

Heritage Statement

Proposed Single Storey Rear Extension 33 Hopwood Street, Barnsley, S70 2BS

Applicant: Jenny Collins

Agent: White Agus Ltd

Date: September 2025

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the erection of a single-storey rear extension at 33 Hopwood Street, Barnsley. The property lies within the Victoria Road Conservation Area, which is designated for its special architectural and historic interest.

The purpose of this statement is to assess the significance of the conservation area and the host building, consider the impact of the proposed works, and demonstrate that the development preserves the character and appearance of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Site and Context

No. 33 Hopwood Street is a two-storey semi-detached dwelling of traditional red brick construction with a pitched slate roof. It shares a party wall with the adjoining property to one side and has an open gable to the other.

The Victoria Road Conservation Area is characterised by late 19th and early 20th century housing, typically red brick and stone detailing, slate roofs, and a consistent street pattern.

- Key features: regular building lines, strong rhythm of façades, and traditional scale.
- Many properties in the conservation area have modest extensions or alterations to the rear.

The front of No. 33 forms part of the street scene, contributing to the uniformity of the conservation area. The rear elevation, however, is not publicly visible and has less significance in heritage terms.

3. Significance of Heritage Assets

The area's special character derives mainly from the coherent frontages and consistent architectural detailing along the street.

No. 33 contributes positively to the conservation area through its front elevation and semi-detached form. The rear, largely screened from public view, makes only a limited contribution.

4. The Proposal

The proposal seeks consent for a single-storey rear extension as set out in White Agus Ltd's plans (Drawing No. 25-004-01A, June 2025):

- A modest extension to the rear ground floor.
- Incorporating bi-folding doors to the garden and a roof lantern.
- Re-use of an existing rear window.
- Constructed in matching brickwork and roof covering to harmonise with the dwelling.

5. Impact Assessment

Front Elevation: Unchanged — the defining conservation area frontage remains fully preserved.

Rear Elevation: Altered in a sympathetic way. The extension will be subordinate to the main house, consistent with similar developments locally, and not visible from key public viewpoints.

Conservation Area Character: The proposals will not harm the special character of the area. The works are to the rear, use appropriate materials, and maintain the property's contribution to the area.

6. Justification

The extension provides improved living space for modern family use, enhancing functionality. The scheme is justified because:

- It is restricted to the rear, away from principal heritage views.
- It is of appropriate scale and design, ensuring subservience.
- It uses matching materials, preserving visual continuity.

The proposal accords with:

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Barnsley Local Plan Policy HE1 (Historic Environment).
- NPPF (2023) paragraphs 199–202.

7. Conclusion

This Heritage Statement demonstrates that the proposed rear extension at 33 Hopwood Street:

- Preserves the character and appearance of the Victoria Road Conservation Area.
- Respects the historic context of the semi-detached host building.
- Represents a proportionate, sympathetic addition that causes no heritage harm.

The scheme therefore complies with statutory and policy requirements and should be considered acceptable in heritage terms.