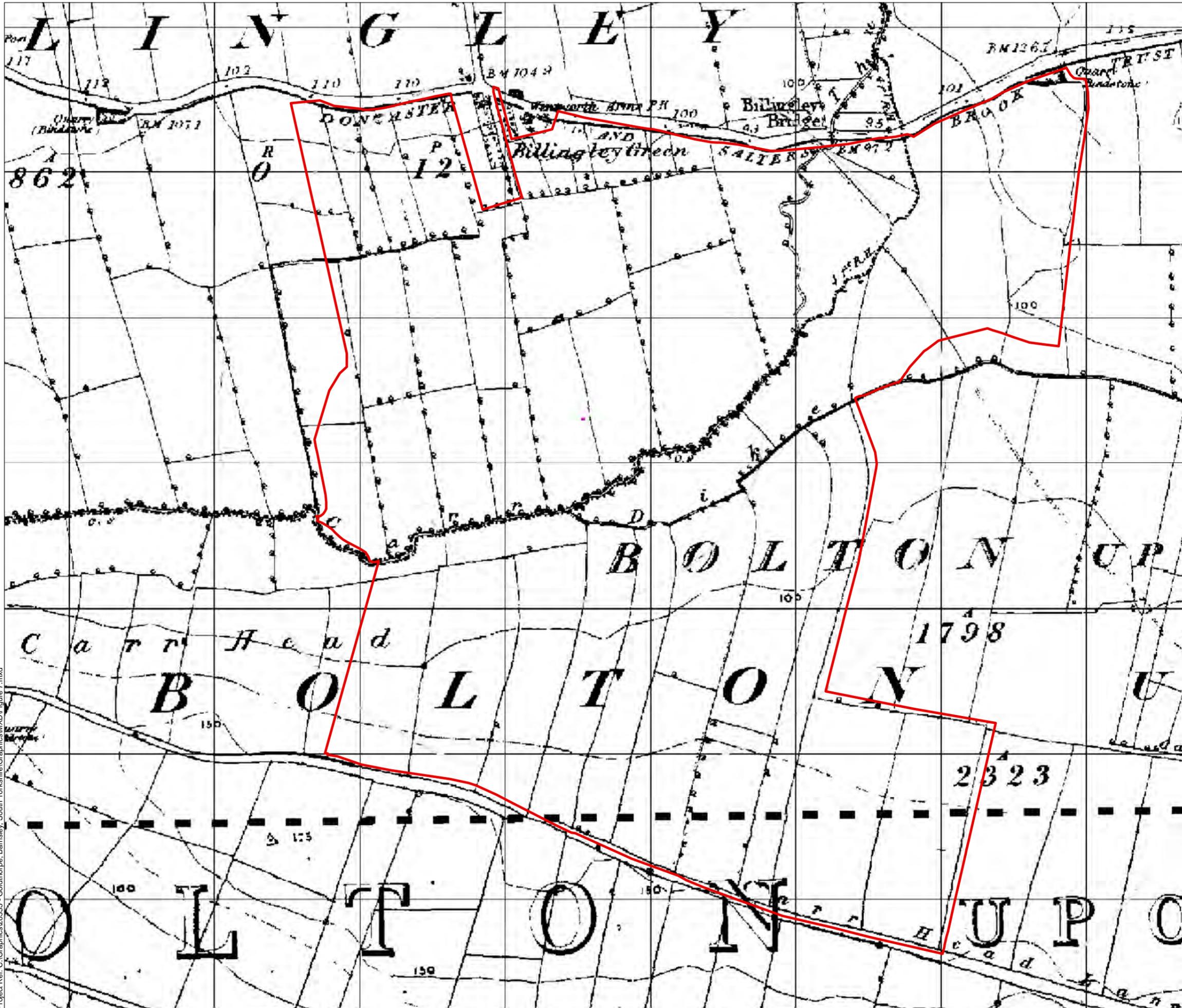


Figure 4
 Tithe Maps,
 Northern - Billingley 1839
 Southern - Bolton Upon Dearne
 and Goldthorpe 1837

Blue Hedgrows are on Tithe alignments but were created after coal mining in the mid to late 1900's

Project Ref: C:\Graphics\28335 - Goldthorpe, Barnsley, South Yorkshire\Graphics\MXD\Figure 6.mxd



Legend

Site Boundary

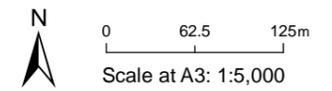
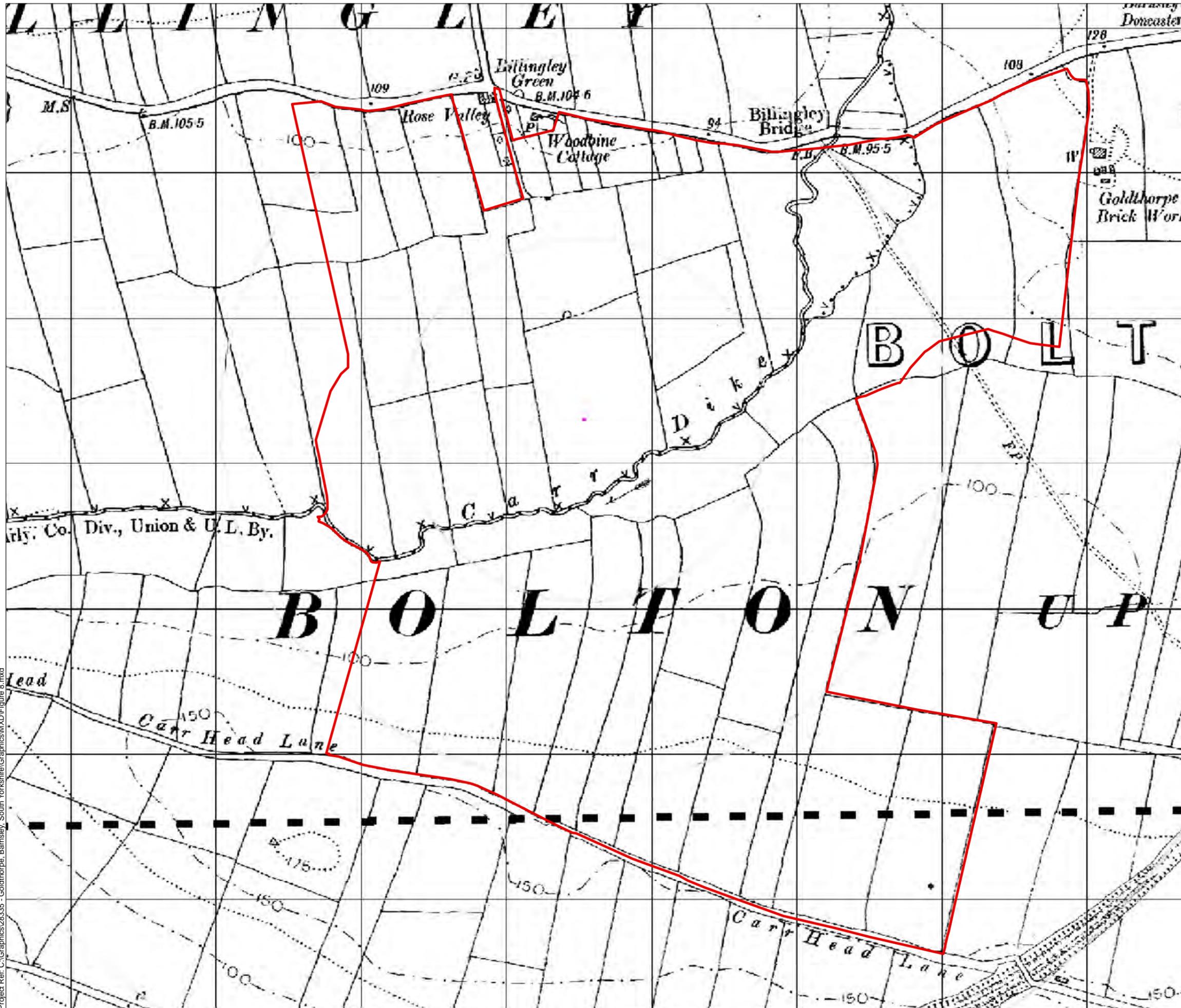


Figure 5
OS Map 1854-5



Legend

Site Boundary

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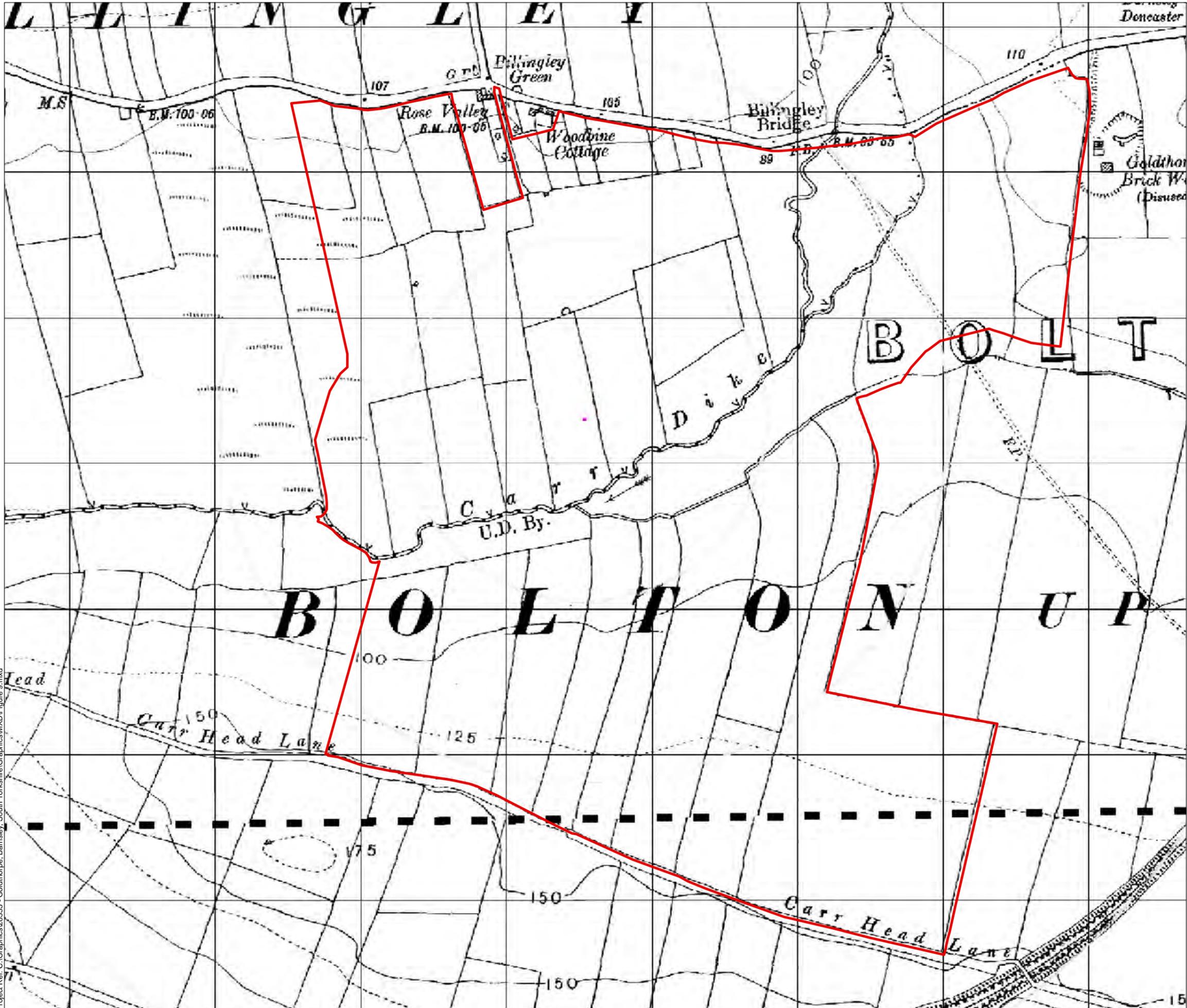
0 62.5 125m

Scale at A3: 1:5,000

rps MAKING COMPLEX EASY

Figure 6
OS Map 1905-6

Project Ref: C:\Graphics\28335 - Goldthorpe, Bamsley, South Yorkshire\Graphics\MXD\Figure 8.mxd



Legend

Site Boundary

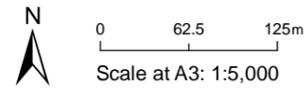


Figure 7
OS Map 1931-2



Legend

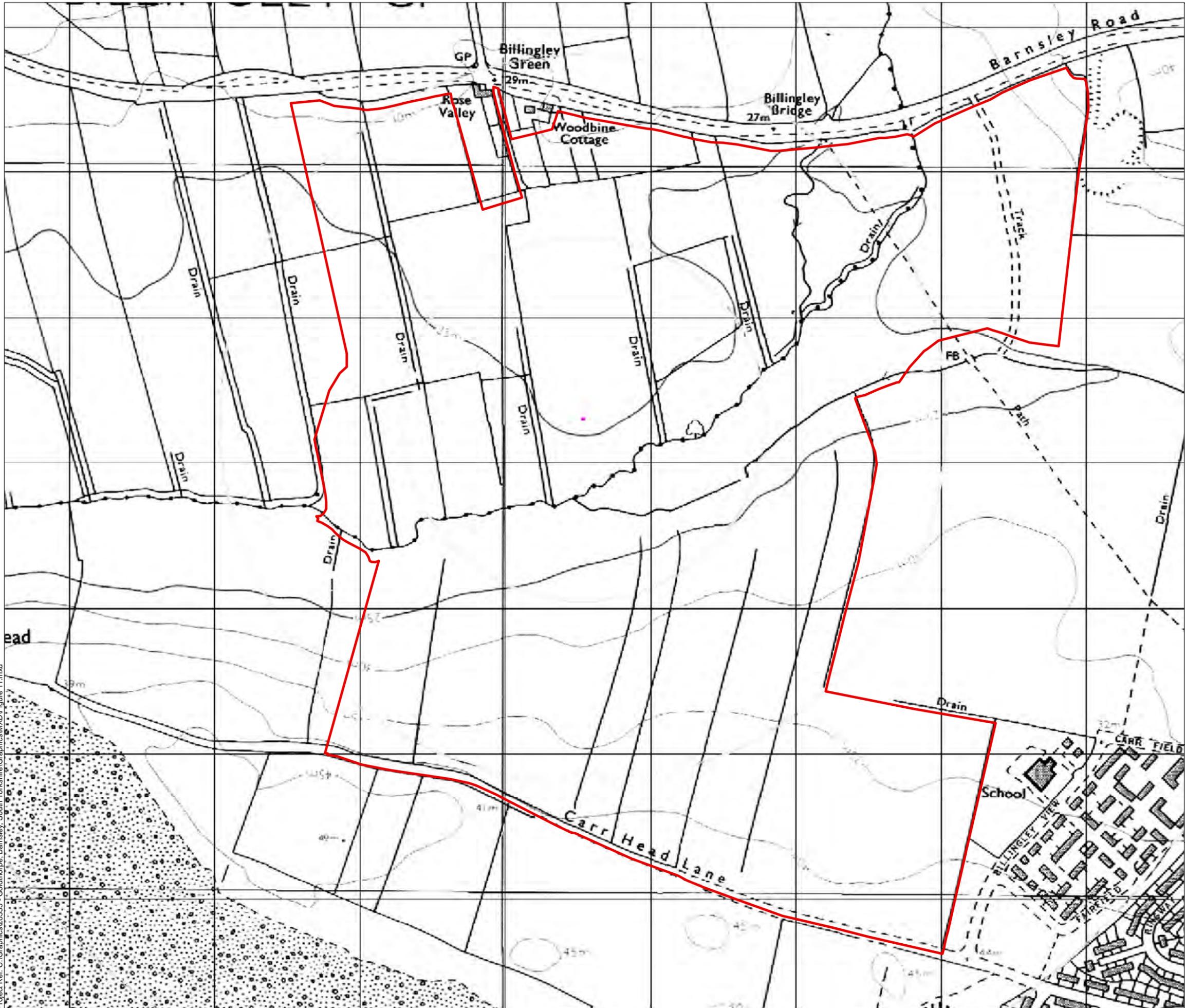
Site Boundary

N
 0 62.5 125m
 Scale at A3: 1:5,000



Figure 8
 OS Map 1948-50

Project Ref: S:\documents\Archaeology_Jobs\28001 - 29000\28335 - Goldthorpe, Barnsley, South Yorkshire\Graphics\MXD\Figure 8 BHS.mxd



Legend

Site Boundary

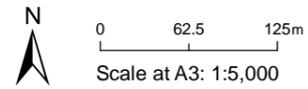
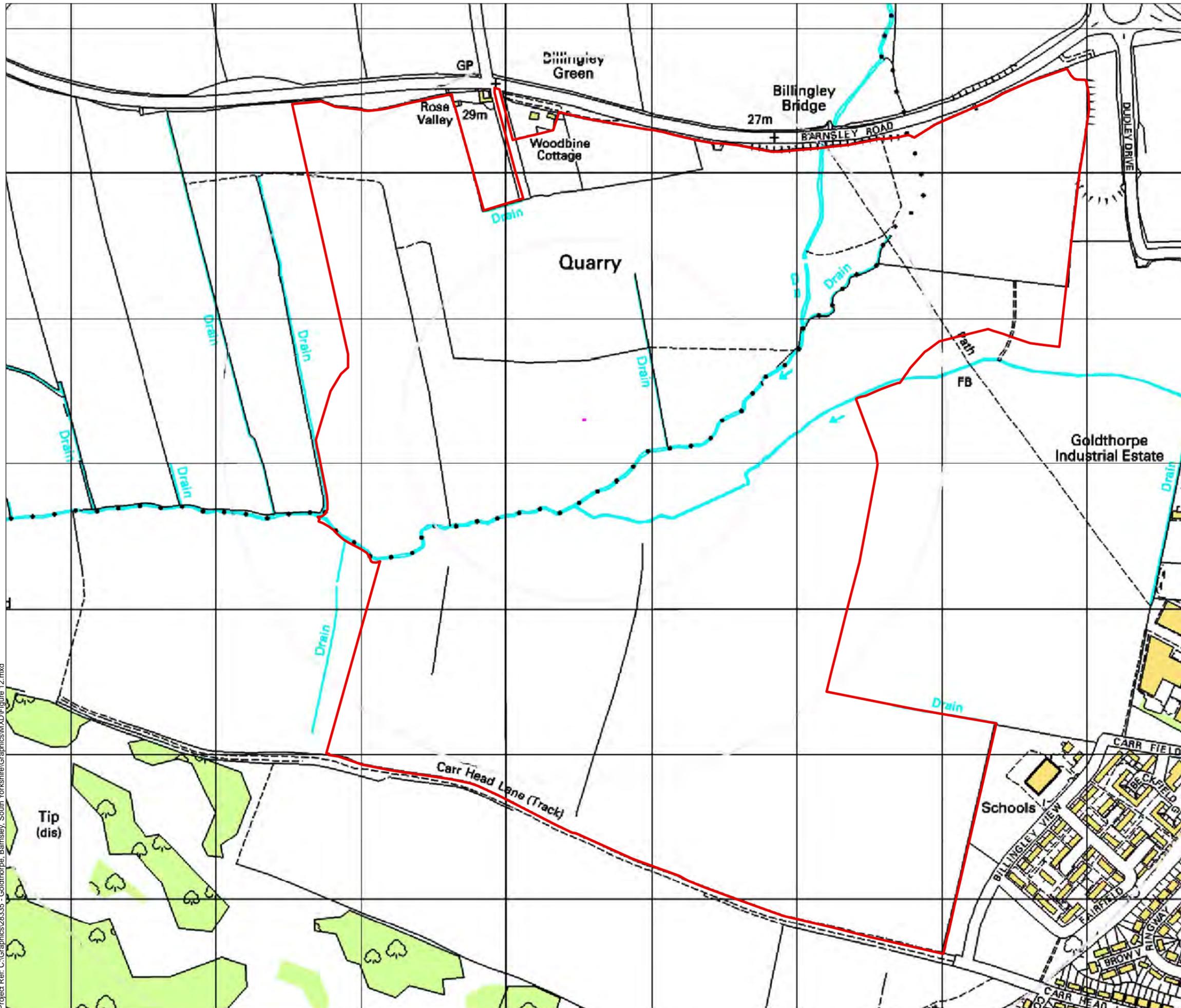


Figure 9
OS Map 1980

Project Ref: C:\Graphics\28335 - Goldthorpe, Barnsley, South Yorkshire\Graphics\MXD\Figure 11.mxd



Legend

Site Boundary

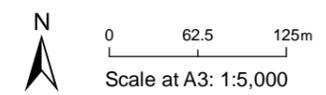


Figure 10
OS Map 2006

Project Ref: C:\Graphics\28335 - Goldthorpe, Barnsley, South Yorkshire\Graphics\MXD\Figure 12.mxd

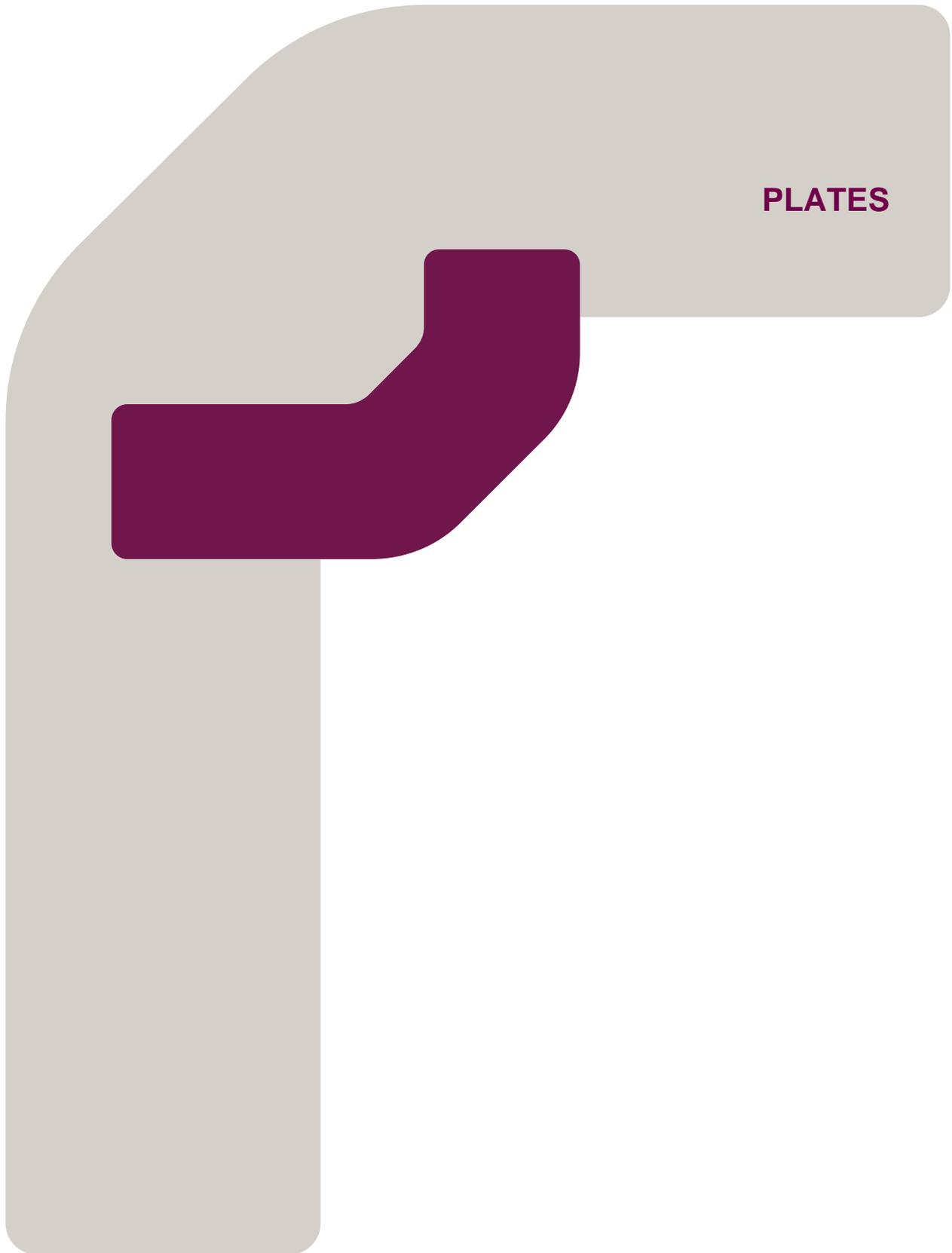




Plate 1: View south across central part of the Site from northern boundary



Plate 2: View north across central part of the Site; southern edge of Billingley Conservation Area evident to horizon



Plate 3: View north across western part of the Site from southern boundary



Plate 4: View south-west across central part of the Site



Plate 5: View south-west across eastern part of the Site; adjacent Aldi Distribution Centre to LHS



Plate 6: View north-west across eastern part of the Site



Plate 7: View south-west across the south-eastern part of the Site



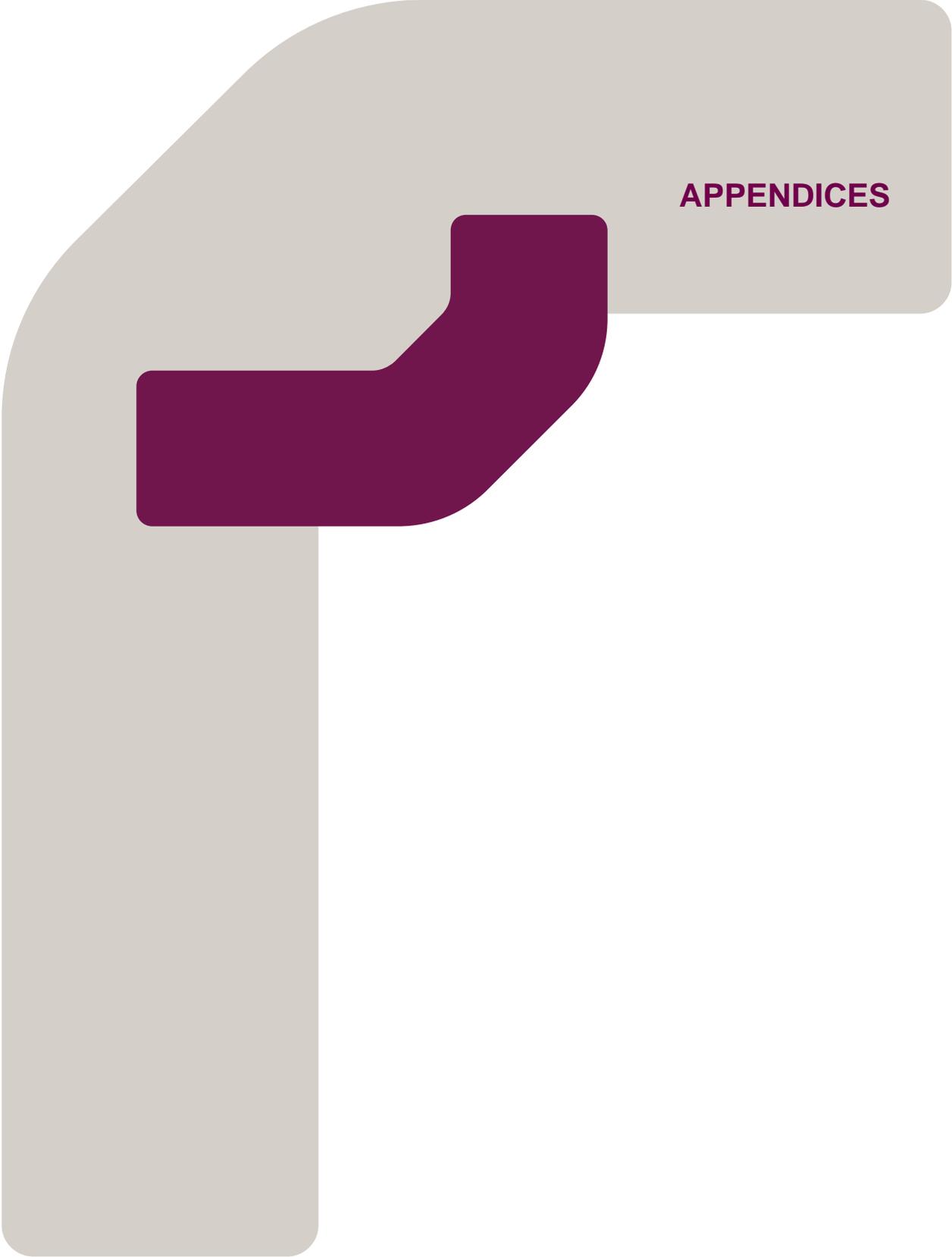
Plate 8: View west across the Site from eastern boundary; tower of Church of All Saints at Darfield indicated by red arrow



Plate 9: View north-west across the Site from south-eastern corner; southern edge of Billingley Conservation Area evident to horizon



Plate 10: View south towards the Site from Flat Lane in Billingley Conservation Area



APPENDICES

Appendix A

HER Gazetteer

(Non-designated built heritage assets identified in bold)

HER No.	Name	Location	Date
	Monuments		
00079/01	Possible Iron Age or Romano-British Enclosure, south west of Billingley Green, Darfield	SE 4370 0370	Iron Age to Roman
00081/01	Iron Age or Romano-British Irregular and Regular Enclosures and Field Boundary, Billingley	SE 4380 0510	Iron Age to Roman
00084/01	Iron Age or Romano-British Sub-rectangular Enclosure, Goldthorpe	SE 4420 0288	Iron Age to Roman
00085/01	Extensive Iron Age or Romano-British Field Boundaries, Goldthorpe	SE 4440 0330	Iron Age to Roman
00086/01	Iron Age or Romano-British Cropmark, Billingley	SE 4410 0470	Iron Age to Roman
00593/01	Roman Bronze Bracelet Find, Billingley	SE 432 038	Roman
01181/01	Medieval Timber Framed Building (demolished), High Street, Bolton upon Dearne	SE 4540 0250	Medieval
02193/01	Burial at Bolton Hall, Bolton upon Dearne, Goldthorpe	SE 4510 0270	Unknown
02501/01	Cropmark of Iron Age or Romano-British Enclosures, Goldthorpe	SE 4340 0330	Iron Age to Roman
02502/01	Iron Age or Romano-British Cropmark, Billingley	SE 4350 0480	Iron Age to Roman
02505/01	Iron Age or Romano-British Unclassified Cropmark, Goldthorpe	SE 4530 0430	Iron Age to Roman
02687/01	Iron Age or Romano-British Cropmarks, Goldthorpe	SE 4410 0330	Iron Age to Roman
03032/01	Iron Age or Romano-British Enclosures and Field System, Thurnscoe	SE 4518 0504	Iron Age to Roman
03038/01	?Iron Age or Romano-British Enclosure and Drove Road, Goldthorpe	SE 4490 0408	Iron Age to Roman
04035/01	Possible Field System, Billingley	SE 4440 0480	Unknown
04105/01	Linear Feature, nr King's Stocks, Billingley	SE 4320 0455	Unknown - Medieval
04276/01	Early 19th Century Manor House with 16th and 17th Century Additions, Billingley	SE 4387 0474	Post Medieval to Modern
04298/01	Beehive Quern, Cat Hill Crossroads, Barnsley	SE 4280 0440	Iron Age to Roman
04531/01	Fitzwilliam Road Bellpits, Billingley	SE 4285 0468	Iron Age to Modern
04633	Undated Linear Cropmarks, south of Billingley	SE 4373 0452	Unknown
04634	Probable Romano-British or Iron Age enclosures and field system, Goldthorpe	SE 4469 0365	Iron Age to Roman
04644	Goldthorpe Royal Observer Corps Monitoring Post	SE 4525 0436	Modern
04732	Post-medieval Corn Mill, Bolton-upon-Dearne, Goldthorpe	SE 4491 0206	Post Medieval to Modern
04823	Iron Age or Romano-British Enclosures, Trackways and Field System, Goldthorpe	SE 4478 0432	Roman
05682	Iron Age or Romano-British cropmark features, Billingley	SE 4382 0521	Iron Age to Roman
05839	Bolton upon Dearne Carnegie Library & Municipal Offices	SE 4556 0268	Modern

Appendix B

Statutory List Descriptions

Billingley Hall

Grade II Listed Building. NHLE: 1293499. Date listed: 18th April 1985.

SE40SW BILLINGLEY BACK LANE (north side)

6/1 Billingley Hall

II

House. Late C18, C19 extension to rear. Sandstone ashlar front, coursed, squared sandstone returns. Welsh slate roof, stone slates retained at rear and part of left return. Renewed brick stacks. 3-storey, 3-bay C18 block with 2-storey full-width extension to rear. Wallstone plinth at sill level. Band-rusticated quoinstrip to ground floor, chamfered quoins above. Central panelled door with renewed overlight in eared stone architrave with pulvinated frieze, eroded consoles and segmental pediment. Flanking 4-pane sashes in architraves. Band at pediment level. Sill band to 1st-floor windows linking similar outer sashes to narrower central window with moulded projecting sill, eared architrave, cornice and ashlar panel above. Sill band to 2nd floor linking 3 sashed architraves; central window narrower with moulded sill. Paired stone gutter brackets. Hipped roof with 2 ridge stacks. Right return: tall stair window in C19 extension.

Listing NGR: SE4390304674

Manor House

Grade II Listed Building. NHLE: 1151201. Date listed: 18th April 1985.

SE40 SW BILLINGLEY HIGH STREW (east side)

6/4 Manor House

II

Farmhouse. Early C19 with late C16 or early C17 rear wing. Wing: partly timber-framed. Main range: coursed dressed sandstone, Welsh slate roof, renewed brick stacks. L-shaped plan: 4-bay main range and short wing projecting from rear right. Main range: ashlar plinth, large quoins. Panelled door to bay 2 in quoined surround with shaped keystone cut onto lintel. 3 ground-floor windows with projecting sills and lintels cut to resemble voussoirs, C20 casements. 4 similar 1st-floor windows, bay 2 window narrower. Brick end stacks and a ridge stack between bays 3 and 4. Rear wing: upper walling infilled in brick, steeply-pitched roof. Interior of wing retains 2 heavy transverse beams to ground-floor room. Post and truss timber framing visible in upper rooms, wall posts, some original stud infill, braces and wallplates exposed. Original roof structure visible in loft has 2 king-post trusses with braces to ridge.

Listing NGR: SE4387804740

Poplar Farmhouse

Grade II Listed Building. NHLE: 1151200. Date listed: 18th April 1985.

SE40SW BILLINGLEY CHAPEL LANE (north side)

6/2 Poplar Farmhouse

II

Farmhouse. Mid C18. Deeply-coursed, squared sandstone, stone slate roof renewed in C20 tiles at rear. Renewed brick stacks. 2 storeys, 3 windows to 1st floor. Large quoins. Central part-glazed door in square-faced surround all within C20 glazed porch. Flanking 3-light square-faced mullion windows with projecting sills and renewed wood casements with glazing bars. Band to 1st floor with similar 3-light windows above flanking central 2-light window. Gable copings and brick end stacks. Rear: flat-roofed extensions not of special interest.

Listing NGR: SE4378004770