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Design & Planning

Heritage Impact Assessment to accompany application for extension to existing dwelling at 103 High Street, Penistone, Sheffield, S36 6BR.

Introduction

This statement has been prepared on behalf of Mr & Mrs Moorhead and will accompany a Householder Planning Application (PP-12880125) for the extension of their existing property at 103 High Street, Penistone involving the demolition of a two-storey extension and erection of a three-storey extension to the side/rear of the property.

The works will involve demolition of the existing two storey side extension and replacing it with an enlarged three storey extension to the side of the property on approximately the same footprint.



Existing South elevation of 103 High Street



Existing East elevation of 103 High Street

The property is currently used as a domestic residence and will remain so under these proposals.

The extensions will be formed onto the existing East elevation, the least visible from the conservation area and completely hidden from the High Street streetscene and only partially visible, in part due to the set back from Green Road, also the existing high stone boundary walls and garage. The principal view of the site will be from the applicant's own private amenity space and neighbouring derelict haulage yard.

As part of the works, the surrounding landscaping will be modified to suit the new proposals.



Existing West elevation of 103 High Street

Relevant Legislation / Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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

The National Planning Policy Framework (NPPF)

NPPF para 189 and 190: The NPPF requires applicants to describe the significance (heritage) of any heritage asset affected by a proposal including any contribution made by the setting of the asset. The level of detail should be proportionate to the importance of the asset and the degree of intervention the proposal represents. The local Planning Authorities will take the heritage significance of an asset into account and consider any impacts on the asset to avoid conflict with the conservation of the asset.

NPPF para 193: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 194: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policies

Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

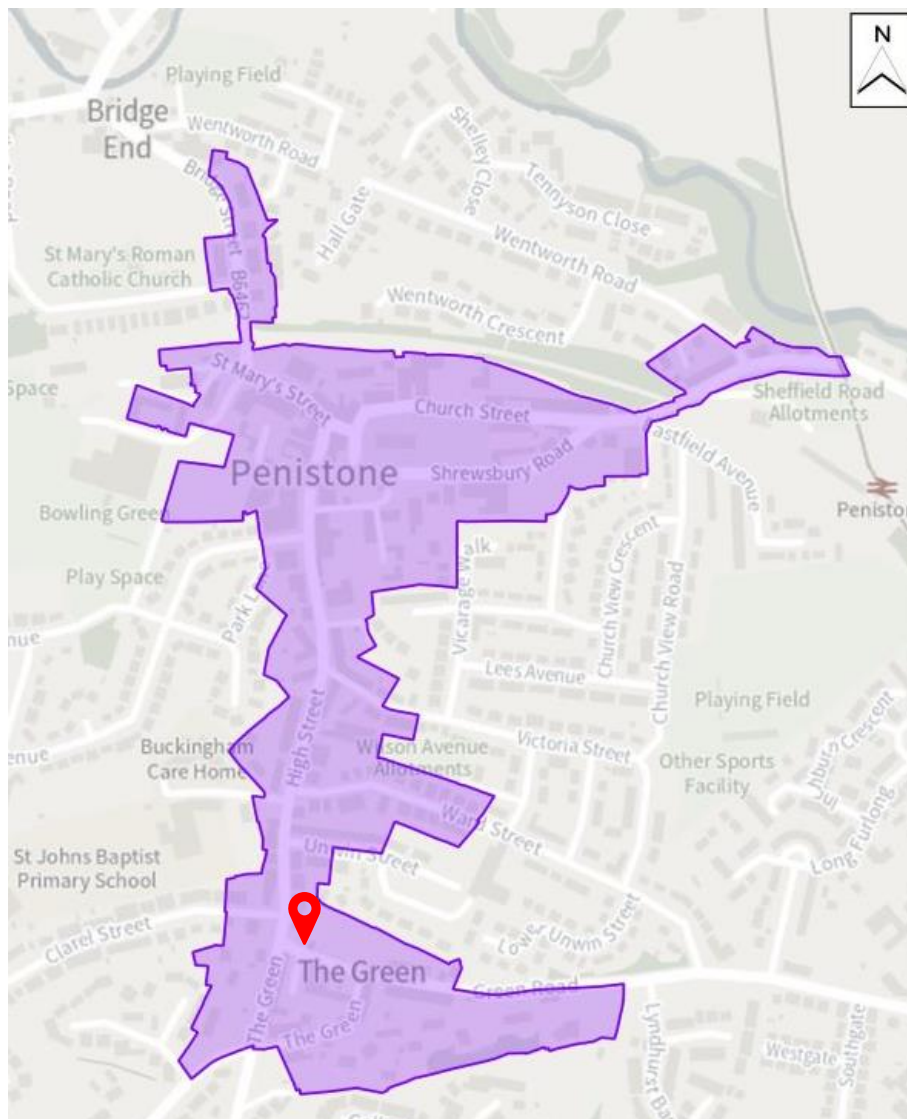
Designated Heritage Assets

103 High Street itself is unlisted however it sits within the Penistone Conservation Area and nearby is 104-106 High Street a Grade II (2) listed building No.1191801 description as follows;

“Pair of cottages. Early C19. Coursed, squared stone. Stone slate roofs (bitumen covered to left). Three storeys. One bay each. Each cottage has an entrance to right with quoined surround and deep lintel and a 3-light flat-faced mullion window. Each has a similar 4-light window to 1st and 2nd floors. Rear: paired lights; No 104 has ground-floor addition, not of special interest. The upper storey has exposed bonding stones to left as though for an addition. Gable coping on cut kneeler to right. Two stone stacks.”

NB High Street is not sequentially numbered with No.103 addressing Sawmill Court off Green Road and No.104-106 opposite No.91-93 High Street.

No other nearby Designated or Non-Designated local heritage assets exist nearby.



Extract of Penistone Conservation Area Map with 103 High Street indicated

Pre-Application Advice

“May I firstly apologise for the delay in my response to your application. One reason for delay is that I wanted to view both the site and the area, which I did yesterday. Unfortunately, this visit confirmed my opinion that whilst the proposal’s design looks very good, it is not suitable in its current form for the location. This is based upon a planning opinion relating the visual character of the dwelling and its impact within the broader street scene. As the dwelling is located within a conservation area, approval of any design would be required from the Conservation officer, along with the principle of the extension also. Additionally, a minimum of a tree survey would be required but I would suspect that a full arboricultural impact assessment and possible tree protection measures would be required.

In more detail from a planning perspective only, conservation may object, based upon the current information provided, I would have no objection to the principle of the extension. My major concerns would be the size and style of the proposed windows, the style of garage door, the flat roof and the terrace. Being sited in a prominent area at the junction of two roads including the principal High Street, the visual character of the existing dwelling should be maintained, and the extension should not appear more dominant than the existing dwelling, which I think with the proposed plans it would. In my opinion the following would need to be addressed:

The windows should be more in keeping with the existing windows. As well as colour and material choices, the new windows should be reduced slightly in quantity or size and feature similar split design openings to match the existing windows. Whilst tall windows are a feature of the area, these are not as large or as prominent as the ones proposed, the closest match I have found in the area is at St John The Baptist Primary School.

In such a prominent position, the roof should reflect the character and design of the original building, whilst I appreciate the current flat roof aspect of the dwelling, the larger and taller proposal does not suit a flat roof.

The balcony/terrace should be removed from the proposal as it would be very unlikely to receive approval, additionally this does not appear to be currently in situ as the plans suggest.

The garage door would be better if it was of a more traditional design or material to reflect the character of the dwelling and the broader area.

Whilst you may disagree with my opinion, I have tried to base it in regard to current local planning policy. As mentioned, the Conservation officer would have their own opinion and guidance to follow in relation to their comments.”

The accompany drawing package demonstrate the advice provided has been taken on board with a reversion from the previous more modern extension design (flat roof, large windows, modern design garage door, etc) and a more in-keeping design now proposed. The window changes have been limited to the elevations visible from the conservation area, South & South-east from Green Road, but the larger more modern design retained on the East & North-east elevations over looking the applicant’s private amenity space and not visible from the conservation area.

History of 103 High Street

The property is understood to be the “master’s house” related to the now demolished sawmill industrial building across from the site which has since been redeveloped into modern housing.

The property is not shown on maps dated 1893 but appears on those dated 1905, so appears to be dated around the turn of the century. No other information is available regarding the property.

Heritage Values

The significances and sensitivities of the heritage assets in the affected areas can usefully be identified following the practice and advice provided in the English Heritage Conservation Principles (2008).

Evidential Value

Overall, 103 High Street has evidential value with respect to what it can tell about past local activities in Penistone and its development over the early 20th Century. The application focuses on an area of the building which has had previous modern alterations, circa 1993, (façade changed and new access formed, albeit in an in-keeping manner) so potential for evidential value in this area is limited.

Historical Value

Overall, the principal historical value here would arise from the association with the adjacent historic properties and street-scene. The illustrative value embodied by the story the place has to offer and the relationship between the spaces contributes. However, the demolition of the related Sawmill and redevelopment of the site breaks this connection. Additionally, numerous modern internal (secondary glazing) and external modifications (replacement windows, uPVC guttering) over time to 103 High Street mean any associative or illustrative value derived from this building is limited.

Aesthetic Value

Overall, there is clearly some designed aesthetic value present, despite the building being residential and its function linked to the former industrial premises. The greatest contributor is the aesthetic value embodied in the principal facades of the residence.

Communal/Social Value

This area of heritage value is concerned with how heritage assets are used and valued by society. As a residence the property clearly has value to the occupants and provides a backdrop to the overall street scene of Penistone but provides no social or communal value beyond this.

Heritage Impact Assessment

As can be seen above, the external alterations and internal finish of the spaces related in the application are mid to later twentieth century. Therefore, these spaces contribute only marginally to the historic significance of the conservation area and local heritage assets.

Primarily, the outward appearance of No. 103 High Street contributes most due to its aesthetic values and to a degree the historic value embodied by the arrangement adjacent to the former Sawmill although overtly this is not apparent to any uninformed member of the public.

The proposed arrangement to provide additional space to the applicant in a sympathetic and in-keeping manner (where visible from the conservation area) reinforces the aesthetics of the property and as such does not contribute any harm to the overall setting.

Conclusion

Due to the minor contribution of the external aesthetic and lack of historical value embodied I would conclude the proposed works represent no degree of harm to the heritage significance of the building and also to the conservation area. The extension will be in keeping with the existing building in both materials, form and function whilst providing additional facilities which will benefit the applicant.

Overall, I would suggest the proposal is justified and represents no harm to the conservation area or other local heritage assets and is therefore in accordance with local and national planning policy.