

# Rotherham local plan

## Publication Sites & Policies

### Heritage Impact Assessment 2015

September 2015



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## 1. Introduction to Rotherham and its Heritage Assets

**1.1** Rotherham developed from a small market town into a major industrial centre based on coal and steel. The population of the present borough grew from 17,000 in 1801 to 120,000 in 1901 and is now in excess of a quarter of a million. Most of the traditional industries of the 19th and 20th centuries no longer exist and many old industrial areas have seen large scale regeneration such as at Manvers in the Dearne Valley, although there is still a steelworks at Aldwarke.

**1.2** More than half of the borough is rural, characterised by attractive villages and rolling countryside. The landscape of Rotherham is formed from Magnesian limestone in the east with its areas of large arable fields, limestone ecological character and associated geological features. There is a coal field landscape in the west of the borough, which has a mix of built-up areas, industrial land, farmed countryside, pockets of woodland and reclaimed land and urban influences are strong.

**1.3** Rotherham has a rich and varied historic environment. Its heritage assets have an important role to play in connecting us with our past and also have a vital role to play in shaping our future. Rotherham is a borough that wishes to be seen as serious and forward thinking about its heritage. As such, this is an increasingly important area of work for the Council.

**1.4** Rotherham has a surprisingly rich and diverse collection of heritage assets, including evidence of early settlements, country houses and estates, nationally significant parks and gardens, historic villages, ecclesiastical, agricultural, civic and industrial buildings, canal structures, twentieth century suburbs and planned colliery settlements. The underlying geology of the district gives rise to an interesting variety of vernacular building materials characterised by sandstone buildings to the west and limestone buildings to the east. Stone slate, Welsh slate and clay pantile roofs are distinctive characteristics of parts of the borough. National policy requires local authorities to ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented.

**1.5** Within the borough there are 526 listed buildings which are designated nationally. Although Rotherham has fewer in numbers than its immediate neighbours, 10% of these are high grade (ie Grade I and II\*) The medieval record of the borough is particularly strong, with a number of extant villages retaining their medieval character in addition to the archaeological record of deserted villages, moated sites fortifications and relict landscapes (particularly on the Southern Magnesian Limestone).

**1.6** The ecclesiastical record is an equally important component of the medieval landscape, with significant monastic sites and urban churches complementing the rural record. 18th and 19th century designed landscapes are an important feature of the borough. English Heritage, in conjunction with the Council, has drawn up databases of Grade I and II-star Listed Buildings At Risk and of Conservation Areas At Risk. Additionally, the Council is preparing a list of Grade II Listed Buildings at Risk. Strategies and initiatives to reduce the number of buildings and areas at risk are being supported and developed. The Council, with partners, is working towards greater recognition and subsequent protection of the borough's assets which are regionally or even nationally significant.

**1.7** In addition, Rotherham has 37 Scheduled Ancient Monuments and 5 Registered Parks and Gardens . The Parks and Gardens form a high proportion relative to its total area mainly due to the large estates at Wentworth Woodhouse and Sandbeck Park. These (along with the 526 listed buildings) are detailed in national lists and registers which are made publicly available by the Council. Listed Buildings and Scheduled Monuments are afforded protection through national planning legislation and policy. The heritage significance of registered parks and gardens of special historic interest is a material consideration in the determination of planning applications.

**1.8** Currently, Rotherham has 27 conservation areas. These have an element of protection through national planning legislation but are designated locally. The key characteristics of the borough's conservation areas are described in conservation area character summaries. It is intended to make these available on the Council's website. Work is currently being undertaken on more detailed Conservation Area appraisals and management plans which will then be used to identify and assess local character and promote enhancement. Work is also in progress to assess whether the designation of a further 12 conservation areas is appropriate.

**1.9** The borough has a significant number of historic buildings which may in the future be considered for designation as buildings of local architectural and historic interest. These are heritage assets that contribute to the distinctive local character of the borough but are not afforded the same legislative protection. National policy on the historic environment recognises that some of these local heritage assets have lesser significance but expects that decisions are based on the nature, extent and level of that significance, which is a material consideration in the determination of planning applications. The Council will consider the designation of buildings of local architectural and historic interest. The policy will ensure that this will then be given due consideration in planning decisions.

**1.10** Rotherham contains a wealth of archaeological material and evidence for the development of its historic landscapes and townscapes, all of which contribute to the borough's identity. In addition, such evidence has the potential to inform our understanding of the development of the borough, as further research is carried out.

Known archaeological sites, including Scheduled Monuments, are recorded in the South Yorkshire Sites and Monuments Record maintained by the South Yorkshire Archaeological Service. The South Yorkshire Archaeological Service also holds the results of the South Yorkshire Historic Environment Characterisation project. The policy will ensure that this evidence is given due consideration in planning decisions.

## **2. The challenges facing Rotherham**

**2.1** Rotherham is expected to experience a high level of housing and economic growth in order to meet the needs and aspirations of the town and create sustainable communities. The key issues and challenges that need to be addressed through the Local Plan are summarised below:

### **Housing**

**2.2** Rotherham is projected to experience a moderate level of population growth, however, the supply of new housing has failed to keep up with rising demand which has created an imbalance in the market. This will be exacerbated by the fact that the number of *households* is predicted to increase at a faster rate from 106,000 in 2008 to 123,000 by 2028.

**2.3** The Local Plan sets out the objectively assessed housing need for Rotherham as 14,371 homes to 2028. The key challenge for the strategy will be to increase the delivery of the amount and the right type of housing, in order to create sustainable and mixed communities.

### **Economy**

**2.4** Rotherham's local economy is relatively stable and is expected to grow over the Local Plan period. It is diversifying from its traditional manufacturing base to other employment sectors including business and financial services. The Borough has an above national unemployment rate and employment is largely low-paid, and unskilled.

**2.5** There are also significant pockets of deprivation within Rotherham, mostly within the post war planned estates. To address these issues, the Local Plan sets out a need of 235 hectares of additional employment land from 2013 to 2028. The key challenge will be to ensure that the right types, quantity and locations of employment land are allocated in order to attract employers and investment and help the town to fulfil its true economic potential.

**3.6** There is also a need to regenerate and diversify the town centre to ensure it remains vibrant and viable. The Local Plan is seeking to increase the delivery of new homes, leisure and retail floor space to help create a sustainable and prosperous future for Rotherham.

### **3. Purpose and scope of the Heritage Impact Assessment**

**3.1** In order to meet the required housing, employment, leisure and retail growth, the Local Plan needs to allocate land. However, opportunities to expand the town are constrained by a tight administrative boundary and environmental constraints including the flood plain, Green Belt and biodiversity designations. For this reason, with the exception of the sustainable urban extensions, a proportion of Rotherham's housing and employment opportunities will come forward within and on the edge of the existing urban areas. Within the urban area, biodiversity and heritage designations also apply and the key challenge will be to balance growth with the protection of natural and built assets to ensure it will not have a detrimental impact on the quality of life for Rotherham's communities.

**3.2** The purpose of the Heritage Impact Assessment is to support the Local Plan by demonstrating how the historic environment has been considered in the site selection process and to assess the likely impact on heritage assets, both designated and non-designated and whether any impact can be mitigated. The following types of assets are considered in the assessments:

- Designated assets including statutorily listed buildings, scheduled monuments and conservation areas
- Non-designated assets including locally listed buildings, monuments and archaeological remains

**3.3** All housing and employment sites that are being considered for allocation in the 2015 Pre-submission Local Plan have been assessed. The Assessment was used to Inform the allocation policies;

- SP1 Sites Allocated for Development
- SP43 Listed Buildings
- SP44 Conservation Areas
- SP45 Archaeology and Scheduled Ancient Monuments
- SP46 Understanding and Recording the Historic Environment
- SP47 Historic Parks, Gardens and Landscapes
- SP48 Locally Listed Buildings
- Section 5 Site Development Principles

The assessment was also used to draw attention to heritage considerations and indicate how impact can be mitigated. Reference to the Heritage Impact Assessment was made in CS 23 of the Adopted Core Strategy which deals with protecting the historic environment.

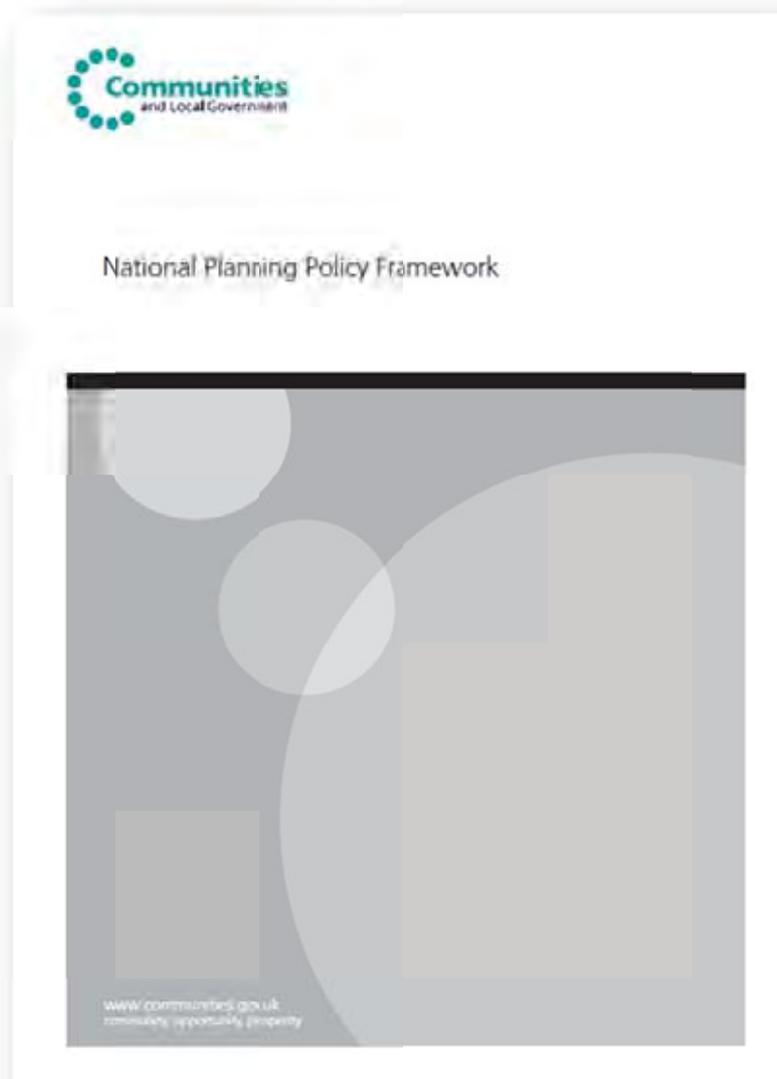
**3.4** The Local Plan sets spatial priorities to deliver the vision and in the context of the heritage impact assessment, the following are considered relevant:

## 4. Legislative and Policy Context

**4.1** The legislative framework for planning and heritage protection is embodied in the normal planning framework (Town and Country Planning Act 1990) and two specific Acts of Parliament:

- Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest
- Ancient Monuments and Archaeological Areas Act 1990 provides specific protection for scheduled monuments

**4.2** The central theme of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development and the need for sustainable economic growth. The definition of sustainable development is provided in the National Planning Policy Framework paragraphs 6-10 but in achieving sustainable development the planning system must also contribute to protecting and enhancing the natural, built and historic environment. Protecting and enhancing the historic environment forms part of one of the 12 core planning principles that underpin the planning system. The section of the NPPF “Conserving and Enhancing the Historic Environment” provides the main policies on the historic environment and its significance-led approach to planning.



**4.3** When considering the allocation of housing and employment sites in the Local Plan, paragraphs 126, 129 and 132-137 of the NPPF are of particular relevance. Paragraph 126 states that local planning authorities should set out a positive strategy in their local plans for the conservation and enjoyment of the historic environment including heritage at risk. Finding viable uses for heritage assets and ensuring that new development makes a positive contribution to local character are important. Paragraph 129 goes on to say that the significance of designated assets affected by a proposal should be assessed and the impact identified to minimise conflict.

**4.4** Paragraph 132 gives relative weight to assets depending on their significance and paragraphs 133 and 134 draws attention to the concept of public benefits where harm is caused. Non-designated assets are covered in paragraph 135. The opportunity should be taken for development to enhance or better reveal the significance of assets (paragraph 137).

**4.5** Any decisions relating to listed buildings and their settings, conservation areas and scheduled monuments must address the statutory considerations and satisfy the relevant policies of the NPPF and the Local Plan.

**4.6** Planning policy guidance has been published to support the NPPF and planning system. It provides guidance on the interpretation of the NPPF although there is no specific guidance on how to prepare heritage impact assessments. It does advise on how to define significance of assets, including their setting and assessing whether development will cause harm. It also advises that significance should be identified at an early stage using evidence and expertise. Importantly for Rotherham, it advises identifying areas of potential non-designated heritage assets with archaeological interest. Further detailed guidance was provided by Historic England which is set out in the following section.

## **5. Guidance from Historic England**

**5.1** In order to demonstrate that it has fulfilled its duty to co-operate obligations, the Council has actively engaged with statutory consultees throughout the preparation of the Local Plan and Historic England (formerly English Heritage) is one such consultee. In its response to the housing and employment site selection technical consultation which followed submission of the Draft Sites and Policies Document in May 2013, Historic England raised concerns about several sites where there were known heritage assets.

**5.2** Historic England advised where development may have implications for the setting and significance of heritage assets and encouraged the Council to take these factors into account.

**5.3** In response to the final Draft Local Plan consultation in 2014 Historic England requested additional detail and commentary on all the proposed allocations to demonstrate how the historic environment had been considered, including anticipated impacts and mitigation measures. In addition, the opportunity should be taken to conserve and enhance the assets to better reveal their significance in line with the NPPF and consider how heritage at risk could be addressed through development. Historic England advised that it would be appropriate to present this as an Heritage Impact Assessment with reference to all proposed allocations that are on or adjacent to a heritage asset or its setting.

**5.4** The Council sought advice from Historic England on a methodology for the assessment and clarification on which sites should be assessed. It was agreed that where heritage assets are within the site boundary, adjacent to a site boundary and in proximity to the setting of a heritage asset, then a Heritage Impact Assessment should be carried out prior to allocation in order to fully justify the principle of development. It was suggested that the following information would be captured for each site:

- Relevant designated and non-designated assets
- How development might impact on the historic environment, heritage assets, their setting and significance
- Is harm justified?
- Can harm be mitigated?
- Opportunities for enhancement

## **6. Evidence Base**

**6.1** Historic England advised that the assessments should make use of an appropriate local evidence base. This information is held by the Council and the Historic Environment Record and in the case of Rotherham consists of the following:

- List descriptions for statutorily listed buildings ie, The National Heritage List for England
- Conservation area appraisals
- Archaeology Scoping Study of Site Allocations (Carried out in parallel by Wessex Archaeology)
- South Yorkshire Historic Environment Characterisation (SYHEC)
- (Draft) Heritage at Risk Survey

**6.2** The South Yorkshire Historic Environment Characterisation was of particular value in the assessment process. It provided useful historical context and divided the urban area of Rotherham into historic urban character areas and the urban fringe/rural areas into historic environment character zones. For each of these there is a statement of heritage significance and an assessment of heritage values based on the English Heritage guidance document “Conservation Principles: policies and guidance for the sustainable management of the historic environment” (2008). It also identified the potential for, as yet unknown surviving archaeological remains and made recommendations for future development and enhancement.

**6.3** The conservation area appraisals set out the special character of each conservation area, important buildings, townscape and areas of public realm, open spaces, negative features and opportunities for enhancement. The Heritage at Risk Survey, which is informal at this stage but will be formalised and adopted later this year, was used to identify if any of the buildings classed at “vulnerable” or “at risk” could be enhanced through nearby development. The Assessment also took account of responses from English Heritage and South Yorkshire Archaeology Service to the site technical consultations and Local Plan consultation.

**6.4** Further advice from Historic England is set out on its website under the heading “The Local Development Plan and Heritage” and the documents “The Setting of Heritage Assets” and “Conservation Principles, Policies and Guidance”.



## **7. Methodology**

**7.1** It was not considered necessary to subject every site allocation to full heritage impact assessment. The sites were screened to identify those with the greatest heritage significance, the most obvious of which are in the town centre and areas outside the town centre in close proximity to heritage assets.

**7.2** A proforma was produced for each site. It included the information set out in “Guidance from English Heritage” above, with the addition of sections on opportunities to enhance or better reveal the significance of an asset, recommendations for further work and a site map.

**7.3** An important part of the assessment process was to identify how the Local Plan could achieve the appropriate protection, mitigation and enhancement. The stages are set out and explained below:

## **8. The Project in Stages**

Stage 1 Identify relevant heritage assets from data sources referred to above, historical maps and local knowledge.

Stage 2 Identify significance of heritage assets using available evidence , list descriptions and conservation area appraisals.

Stage 3 Assess the potential impact of development on significance of heritage Assets.

Stage 4 Decide whether impact is justified and capable of mitigation.

Stage 5 Identify opportunities for enhancement or to better reveal significance, including tackling buildings at risk or issues identified in conservation area appraisals.

Stage 6 Identify further work required by either the Council or landowner/ developer.

Stage 7 Consider and make changes to the Local Plan to reflect the HIA.

### **Stage 1: Identify relevant heritage assets**

The identified heritage assets were both designated and non-designated. In addition to conservation areas, statutorily listed buildings, locally listed buildings and scheduled ancient monuments, other less well known archaeological assets and potential for archaeology were identified through the SYHAC. Some of the sites also contain currently undesignated assets that may be worth considering for addition to the local list when this is compiled. Buildings identified in the Heritage at Risk Survey as “at risk” or “vulnerable” are located close to some of the sites and the individual assessment proformas have highlighted these where relevant.

### **Stage 2: Identify significance of heritage assets**

Understanding significance is essential in order to be able to assess the impact of development. The English Heritage document “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment” (2008) provides a useful basis for articulating significance which is based on how a heritage asset or place is valued by this and future generations because of its heritage interest. This may be value that derive from an asset’s:

- Evidential value: potential to yield evidence about past human activity
- Historical value: connection with a notable person or event
- Aesthetic value: design and appearance
- Communal value: connection with any current or past community

### **Stage 3: Assess the potential impact of development on significance**

This stage involved making an assessment of how the type and form of development might impact on the asset and its setting. Some assets and areas are more sensitive to change. Not surprisingly, the existing environment and streetscape in areas such as the town centre that contain a concentration of heritage assets, are more sensitive. However, even in areas with few visible above ground assets, there is also a chance that below ground archaeology may survive and may be disturbed or destroyed by development; Hence the perceived need for the Archaeology Scoping Study concurrently carried out by Wessex Archaeology.

### **Stage 4: Decide whether impact is justified or capable of mitigation**

Where a development impacts on a heritage asset and its setting, it is necessary to decide whether the impact will cause harm and if so, whether it is acceptable. Harm should be given weight according to the value of the asset. Where it is possible to mitigate against impact or harm, the assessment proformas set out ways in which this could be achieved, which is primarily through design and materials.

### **Stage 5: Identify opportunities for enhancement or to better reveal significance**

Although development will inevitably have an impact on sensitive sites and locations, impact will not always be harmful. In the case of some sites, existing development may already have resulted in loss or fragmentation of character and development provides the opportunity for improvements to consolidate historic character and street scene. The assessment process provides the opportunity to identify where this may be possible. For sites that have known archaeological interest or potential for archaeology, the opportunity exists through a desk based assessment and subsequent fieldwork and recording to fully understand the asset and record this in the Historic Environment Record and potentially on-site if it is significant.

### **Stage 6: Identify further work required**

Where the HIA or the Archaeology Scoping Study has identified the potential for archaeological remains (even when the potential is low), the assessments have identified that an archaeological desk based assessment is the starting point to understanding the potential, which may lead on to a requirement for fieldwork and the need for specific mitigation measures.

For sites that are of high heritage significance, this information should be collected and submitted with a planning application. For sites of less significance, this requirement could be achieved through a condition on any approval.

The assessments have identified where there are existing buildings that are currently undesignated but may be of sufficient interest to be considered for listing in the forthcoming local list which is a commitment endorsed by the Adopted Core Strategy.

### **Stage 7: Consider changes to the Local Plan**

Principles to guide future development to be included on a site to site basis in Section 5 of the Local Plan Sites and Policies Document.

# LDF 0046 Land off Symonds Ave, Rawmarsh English Heritage Comment;

“The development of this site would result in development approaching the ridge-line of the hillside to the north-east of the Grade II\* Registered Park and Garden of Wentworth Woodhouse. Before allocating this area, it would need to be demonstrated that the loss of this currently-open area and its subsequent development would not harm any key views from this important designed landscape.”

## 1.The Site(s)



Figure 1The PDS

**1.1** Two adjacent sites, separated by the end of Stubbin Lane making a combined total of 1.6 Hectares. The site is bounded by Stubbin Road to the west, Haugh Road to the south and Symonds Avenue to the east. In terms of land use the site is a mixture of scrubland and agricultural land with a building fronting the road to the west of site no. LDF0045.

**1.2** Topographically, the land rises from a height of 100metres in the north eastern corner to approximately 108 metres on its western boundary with Haugh Road. Both sites are accessible to the public. There is a history of planning applications for residential development on the site going back to the 1970's, all of which have been refused with two having being subsequently dismissed on appeal.

**1.3** The 1854 OS map shows a small sandstone quarry in the southwest corner of the site which had gone by 1890 when a tramway to Low Stubbin Colliery was formed along the eastern boundary of the site. The tramway had been dismantled by the 1930's although its embankment remained until the development of the Manor Farm Estate to the east of the site in the 1970's.

## **2. Proposed Development**

**2.1** The allocation of 1.6 hectares of land for residential purposes is being considered through the emerging Local Plan. The precise scale and form of any development plans that might be brought forward under the proposed allocation are unknown. No such designs currently exist. Therefore this strategic level assessment is based on a series of assumptions relating to the Site's capacity and the nature of development reasonably anticipated.

**2.2** It is highlighted that any developments that are subsequently brought forward under the proposed allocation will, of course, be subject to normal planning considerations and the controls associated with them.

### 3. Designated Assets Affected by the Proposed Allocation

3.1 Within a 250 metre radius of the site, there are no **designated** heritage assets affected by the proposal.

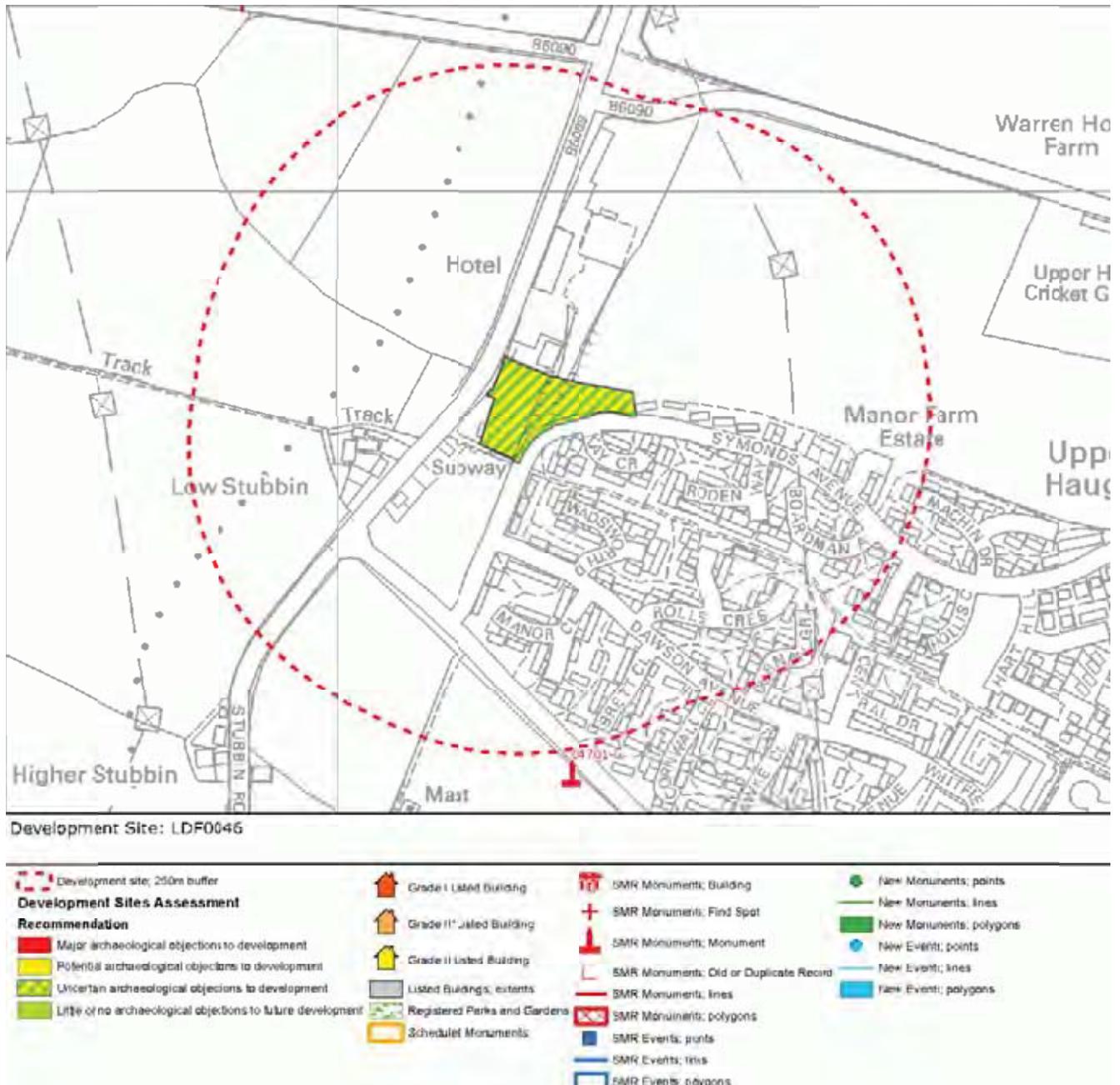


Figure 2

### 4. Analysis

4.1 As stated, there are no designated heritage sites either on or immediately surrounding the site. In this instance, English Heritage's concern is that "The

development of this site would result in development approaching the ridge-line of the hillside to the north-east of the Grade II\* Registered Park and Garden of Wentworth Woodhouse”

4.2 Historic parks and gardens are an important part of the Borough’s heritage and environment. They comprise a variety of features, the open space itself, views in and out, the planting, water features, built features and archaeological remains. There is therefore a need to protect historic parks and gardens and their wider landscape settings from new development, which would otherwise destroy or harm their historic interest and to encourage sympathetic management wherever possible.

4.3 The Borough of Rotherham has five areas on the Register of Parks and Gardens of Special Historic Interest in England. The park at Wentworth, comprising 700 hectares of pasture and arable land with scattered trees and areas of woodland, is listed Grade II\* on the register, therefore, making it of exceptional significance. The parkland lies to the south west of the proposed development site. At its closest point, around Mausoleum Plantation, the distance is 680 metres to the southern fringe of site LDF0045. Therefore any potential impact from encroaching (residential) development needs to be looked at closely. However on visiting the sites it becomes clear that the surrounding topography negates any potential impact.

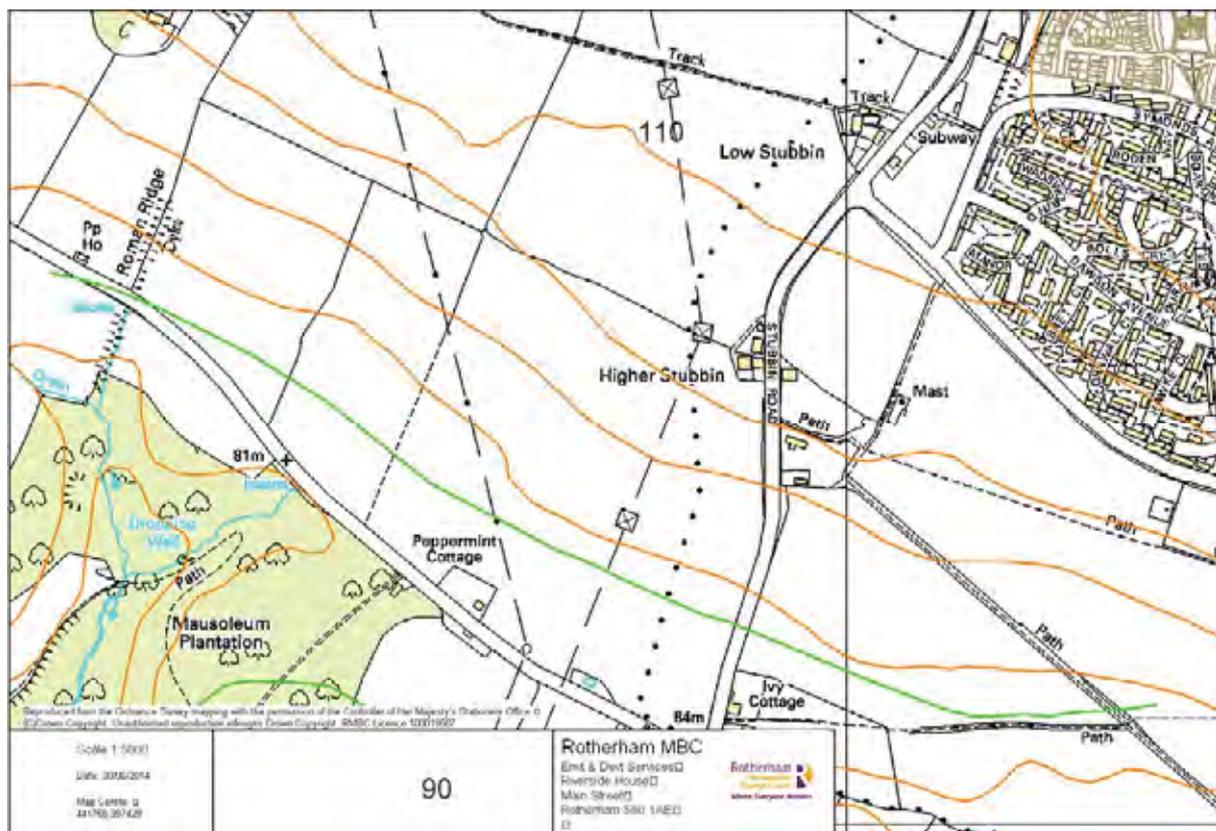


Figure 3 Contour Map

**4.4** From the parkland at Mauseleum Plantation on Cortworth Lane, the land rises up Haugh Road towards the ridge line at Higher Stubbin (Figure 3)



**Figure 4** Taken from Cortworth Lane on the edge of the Grade II\* Registered Park and Garden looking north east. The two PDS's are behind the ridge line

**4.5** In geographical terms a cuesta is formed ie a sharp rising front slope with a gentler sloping back slope to the rear. The two proposed development sites are on the back slope, behind the ridge line and therefore not visible from the Historic Park and Garden. Any development on these sites would have no visual impact on the Grade II\* Park and Garden.

**4.6** The key to the significance of Wentworth Park are the various monuments and follies within and outside the park, in particular the Rockingham Mauseleum, Hooper Stand and Keppel's Column. The changing appearance of the monuments in distant views is an important attribute. From the western boundary of the site on Stubbin Road, one of these aforementioned eye catchers, Hooper Stand, can be seen to the west (see figure 5). However, at a distance of 1.5km, the impact of any development on these sites on the Grade I listed monument is considered to be negligible.



Figure 5 Taken from Stubbin Lane looking west towards Hooper Stand

## Verdict/Magnitude of Impact

### **Minimal**

Changes to the asset that hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.

## Potential Mitigation Measures

In view of the above, none required.

# LDF101. Land at Occupation Road Parkgate

## English Heritage Comment;

“The pumping house is a Grade II Listed Building. We would encourage proposals which would secure a sustainable future for this asset. Much of the site already developed so no objections in principle to the allocation of this area. However, the Plan should make it clear that development proposals would need to ensure that those elements which contribute to the setting of these buildings are not harmed”

## 1.The Site

1.1 A 0.78 hectare site bounded by Occupation Road to the north and Westfield Road to the east. The site was historically connected to the mining industry as far back as the late 19<sup>th</sup> century when it was the site of the Parkgate Pumping Station. By the mid 20<sup>th</sup> century the site had been developed with workshop buildings for the National Coal Board. Following the demise of both the NCB and the mining industry in the area, the site was surplus to requirements. In the 1980's, planning permission was granted to turn the former NCB workshops into small business units. The site became known as the Westfield Craft Park.



Figure 1 Residential property on Westfield Road

**1.2** The site is situated within a residential area the majority of which dates from the latter half of the 20<sup>th</sup> century, the notable exception being the former forge building directly across Westfield Road from the pumping house which is an attractive stone built building from the early 19<sup>th</sup> century. This has now been converted to residential use and would be worthy of inclusion on a future list of buildings of local significance.

**1.3** Topographically, the site slopes from east to west, from a height of 50metres at the junction of Westfield Road and Occupation Road down to 36 metres at the westerly fringe of the site. On this westerly fringe of the site remains evidence of a railway line serving the nearby New Stubbin Colliery. This railway line had been removed by the publication of the 1930 Ordnance Survey map but further illustrates the areas significance in the flourishing mining industry of the 19<sup>th</sup> and 20<sup>th</sup> centuries.



**Figure 2**



**3.1** There is one statutorily designated heritage asset within or immediately adjacent the Site, which is also recorded by the SMR, the Grade II Listed Pumping House dated 1823, although the tower may be earlier. The pump house contained a Newcomen Pumping Engine claimed to be the most efficient ever. The engine was replaced by electric pumps in 1926 and dismantled in 1934. The building is constructed of coursed, dressed sandstone with a Welsh slate roof. It features a rectangular tower with lean-to and workshop buildings to right return. On the roadside elevation the building has a 2-storey tower and lean-to, single-storey workshop buildings. There is an extra storey to rear by virtue of the fall of land levels. The tower's gabled entrance front has a renewed glazed door in a round-arched opening with the date of construction boldly inscribed.



**Figure 4** The Grade II listed Pumping House

**3.2** The significance of this building goes beyond its Grade 2 listed status as it provides one of the few remaining structures connected to the mining industry, which together with steel dominated the surrounding area and indeed, the Borough of Rotherham in general. Since the miners strike of 1985, all collieries in the town have been closed, the last being Maltby in 2014..As there is little physical evidence remaining of this once proud industry, it becomes vital that relics such as the pumping house should be preserved as a reminder for future generations.



Figure 5 A Newcomen Pumping Engine

**3.3** As can be seen from the map above, there are two significant listed buildings just outside the 250 metre buffer zone around the proposed development site, namely the Church of St Mary and Rawmarsh Rectory on High Street. Both of these are grade 2\* listed buildings, the latter having been in a perilous state for many years until its conversion and renovation to apartments in 2010. Neither of these buildings will be affected by future development on the site in question.

## 4. Analysis

**4.1** As outlined above, the site already has a long history of commercial activity with associated buildings and other structures. Initially these were in tandem with the listed pumping house, the site known in the 19<sup>th</sup> century as the Parkgate Pumping Station, followed by use as National Coal workshops following the industries nationalisation post 1945. As the Westfield craft workshops, the site, and all the buildings, including the pumping house, have again been used for business/commercial activity. Therefore, the magnitude of impact on the listed building by any future development needs to take this into account.

**4.2** The key consideration of any future development proposals for the site has to be the listed pumphouse ie the primary conservation concern is to see the principal asset retained. The building is currently in use as workshops ancillary to the current use of the site as the Westfield Craft Park. Any subsequent proposal will have to

respect the character and appearance of the building. The significance of the buildings interior has been somewhat diminished by the pre listing removal of the pumping equipment. In addition, the 20<sup>th</sup> century add ons to the rear are described in the listing description as being “not of special interest” and therefore removal of these could be considered. Any future proposals would be given careful consideration as part of the required Listed Building Consent application.

**4.3** Should the Pump House not remain in commercial use, the second concern is to find an economically sustained future for it, one which contributes to its overall maintenance and setting. Given its location, the Pump house may be considered as having potential for other uses such a community facility or even residential.

**4.4** Development of the remainder of the site would need to take into consideration the close proximity of the listed building. Ideally, this should replicate the existing on site buildings footprint, therefore maintaining an adequate buffer between any new build and the listed building so as to protect its setting. For the same reason, any new buildings should respect the height of the listed building and should not be greater in height than those workshop buildings already on site. For the same reason any future development should not include tall chimneys and masts.

**4.5** As the sight has always been of a utilitarian, industrial usage then it would be difficult to be extreme about the quality of materials to be used in any new buildings, however, there should be an effort made to achieve a higher quality than normal givin the close proximity of the listed building. This should also apply to any future boundary treatment of the site. Careful consideration should be given to fencing, planting etc.

**4.6** The current visibility of the building from the surrounding area, is somewhat limited. The key view of the building is gained from the approach to the site heading north up Westfield road where the building is clearly visible. Any future development of the site should not obstruct this view with additional structures or signage.

**4.7** Both the views of the pump house from Occupation Road and heding south down Westfield Road are largely obscured by vegetation, particularly during the summer months. Any future development proposals should consider reduction in this boundary treatment to make this significant building more visible.

**4.8** The view of the listed building from the westerly boundary of the site is limited dispite the topography, being largely obscured by the existing workshop buildings.

## **5. Potential Mitigation Measures**

**5.1** With careful consideration and the mitigation measures outlined above any future commercial development of both the site and the listed pump house itself would have a moderate impact on the building and its setting.

**5.2** It should be noted, however, that there are significant archaeological reservations regarding future development of the site. These have been identified in the recent Wessex Archaeology study and will be inputted into the Sites and Policies process.

# LDF 0170 Land between Grayson Road and Church Street, Greasbrough

## 1 The Site

1.1 A 0.58 hectare site between Grayson Road and behind the residential properties on Church Street, Greasbrough (see Figure 1). The site is a former depot for Rotherham Borough Council. In the 1940's, a glasshouse building used as a nursery was constructed in the centre of the site, subsequently demolished in the 1980's. Since the 1990's, the site has been less well used with areas of hard standing and several steel storage containers. The site is heavily vegetated with a number of semi mature trees, shrubs and bushes.

1.2 Topographically, the site slopes from north to south and has 20<sup>th</sup> century residential development to the north and west. To the east and south is a large area of open urban green space sloping away to Fenton Road in the south.



Figure 1

## 2 Proposed Development

2.1 The site was previously allocated as Urban Greenspace under the Unitary Development Plan. Its proposed allocation is residential.

## 3 Designated Assets Affected by the Proposed Allocation

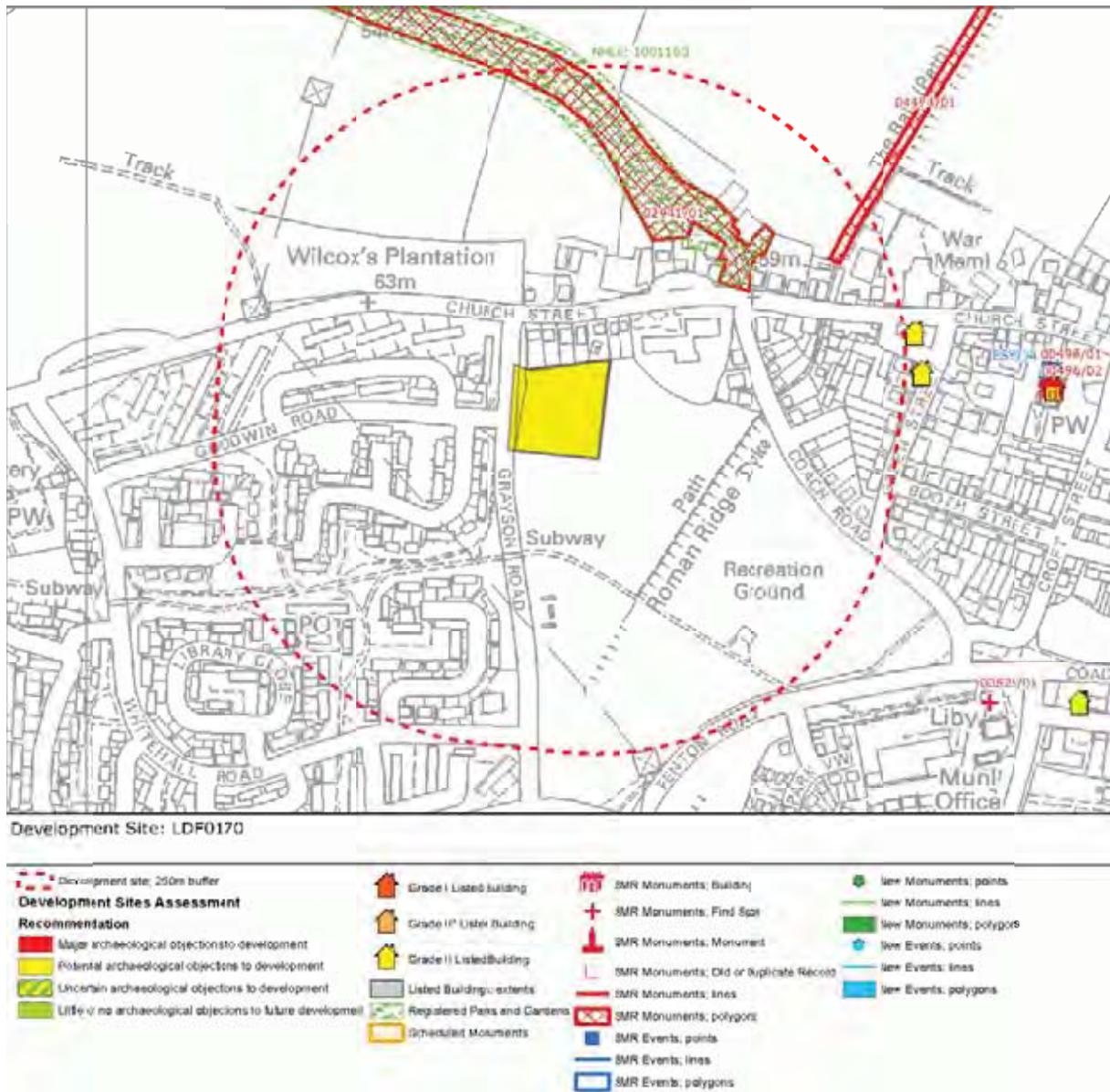


Figure 2

3.1 Within a 250 metre zone surrounding the proposed site are a number of designated heritage assets, namely;

- To the north east, Greasbrough War Memorial and walled enclosure, Church Street, Greasbrough. Listed Grade II 19<sup>TH</sup> February, 1986.
- To the north off Church Street, the tree lined avenue of one of the entrances to the Registered Parks and Gardens of Wentworth House. Listed Grade II\*
- Immediately to the north east, Greasbrough Conservation Area.
- Again to the north east, off church street, the Balk section of the Roman Ridge which is a grade II Scheduled Ancient Monument.

3.2 In addition, and relating directly to the above, is a further section of the Roman Ridge to the immediate south east of the site running SW to NE across the area of urban green space. However, this part of the Roman Ridge is **not** designated as a Scheduled Ancient Monument. The line of the Roman Ridge is a very significant heritage asset that runs from Sheffield across the northern part of Rotherham and off into Doncaster. Large parts of it are Scheduled, others like this particular section are not. The Roman Ridge runs along the hills on the west side of the Don Valley from Sheffield in the south to Swinton/Mexborough in the north, a distance of about eleven miles. It is made of loose stones and earth and is about 8ft high where it is most perfect. It originally had a ditch on the southern side and a small bank on the counterscarp. It runs from SW-NE, keeping generally just below the crest of the hills. Unusually, the ridge bifurcates, and from south of Wentworth Park to Mexborough the second ridge runs roughly parallel to the first, sometimes as much as a mile apart. Despite its description on maps etc, ironically, the ridge is unlikely to be Roman and was probably built by Iron Age tribes as a defence against the Roman military campaigns. For significant stretches along its route through Rotherham, the Ridge is classified as a Scheduled Ancient Monument. However, as the attached map shows, the stretch through the site in question is **not** scheduled



Figure 3 View from the junction of Grayson Road and Coach Road looking towards the Church of St. Mary (listed Grade II)

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** There is evidence for human activity on the land around Greasbrough dating from the Iron Age. The 'Roman Ridge', commonly regarded as an earthwork defence of ditch and rampart passes through the village. Its origin is unknown, however it is possible that the Brigantes constructed the defence to stop the advance of the Roman invasion, or that it was a geographical marker of Iron Age tribes. Evidence of Roman occupation/trade has been found along the Roman Ridge; in 1940 eleven 3<sup>rd</sup> century coins minted between 238 AD and 282 AD were discovered

**4.1.2** The earliest evidence for occupation of the settlement known as Greasbrough is at the end of the Anglo-Saxon period. A Manor was established and divided between two lords, Godric and Harold Godwinson.

**4.1.3** The village is recorded in the Domesday Book of 1086 by which time half the land of Greasbrough had been presented to Roger de Busli and the other half to the Earl of Warren. In the Domesday Book the village is recorded as 'Greseburg, Gresebroc and Gresseburg. All probably meaning 'grassy brook' or 'grassy stream'.

**4.1.4** The Wentworth and the Fitzwilliam families significantly impacted the development of Greasbrough. Their wealth from mining, canals and railways can be seen around the village, for example through donations for the construction of the Parish Church and land for a recreational park.

**4.1.5** The village has developed within the boundaries of Church Street to the north, Coach Road to the south and west, and Main Street to the east. These are the main thoroughfares through Greasbrough and were clearly established by 1850. This is the area of the earliest settlement and the area of the first conservation area. All later development has occurred on the south side of Coach Road to the south of the village.

**4.1.6** Development within this area between 1850 and today is associated with the later industries and religious activity and schooling in the village. By 1888 New Street, Chapel Street, and Mill Street and new housing had been constructed, gaining their names from the United Methodist Free Church 'Mount Zion' built in 1856 and the Corn Mill. A new Congregational Church was built in 1866 on Green Street (now demolished) and a new Wesleyan Chapel was built on Church Street in 1893 (the Working Men's Club now occupies the site).

**4.1.7** Evidence for schooling in the village is seen on a map dating from 1777 in Fitzwilliam Square and again on the Ordnance Survey map of 1850. It is not until 1888 that purpose built school buildings are seen in the village. Greasbrough Board School was built in 1880 on the corner of Cinderbridge Road and Harold Croft, and Greasbrough National School, built in 1888 on Church Street. A third school was

opened in 1873 in the smaller building next to the Congregational Church on Green Street (now demolished).

**4.1.8** The village green at the Church Street, Green Street junction and the site of a water pump became the location for the village war memorial, and to the south of the village a pasture field and orchard was given to the people of the village by Earl Fitzwilliam and was opened in 1930 as a pleasure park.

**4.1.9** Greasbrough is a good example of a village that has maintained its ancient thoroughfares and agricultural heritage whilst reflecting the changes in societal needs particularly during the late Victorian and early 20<sup>th</sup> century.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** Within the Conservation Area as a whole, Greasbrough does not have any predominant architectural style. All periods have contributed to the character of the village. There is a variety of building materials including stone, brick and rendered brick. There are no (known) timber framed buildings. The style of roofs include, hipped, gabled and ridge using many roofing materials, including stone slate, slate, and modern tile.

**4.2.2** The buildings in the conservation area include 18<sup>th</sup> and 19<sup>th</sup> century farms, Edwardian detached and semi-detached houses, 1930's semi-detached, Victorian terraces, 1970s detached houses and modern houses in sympathetic styles on infill plots. There are a number of good examples from all periods.

**4.2.3** As expected with buildings from so many periods there are many styles of architectural features, windows and doors. Wooden round bays, stone canted bays, sash, metal framed with stained glass. There is no unifying window style. A large proportion of the houses have had modern uPVC windows fitted, often in an inappropriate style unsympathetic to the house and area.

**4.2.4** This western section of the Greasbrough Conservation Area has changed drastically, as shown by the Ordnance Survey map of 1937 shown below. The vast majority of the surrounding residential development has been constructed in the last 40 years, hence the Conservation Area boundary running through the residential care home building to the north east. This particularly building was built after the CA designation in March 1977.

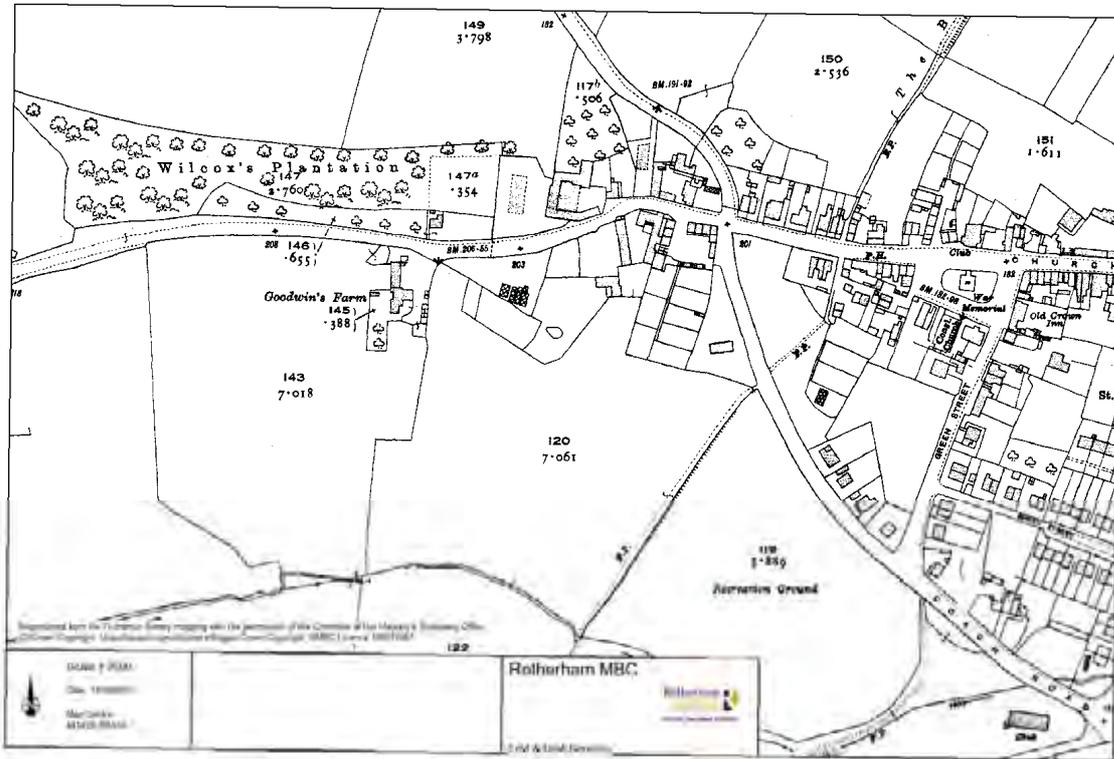


Figure 4 Ordnance Survey Map of 1937

**4.2.5** To the west of the site is a large 1950's local authority housing development, though many of these are now in private ownership. The properties are a mix of brick built, two and three storey semi detached, town houses and flats. (see figure 5) . To



Figure 5 Housing to the west of the PDS

the north of the site on Church Street are a number of late 20<sup>th</sup> century detached properties of largely individual design.

**4.2.6** To the south and east is a large area of public open space crossed by a number of well used public footpaths.

## 4.3 Contribution that the PDS makes to nearby Heritage Assets

4.3.1 The contribution made by the PDS to nearby heritage assets is limited. Its prime contribution comes from the vegetation and trees on its boundaries which have been encouraged to screen its previous use as a local authority depot.

## 4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets

4.4.1 In terms of visual impact on designated heritage assets, any future residential development on this site will be limited. Both the Balk section of the Roman Ridge and the entrance to the Registered Park and Garden of Wentworth are 100metres to the north separated by the houses on Church Street. There is currently no view of either of these from the PDS. Similarly, the listed war memorial on Church Street is not visible from the site and, therefore, its setting is not compromised.

4.4.2 The proposed site does, however, directly abut the western boundary of the Greasbrough Conservation Area (see Figure 6, below).

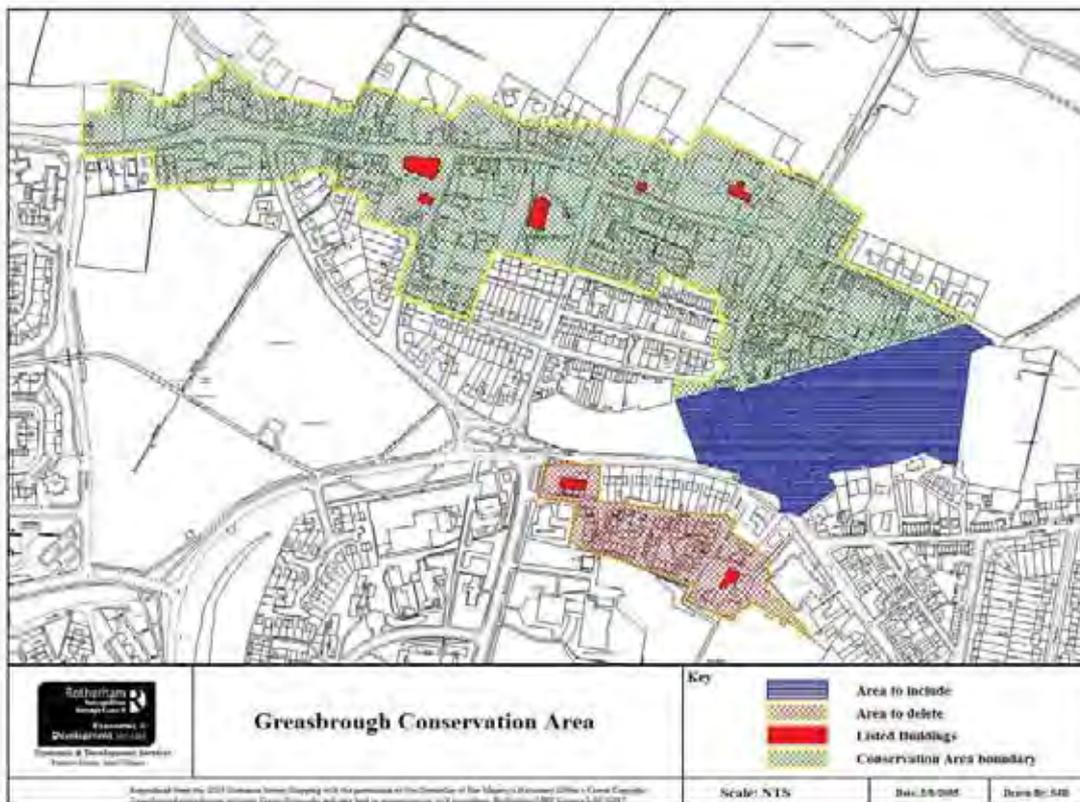


Figure 6 Greasbrough Conservation Area. Designated 9<sup>th</sup> March 1977

4.4.3 As explained above, this western fringe of the Greasbrough Conservation Area is characterised by late 20<sup>th</sup> Century residential development. The impact on the

character of the Conservation Area is, therefore limited particularly as the PDS's former use as a depot did not enhance the area, albeit its impact was limited by its tree and vegetation screening

**4.4.4** However, the main section of the public open space, as illustrated by Figure 3 above, undoubtedly needs protecting from development. Not only does it contain a section of the historically significant Roman Ridge (un-scheduled), it also affords key views across it to the historic core of the Greasbrough Conservation Area centred on the Grade II listed St Mary's Church. Any residential development should be limited strictly to the PDS and not encroach in the future onto the public open space.



Figure 7 Church of St Mary. Listed Grade II

## 5. Potential Mitigation Measures

- No mitigation measures are required with the proviso that careful consideration be given as part of any future planning application to the trees and vegetation surrounding the site, though it is accepted that these have no statutory protection (no Tree Preservation Orders and outside the Conservation Area)

## 6. Conclusion

**6.1** The large adjoining area of Public Open Space is undoubtedly important to the southern approaches to Greasbrough Conservation Area and, with the section of the Roman Ridge, should not be developed in any form. However, the PDS has already been removed from the public open space by its long standing use as a depot for Rotherham Council.

**6.2** Consequently, as long as residential development on the PDS respects the local area in terms of scale, density and form it should not have a detrimental affect on the setting of the adjoining Conservation Area.

# LDF 0208 Pennypiece Lane, Aston

## English Heritage Comment

“Half of this site lies within the North Anston Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area.

The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. The Heritage Impact Assessment has not considered the impact which the loss of this open area and its eventual development might have upon the character or appearance of this particular Conservation Area. Therefore, in order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, the Heritage Impact Assessment needs to evaluate the contribution this currently undeveloped area makes to those elements which contribute to the character or appearance of the Conservation Area and what effect the loss of this site and its subsequent development might have upon the designated area. If it is likely to result in harm, the development principles for this site need to set out the means by which that harm can be minimised in any eventual development proposals that may come forward.”

### 1.The Site

1.1 A 1.8 hectare site lying to the east of Penny Piece Lane on the western side of the built up area of North Anston. Anston is a large village (using the definition of a village as a single parish) but is probably better described as a small township. The present population is between 10,000 and 12,000. Anston has its own parish council but most local services are provided by the Metropolitan Borough of Rotherham in the County of South Yorkshire. Anston is located 13 miles east of



Sheffield, 10 miles southeast of Rotherham and 7 miles west of Worksop. The A57 trunk road passes through South Anston. Although Anston is a single parish there are two distinct areas named North and South Anston.

**1.2** The site lies within the Green Belt and the southern part of the site lies within the North Anston Conservation Area. The site currently comprises two separate parcels of land separated by a timber post and rail fence. The larger of the two parcels which sits within the Conservation Area and makes up the bulk of the site. The smaller parcel is an 'L' shaped area immediately to the south west of Quarry House an adjoining property. The whole of the site is currently under grass.

**1.3** The western boundary of the site follows Penny Piece Lane and is defined for most of its length by a 1.5 metre high stone wall with the remaining northern section being formed by a dense hedgerow. Part of the north eastern site boundary is similarly defined with a stone wall with the remainder comprising fences and hedgerows in varying states of repair.



Figure 1 View of the PDS looking north east towards Quarry House on Quarry Lane

**1.4** Topographically, there is a pronounced slope across the site down from north east to south west. Beyond the site to the north east, the land continues to rise in the direction of Quarry Lane and beyond towards the centre of what was once the old village.

**1.5** The site is contained by the existing built up area to the north east and south. Immediately to the north of the site is a crescent shaped area of mature woodland which is protected by a Tree Preservation Area. Moving round to the east are several large residential properties set within spacious grounds containing trees and shrubberies. These large houses occupy commanding positions overlooking the site

and Penny Piece Lane below. To the south of the site is an enclave of more recent residential development centred on Lodge Farm Mews/Close which is built around the much older Lodge Farm.

**1.6** To the west, over Penny Piece Lane is an agricultural field bounded on its western perimeter by the Doncaster to Worksop freight line. Opposite the southern part of the site is a Poplar plantation.

**1.7** There is no public access to the site.

## **2. Proposed Development**

**2.1** This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

**2.2** Whilst it is acknowledged that there are identified constraints including access and its proximity to a Grade 2 Listed Building, the southern part of the site being within the North Anston Conservation Area, there are a number of trees that are covered by a tree preservation order; it is anticipated that any concerns arising from future development on this site will be suitably mitigated within any future resolutions to grant planning permission.

### 3. Designated Assets Affected by the Proposed Allocation

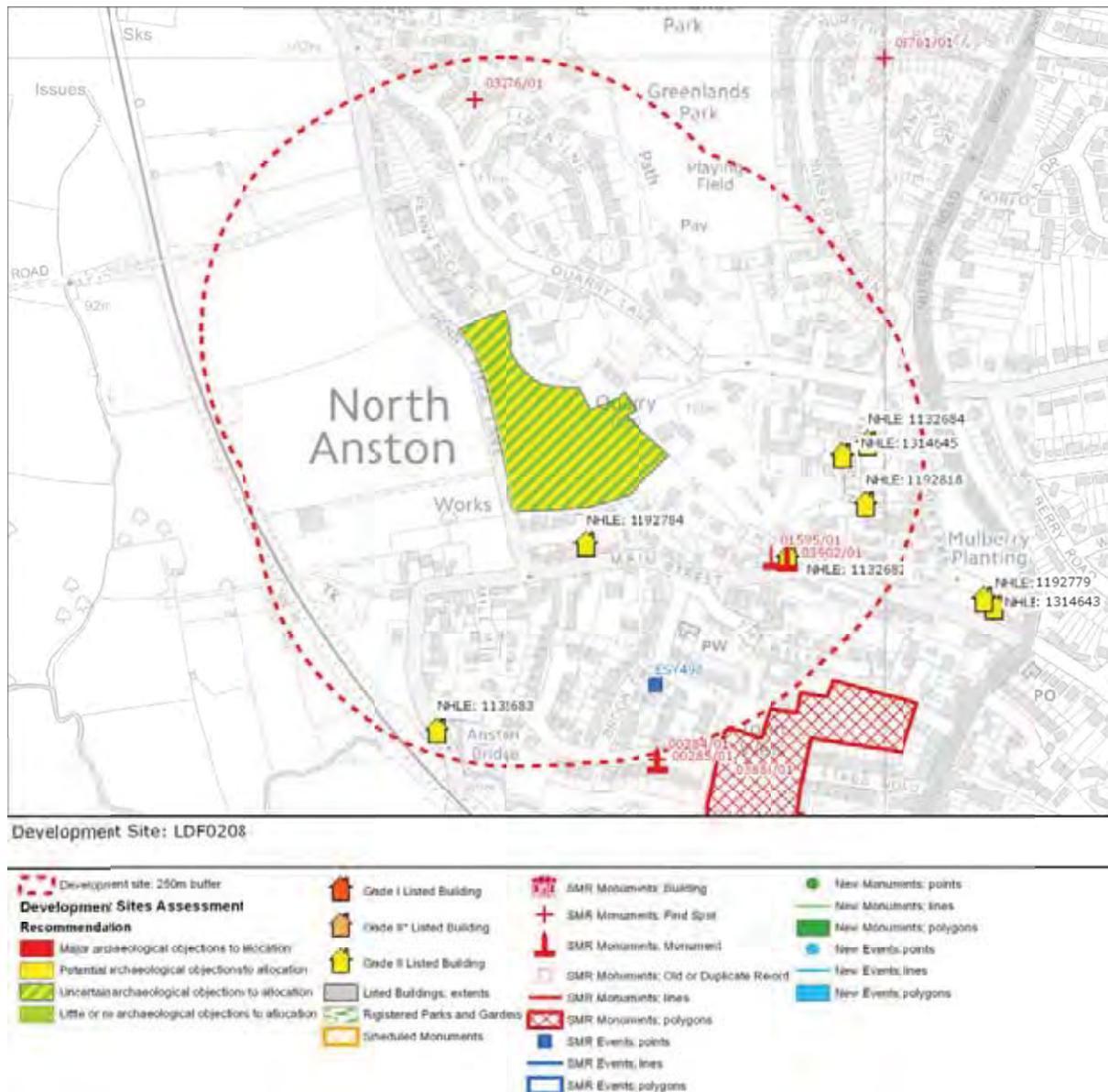


Figure 2 Designated Assets surrounding PDS

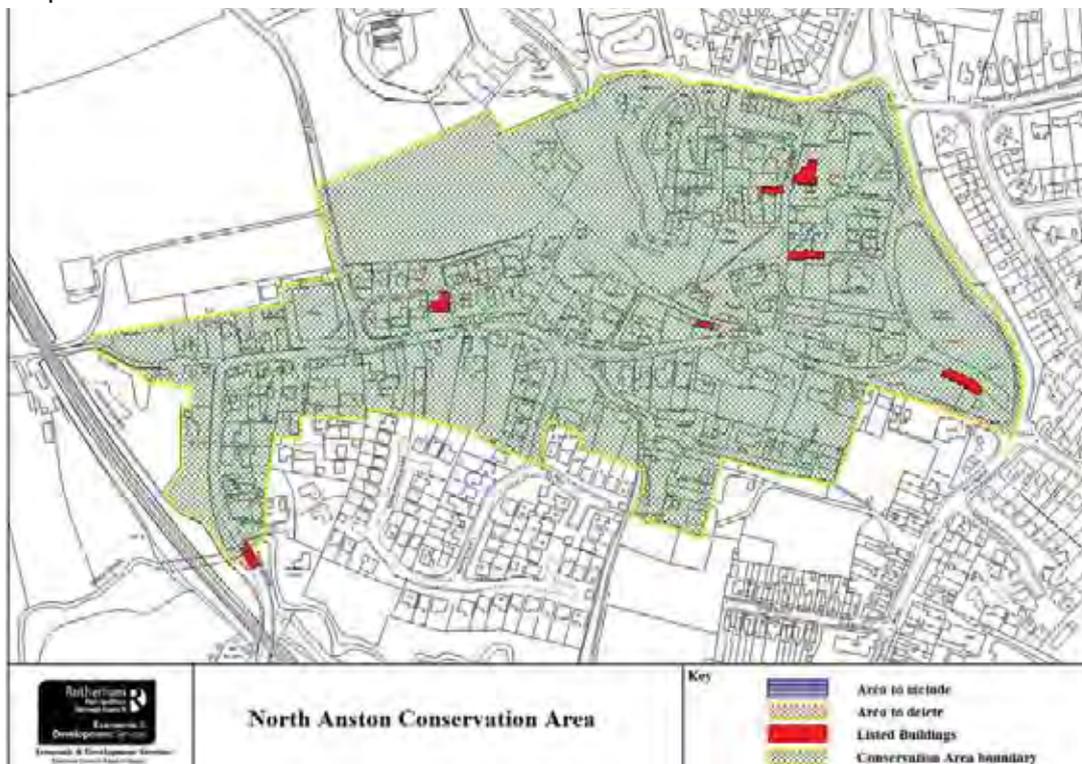
3.1 There is one designated asset within sight of the PDS, namely Lodge Farmhouse, 48 Main Street, North Anston which was listed Grade II on 18<sup>th</sup> August, 1986. (figure 3, below)

3.2 Lodge Farmhouse is an early 19<sup>th</sup> century farm building typical of the area. Comprised of two storey's with attics and constructed of coursed, square limestone with a (renewed) pantile roof it was unoccupied at the time of listing (1986) and subsequently renovated around the turn of the century.



Figure 3 Lodge Farmhouse. Listed Grade II

3.3 The southern half of the site lies within the North Anston Conservation Area (see below) The PDS lies to the north west of the historic core of North Anston with >50% of it actually within the North Anston Conservation Area which was designated on the 7<sup>th</sup> April 1976.



## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** North Anston appears in The Domesday Book (1086) as *Anestan* and South Anston as *Litelanstan*. There is some debate as to whether this Saxon name might refer to a local feature known as "One Stone". Along with most settlements in the present day South Yorkshire, the first inhabitants would have been Anglo-Saxon. The lands are listed as belonging to Roger de Busli, a Norman knight, the lands being taken from their previous owner, Edwin (an Earl of Mercia), by William the Conqueror to reward his supporters.

**4.1.2** The attraction of North Anston as a site for settlement came from the spring of water (now known as The Wells) in the hillside just north of the River Ryton (known locally as Anston Brook). South Anston is similarly located on a hillside on the south side of Anston Brook. The river between the two settlements was easily forded and later crossed by a stone bridge (Anston Bridge). The light and well-drained soil made good agricultural land. The local limestone rock was ideal for buildings and used not only in Anston, but also at a much later date for the Houses of Parliament and the Geological Museum in London in the 19th century. The best local example is the parish church of St James in South Anston.

**4.1.3** Its commanding position makes it readily visible to the approaching traveller. The oldest part of the church is the nave which dates from the 12th century. This was extended by the addition of the north aisle in the 13th, the south aisle and the new chancel in the 14th and the tower in the 15th century. The style of architecture is mainly Early English. The Victorians reordered the interior and added the porch. Today's generation is responsible for further internal reordering and for the meeting room extension. When first built, the church was a chapel to the church at Laughton en le Morthen, which continued to make the provision of a chaplain until the ecclesiastical parish of Anston was formed in the 1860s.

**4.1.4** Other buildings of note to be found in South Anston are the Manor House and the Methodist church. Some may also appreciate the Loyal Trooper pub which was once a farmhouse. In North Anston there is Anston Hall (now partitioned into small units) and some fine houses on Main Street and Hillside. Also in North Anston is The Wells, a feature restored and maintained by Anston Conservation Society.

**4.1.5** Farming and quarrying were the main activities in Anston until the development of coal mining in the area at the beginning of the 20th century which saw collieries open at Kiveton Park, Dinnington and South Anston (Harry Crofts). Railways were built to serve this part of the 'concealed' coalfield, with the railway to Dinnington Colliery passing through Anston opening in 1904. Anston's population began to increase at that time but not as rapidly as those village more directly affected by the collieries e.g. Dinnington. Anston's rapid growth started in the 1950s with the building of a large council estate in North Anston. This was followed by considerable private development in the 1960s onwards which eventually saw a 4-fold increase in population. New schools, shops and pubs were built to cater for the increase in

population (extract from a History of Anston published by Anston Conservation Society)

**4.1.6** This rapid late 20<sup>th</sup> century transformation is clearly illustrated by the Ordnance Survey map of 1957 (figure 6 below)

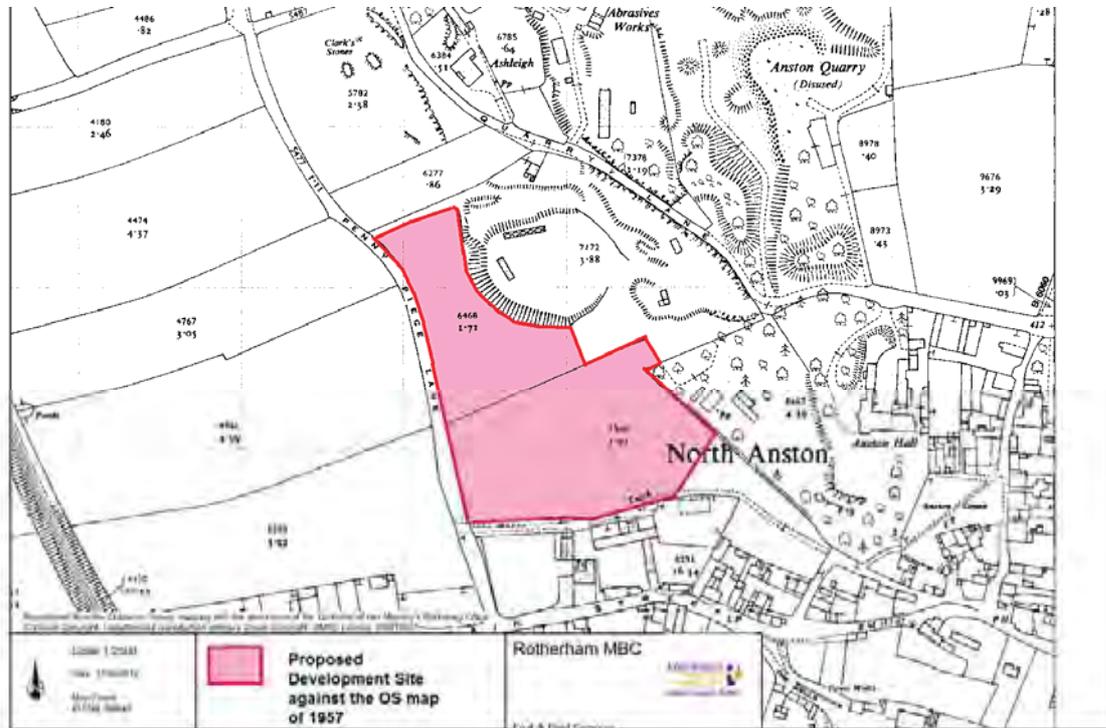


Figure 6 Ordnance Survey Map of 1957

**4.1.7** On this Ordnance Survey map can be seen the quarries which dominated the area. There are few residential properties surrounding the site and the listed building Lodge Farm would, at this time, have been a working farm sat in its original 19<sup>th</sup> century setting. The houses now surrounding it on Lodge Farm Close were built around 1990.

**4.1.8** The houses to the north west of the PDS on Penny Piece Place were built in the 1970's. The large detached properties on the site of the former quarry were built individually throughout the latter half of the 20<sup>th</sup> century.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The PDS is surrounded on three sides, to the north, east and south by residential development. The exception is to the west across Penny Piece Lane where there is a large expanse of Green Belt which separates North Anston with the village of Todwick, 1.7km to the west.

**4.2.2** The houses to the north west of the PDS are well maintained, predominantly brick built bungalows, many with dormer roof levels, topped by tiled roofs. Built in the 1970's they are typical of that era.

**4.2.3** Lodge Farm close to the south of the PDS is a late 20<sup>th</sup> century development of detached two storey properties built of stone with red pantile roofs, typical of the area. These, and the adjacent properties on Lodge Farm Mews, have been built to compliment the listed Lodge Farm which, now converted to residential usage, sits at their centre.



Figure 7 New development on Lodge Farm Mews, adjacent the listed, Lodge Farm

**4.2.4** To the west of Penny Piece Lane is the aforementioned area of Green Belt which includes, adjacent Lodge Farm Close, a uniformly laid out commercial plantation (Figure below)



Figure 8

**4.2.5** Speaking in more general terms, North Anston conservation area covers a large area of which there isn't any predominant architectural style. Most of the buildings of significance date from the 18<sup>th</sup> century and recent (since the 1960s) infill has been sympathetically done, especially that since the 1990s.

**4.2.6** There is a variety of buildings types within the area including Methodist chapels, cottages, barns, farmhouses and a factory.

**4.2.7** The building plots all vary in size, some having a lot of land whilst others occupy small plots. Many properties along Main Street are positioned gable end to the road.

**4.2.8** Buildings range from 1 to 3 storeys, but the hilliness of the settlement allows even low buildings to dominate the street scene in places.

**4.2.9** The predominant building materials are rubble or squared coursed limestone with red pantile roofs. These materials dominate Main Street. Other materials seen in the area include brick, as seen with the two chapels (one is now a residential house) and Welsh slate. Generally these materials are seen on early to mid 20<sup>th</sup> century buildings. Render is also used on some buildings and is generally painted with neutral colours such as stone or cream.

**4.2.10** Roofs in the area are of simple pitch variety often with chimney stacks at the gable ends. There are very few exceptions to this type, one such exception include the two listed properties at 16 and 18 Main Street which both have hipped pantile roofs.



Figure 9 Grade II listed properties, 16 and 18 Main Street

proposed and are suitable then their design must be carefully considered, box dormers as seen on some buildings in the area should be avoided.

**4.2.12** Many properties have replaced their windows and doors with modern uPVC styles. Historically all windows would have been timber. Examples of original vertical sash windows can still be seen in some houses however originally there probably would have been a variety of styles of vertical sash, Yorkshire sash and side hung casement. A notable window feature in the village is the use of glass bricks instead of glazing.

**4.2.13** Buildings are a key element of the character of any area and within the conservation area there are 8 buildings that area regarded as being of special architectural or historic interest and as such have been listed. These include:

- No 7 Hillside – Grade II. An early 18<sup>th</sup> century house.
- No 16 Main Street - Grade II. An early 19<sup>th</sup> century house.
- No 18 Main Street (High House) - Grade II. An early 19<sup>th</sup> century house.
- No 48 Main Street (Lodge Farmhouse) – Grade II. An early 19<sup>th</sup> century farmhouse.
- Anston Bridge, Main Street – Grade II. Late 18<sup>th</sup> century bridge.
- No 1 & 2 The Green (The Gate House) – Grade II. 18<sup>th</sup> and early 19<sup>th</sup> century house.
- No 7 The Green (Mulberry Farmhouse) – Grade II. Early – mid 18<sup>th</sup> century farmhouse.
- No 18 The Green (Hall Farmhouse) – Grade II. An 18<sup>th</sup> century farmhouse.



Figure 10 Grade II listed 7 Hillside

**4.2.14** In addition to the listed buildings there are many unlisted buildings in the village that positively contribute to the area. Many of these buildings include the old farmhouses, cottages and barns thus reflecting the village's farming heritage that has largely disappeared. Other significant buildings include;

- Greenway Court, Main Street, early 20<sup>th</sup> century building built from brick with ornate Dutch style gables.
- 1 & 3 Hillside. Two farmhouses occupying prominent location overlooking Main Street.
- The Old Congregational Chapel, Main Street.
- Manor Farm
- Town Wells Farm
- Anston Hall off Quarry Lane

**4.2.15** The above list does not identify all the unlisted buildings that can be regarded as significant to the conservation area. Any planning proposal to alter or demolish a building in the conservation area should assess the contribution it makes to the overall conservation area.

**4.2.16** Generally boundaries of most properties are denoted by coursed limestone walls often with rounded coping stones. Their height varies throughout the village but the highest and most prominent walls are the retaining walls along Main Street. These are a distinctive feature of Main Street. Additional privacy is obtained by the hedges and trees planted behind them which also serve to soften the hard edges of walls themselves.

**4.2.17** The many trees at North Anston enhance the conservation area. There are many varieties of tree but the most well established are those in the grounds of Anston Hall that dominate one side of The Green. Other areas where trees are of particular importance are those at Anston Bridge, especially the Weeping Willows, the Mulberry Plantation and those at the Quarry Lane, Ryton Road corner. The trees are a dominant feature of the area when viewed from the south.

**4.2.18** The hillside location of North Anston ensures that the area benefits from spectacular views of the south of the Borough and South Anston. The winding nature of the roads and the many forked junctions provide a sense of intrigue and surprise, particularly if the area is explored by foot. This is exemplified by the many narrow footpaths that link areas. Also within the village there are many green areas that act as places to rest and focal points. Some of the most significant views include: footpaths and focal points are highlighted in the sections below.

- Views out of the village from The Green and Hillside southwards across the roof tops of the village across to South Anston and countryside beyond.
- The view from St James' church at South Anston across the roofs towards North Anston is also spectacular. This view allows the whole of the conservation area to be seen from a distance.

**4.2.19** here are also numerous footpaths that give character to the area. Many of these are narrow and not associated with the roads, they cut through and provide short cuts, they are routes for pedestrians only. These include;

- The path across The Green
- The steep path between Main Street and Hillside
- The steep path between Main Street at Greenway Court and The Green
- The footpath along The Wells

**4.2.20** Part of the charm and character of North Anston is the spaces that can be enjoyed and they themselves are very much focal points;

- The Wells – a constant supply of water, probably in use since ancient times. A very peaceful area.
- The Green – the highest and most prominent part of the conservation area with spectacular views.
- Mulberry Plantation – a large tree planted area next to the busy Ryton Road.
- Anston Bridge - an historic bridge with grassy area. A very attractive place to rest with Willow trees and ducks.
- The small green space with bench at Chapel Rise

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS makes a positive contribution to the North Anston Conservation Area providing a significant piece of green open space for a settlement that has seen a great deal of residential development in the last fifty years.

**4.3.2** Despite its size, topography and tree and hedgerow cover severely limit publically available vantage points which avoid views of the site. These views are largely confined to Penny Piece Lane on the western boundary of the site and a limited number of locations in the surrounding streets such as from Lodge Farm Close (Fig below)



Figure 11 View over PDS looking north from Lodge Farm Close

**4.3.3** There are also long views towards the PDS from the A57 approaches to North Anston from the west and from localised, elevated vantage points in South Anston to the south. In addition to the publicly available views there are private views into the site from the windows and gardens of several of the adjoining properties.

**4.3.4** From Penny Piece Lane, the PDS is seen as a sweep of open grassland rising towards the base of the crescent of mature woodland to the north and the properties set within mature grounds to the northeast and east (see fig 13 below)



Figure 122

**4.3.5** The more recent development which adjoins the PDS on its southern site presents a more unscreened and somewhat raw aspect which serves to emphasise the more suburban nature of its immediate setting (see figure 13)



Figure 13

**4.3.6** In terms of long distant views, St James' churchyard in South Anston is an elevated vantage point from which the northern part of the PDS can be seen

#### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The PDS is bounded by the existing built up area on its northern, eastern and southern sides and is separated from the open countryside to the west by the line of Penny Piece Lane. In terms of its character and ambience the PDS is heavily influenced by the adjacent urban area, particularly because the built up area to the north and north east is elevated above the site with a number of the adjoining properties occupying commanding positions relative to the site below.

**4.4.2** Moreover, from every vantage point the PDS is seen set against or within the context of the surrounding residential development. In consequence, development of the site would not represent a departure from the existing, established pattern of settlement and, in particular, it would not represent an incursion of development into the wider landscape.

**4.4.3** As outlined above, the southern part of the PDS adjoining Lodge Farm Close and Lodge Farm Mews lies within the North Anston Conservation Area. This boundary was originally drawn in the 1970's to coincide with a field boundary shown on early editions of the Ordnance Survey. At the time of designation, the area of open land here was considerably larger and extended southwards to sweep around Lodge Farm. A large part of this land has now gone with the re-development of the Farm and surrounding houses.

**4.4.4** The effect of this development has been to divorce the PDS, including that part which lies within the Conservation Area, from the historic core of the village centred on Main Street (below)



Figure 13 View looking east down Main Street

**4.4.5** In addition, the PDS, including that part which lies within the Conservation Area, does not function as a significant urban space in the manner, for example, as the Green or Mulberry Plantation referred to above. It is neither a focus for buildings nor does it form part of a composition involving the arrangement of buildings or building groups

**4.4.6** Unlike other developed spaces within the Conservation Area, there is no public access to the PDS, it is cut off from other spaces within the built up area and, more particularly, from the system of footpaths which link those spaces and provide a key characteristic of the historic core of the settlement.

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings.
- As a highly visible site, partially within the North Anston Conservation Area, and its proximity to listed buildings, it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets
- The development fronting onto Penny Piece Lane should be set back to accommodate appropriate landscaping to provide a green, landscape dominated road frontage.
- With the exception of the requirement for highway access, the original field boundary wall adjacent Penny Piece Lane shall be retained



Figure 14 Original field boundary wall forming the western boundary of the PDS

## **6. Conclusion**

**6.1** It is considered that although the PDS provides positive benefits to surrounding heritage assets, in particular the North Anston Conservation Area, it is concluded that, subject to the adoption of appropriate standards of layout, design and landscaping, the proposed allocation of the site would not give rise to any unacceptably adverse effects on the character and appearance of the Conservation Area and its setting.

# **LDF 292 Highfield Farm, West Melton**

## **English Heritage Comment**

“The farm complex of farmhouse, stable, hayloft and granary range, threshing barn and cowhouse, cowhouse and hayloft range, cart shed, granary and pigeon loft range at Highfield Farm at the southern end of this allocation are Listed Grade II as is Beech House, 214 High Street (to the west of this site) is also Listed Grade II. The development of this area could also potentially affect the setting of the Grade II Listed Christ Church on the junction of Brampton Road with Melton High whose churchyard extends the length of this site. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. The Heritage Impact Assessment has not considered the impact which this area makes to the setting of these buildings and the potential impact which the proposed development might have upon their significance. Therefore, in order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, the Heritage Impact Assessment needs to evaluate the contribution this area makes to the significance of the Listed Buildings in its vicinity and what effect the loss of this site and its subsequent development might have upon their significance. If it is likely to result in harm, the development principles for this site need to set out the means by which that harm can be minimised in any eventual development proposals that may come forward.”

## **1. The Site**

**1.1** A 2.5 hectare south to the north of Melton High Street in the village of West Melton, 7.9 kilometres from Rotherham Town Centre. The village was formerly under the jurisdiction of Wath Urban District Council prior to Local Government re-organisation in 1974. The site is composed of grassland associated with the adjacent Highfield Farm complex which occupies its western fringe with access off Melton High Street.

1.2 To the west of Highfield Farm is another former farmhouse, Beech Farm and on its boundary Christ Church and associated graveyard occupying the corner of Melton High Street and Brampton Road. To the north of the site is an estate of 20<sup>th</sup> century detached housing and to the east is the



Figure 1

site of West Melton Junior

and Infant School. To the front (south) of the site is an open area of grazing/pasture land which has sweeping views southwards across Wentworth Estate land towards the ridge line north of Greasbrough with Rotherham to the south (see figure 5 below). Topographically, the site slopes gently from north to south down to the main road.



Figure 2 Looking south across the PDS from the end of Stokewell Road

1.3 Highfield Farm is owned by the FitzWilliam (Wentworth) Estate and tenanted by Mr Richard Brooke. The Brooke family have been tenants of the estate for over 100 years and family, and extended family is intrinsically linked with the area's agricultural and social history.

## 2. Proposed Development

2.1 Residential (approximately 70 dwellings) The allocation of 2.5 hectares of land for continuation of residential purposes is being considered through the emerging Local Plan.

## 3. Designated Assets Affected by the Proposed Allocation

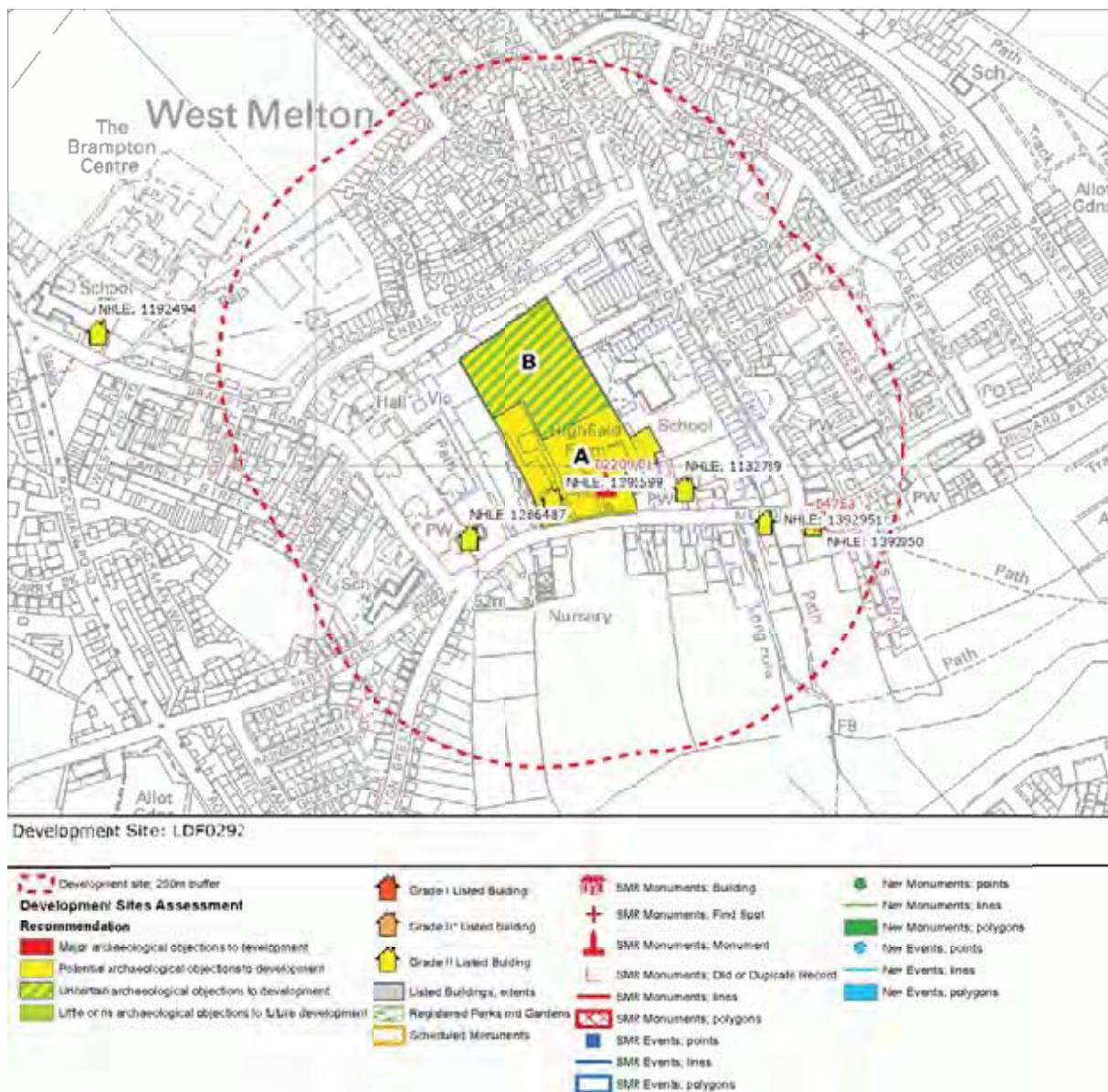


Figure 3

**3.1** As can be seen from the map above there are 6 statutorily designated heritage assets either within or immediately adjacent the proposed site;

1. Christ Church, Melton High Street, West Melton. Listed Grade II on the 21<sup>ST</sup> August 1986.
2. The United Reformed Church. Listed Grade II on the 21<sup>st</sup> August 1986
3. Highfield Farm, Melton High Street. Listed Grade II on 3<sup>rd</sup> November 2010
4. Beech House, 214 Melton High Street. Listed Grade II on 20<sup>th</sup> December 2012.
5. 131-133 Melton High Street. Listed Grade II 16<sup>th</sup> October 2008.
6. Barn to the north of 143-145 Melton High Street. Listed Grade II 16<sup>th</sup> October 2008.



Figure 1 Christ Church, Melton High Street. Listed Grade II



Figure 2 United Reformed Church, Melton High Street. Listed Grade II

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The district around Brampton Bierlow has a long history. The name itself has Old English and Norse origins. Brampton is from the Old English "brantone" for "steep enclosure" or "area covered with brambles". Bierlow comes from the Norse "byar log" meaning "township law", which was an area with a measure of self government, or where the law was administered. This may be the source of the term "bye-law" in modern usage.

**4.1.2** West Melton as a place name also has its origins from this time. The Old English "midleton" and the Norse "methaltun" essentially having the same meaning of "middle farmstead" or "middle enclosure". The prefix West seems to have been added in the middle ages to differentiate the hamlet from High Melton, and certainly does not appear in the Domesday Book in 1086, wherein it is referred to as Medelton.

**4.1.3** The Romans seem to have skirted round the area. There is some evidence that the Ickneild Street, also known variously as Rickneild or Ryknild, passed by about a mile and a half to the north via the Abdy area and down towards Golden Smithies and Swinton on what is now referred to as Roman Terrace. This "Roman Ridge" seems to have been a natural border in Anglo-Saxon times too, with Scandanavian settlers holding the area, with the place names demonstrating this.

**4.1.4** It would seem that the Brampton and Melton area was very much a rural one with a number of individual farmsteads, although there were settlements in the area prior to 800AD, and a number of farms were listed in the Domesday Book in 1086. Amongst the landowners at the time was Arnthorr, a Saxon priest, who held lands in Brampton and West Melton which was arable and had two plough teams. Arnthorr held one of four "berewicks" and other owners at this time was Swein, who also held some land in Melton, Brampton, Thorpe and Wentworth.

**4.1.5** By Norman times, the whole of the area belonged to Ilbert de Laci, a Baron who had come over to England with William of Normandy, and who gained lands in Yorkshire land for his efforts, becoming 1st Baron of Pontefract in the process. Ilbert's son, Robert, the 2nd Baron Pontefract, went on to found St John's Priory for Cluniac monks near his family's castle at Pontefract.

**4.1.6** In the late 13th Century, in the reign of Edward I, the ownership of the lands around Brampton was split between William le Fleming and the "Honour of Tickhill", which was held by the Fitz Swein family, who were of Anglo-Saxon descent and tenants of the de Laci's. Adam Fitz Swein (later Adam de Bretton), who founded the Priory of St Mary Magdalene of Lund at Monk Bretton in 1154, gave the abbey all his estate at Brampton, Newhill and Rainborough. William le Fleming gifted parts of his land to the monks of Bolton Priory in Wharfedale in 1257, including his Monk Dam water mill at Newhill. With the dissolution of the monastries the local abbey estates

passed in 1538/39 to the Fitzwilliam family of Wentworth who also acquired the lands owned by the le Flemings.

**4.1.7** The earliest evidence of mining in the area comes from Cortworth in 1486. Mining of coal from near the surface continued over the next couple of centuries but it was all very small scale, with agriculture being the dominant employment. But by the early 19th Century the growth of industries depending on coal for power had started, not least of which was the railways, and the discovery of coal seams in the Brampton area meant that mining started to become a significant part of local life.

**4.1.8** In addition to the farms, a number of small iron works had been set up in the area but these were soon replaced by mining as the major local industry. The first pit sites to be worked were at the bottom of Melton Green and on Packman Way, at what local called Home Pit. At the other end of Brampton, Willow Main and Cortonwood Colliery were developing.

**4.1.9** More and more houses were needed to accommodate those working in the mining industry, and the parish of Brampton Bierlow was formed due to the increasing population.



**4.1.10** The new church planned for West Melton and Brampton Bierlow was designed by renowned architect James Pigott Pritchett. Pritchett was born in Wales in 1789 and after studying at Cambridge, with his partner Charles Watson were the major architects in Yorkshire, and he worked for three successive Earls Fitzwilliam. Pritchett parted with Watson in 1833 and formed a business with his sons Charles and, later, James. Amongst his other work locally are St Mary the Virgin at Rawmarsh and Holy Trinity, Thorpe Hesley.

Figure 3 The Tower at Christ Church

**4.1.11** The foundation stone of Christ Church was laid on 8th November 1853 by the Right Hon. Charles William, the 5th Earl Fitzwilliam. The Fitzwilliam family who lived at Wentworth Woodhouse owned the land, and donated one acre, together with timber and £1,000 towards the cost of the building work.

**4.1.12** The tower of the new Christ Church was 70 feet tall, and was topped by four pinnacles, one on each corner. These have long since been removed but similar ones still exist at St Mary's at Greasborough and at St Mary the Virgin at Rawmarsh, the latter being another Pritchett design. The sandstone for the building was quarried locally. No evidence of the quarries remain, but two street names, Quarry Bank in Brampton and Quarry Hill Road at Newhill give clues as to where they were.

**4.1.13** After almost two years, and at a total cost of £3,000, Christ Church was consecrated on Tuesday, 21st August 1855 by Most Rev Thomas Musgrave, the Archbishop of York.

**4.1.14** The 5th Earl, who died aged 71 just two years after Christ Church was completed, had succeeded his father to the title Earl Fitzwilliam in 1833. Prior to that he had been an MP, first for Yorkshire and then for Northamptonshire, from 1806 to 1833, and had dedicated himself to the acquisition of knowledge, scientific, botanical and agricultural. As Viscount Milton he had been President of the Royal Statistical Society three times. As the 5th Earl he had funded buildings across the Wentworth estates, including the Mechanics Institute in Wentworth, Reform Row in Elsecar and a flour mill, also in Elsecar, as well as Christ Church.

**4.1.15** An artists impression from 1853 of how the building would look based on architects drawings was found quite recently in the Church.

**4.1.16** Mining continued to grow in the area and in 1873 the Brampton Colliery Company sank the first shaft at the new Cortonwood Colliery. The village soon got larger with the company building 106 new houses and a new school, which opened in May 1882. The houses, known as Concrete Cottages, were built in eight rows on a triangular site near the colliery entrance, and were unusual for their time being built, as the name suggests, of concrete. There were no street names, just numbers, and the flat roofed cottages were simply known as "Concrete". Later more housing was built on Knollbeck Road, Knollbeck Crescent, Cliffe Road, Rother Street, Becknoll Road and Wath Road.

**4.1.17** The brick-built "Concrete School" expanded constantly, starting with 36 children aged between three and seven in one classroom, and when it closed in December 1932, 206 children in four classes, including two in the nearby Methodist Chapel. The new West Riding Council School opened in January 1933 and it is this school which still stands today. The Concrete cottages themselves survived until 1958 when they were demolished.

**4.1.18** Census records show that the population of Brampton in 1801 was 860. By 1848 the population had grown to 1704 and twelve years later it was almost unchanged at 1741. However, between 1871 and 1881 the population doubled from 1978 to 3704, as miners from the northern coalfields came to work at the new colliery.

**4.1.19** In 1901 the Fitzwilliam family donated more land to the church to extend the graveyard. The first burial had taken place on 11th September 1855, just three weeks after the church was consecrated.

**4.1.20** From 1873 until it closed, Cortonwood Colliery was the main employer in the parish. In 1923 1738 men and women worked there, and by the time of nationalisation in 1947, the number had risen to over 2100. In a notably dangerous industry Cortonwood had a good safety record, with only one underground disaster. Around midnight on 9th December 1932, six men were killed when a gas explosion occurred on a narrow coal face, four were killed immediately and two later in hospital from burns sustained.



Figure 4 Cortonwood Colliery. The spark for the 1984/85 miner's strike

**4.1.21** (the above is taken from a History of Brampton and West Melton taken from the Church of England "achurchnearyou" website)

**4.1.22** The decision by the government to close Cortonwood Colliery in March 1984 is generally accepted as one of the main causes of the year long miners strike. For twelve months Cortonwood and Brampton featured regularly on news programmes, and in a time when there were only four TV channels, the new Channel 4 broadcast live from Cortonwood Miners Welfare, which was strike HQ.

**4.1.23** After the strike was settled the pit was one of the first to be closed, in 1986, taking away Brampton's main source of income and employment. Times for many were tough in the late 1980s and 1990s as other pits in the area closed one by one.

**4.1.24** In recent years though the area has seen the growth of new enterprises and light industries, including a new retail park on the former colliery site.

**4.1.25** The owners of Elsecar Heritage Centre recently announced plans to extend their heritage railway line through from its current terminus at Hemingfield to a new station at Cortonwood retail park, and rename it the "Coalfield Line".

**4.1.26** The parish continues to grow in population with new housing estates built on part of the former Colliery site and there are plans also to build on the site of the Ellis Comprehensive School.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The village of West Melton has a history outlined above very similar to many settlements in the Borough. A former agricultural settlement, it was rapidly transformed by the arrival of the mining industry all of which has contributed to its modern day character.

**4.2.2** The properties on Melton High Street and Brampton Road are strongly identified with the settlements agricultural past. These buildings, largely from the 18<sup>th</sup> and 19<sup>th</sup> centuries are characteristically constructed of coursed, squared sandstone with Welsh slate roofs, as exemplified by Highfield Farmhouse. These former agricultural buildings combined with listed buildings such as Christ Church and the United Reformed Church, give the settlement a very definite and positive character.

**4.2.3** Moving away from Melton High Street, the character changes significantly with the coal industry inspired development of the 20<sup>th</sup> century which has produced large numbers of brick built, tiled roofed terraced and semi-detached properties. Alongside side them are the associated schools and medical practices built in similar styles and materials.

**4.2.4** To the south of the PDS is a wide open area of Green Belt, a visible reminder of the settlements agricultural history.



Figure 5 View looking south from the PDS over extensive Green Belt

## 4.3 Contribution that the PDS makes to nearby Heritage Assets

**4.3.1** The PDS makes a strong positive contribution to both nearby heritage assets and the settlement as a whole.

**4.3.2** The site of Highfield Farm stands close to the centre of the historic settlement of West Melton and originally formed a part of a more substantial range of traditional agricultural buildings, which included Old Hall Farm to the north east of the site. The farmhouse, which is built on the south side of the farmyard with its front elevation facing south towards Melton High Street, encloses one side of the farmyard which is formed by the principal threshing barn, cow houses, stables and granary buildings on the north, east and west boundaries. Despite being enclosed by more modern agricultural structures during the latter half of the twentieth century, Highfield Farm retains its original setting and its relationship with other heritage assets including Beech House and Christ Church to the west. The existing buildings make an important contribution to the streetscape/townscape of West Melton



Figure 6 The Grade II listed Highfield Farm

**4.3.3** Unfortunately, the existing farmhouse, farm worker's cottage and adjoining traditional stone agricultural barns are redundant to modern agricultural use. The buildings have been unused for many years and have, in part, fallen into a state of

dilapidation. The retention of the heritage asset requires that an alternative use be proposed which is capable of justifying the initial cost of conversion and restoration and which is able to maintain the buildings in the future.

## **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The development proposals for Highfield Farm via the planning application RB2013/1399 are informed by the guidance given in the NPPF and allow for the retention and improvement of a heritage asset by proposing a change of use that will secure a long-term viable future, whilst retaining and enhancing the existing buildings' architectural character and detail.

**4.4.2** The proposed development retains a group of important listed buildings and makes a positive contribution to the environment.

**4.4.3** The design proposals for residential development will remove a number of semi derelict buildings from the centre of West Melton. The redevelopment of the site as proposed will improve the character and quality of the area and enhance privacy and amenity for both existing and new residents alike, by retaining an important group of listed buildings and recognised heritage assets.

**4.4.4** The proposed residential development will make a positive contribution to the area, will be well integrated with and complement neighbouring buildings in terms of scale, density, layout and access as described previously under Local Planning Policy ENV3.1.

**4.4.5** With a brief to prepare design proposals for residential development which allowed for the demolition of redundant modern agricultural buildings, the retention of the existing farmhouse, farm cottage and traditional stone barns, and proposed a conservation-led scheme which allowed for the conversion of the traditional buildings in sympathy with their Listed status and historic setting.

**4.4.6** The design concept adopted for the planning application has been to:

- To consider the significance of the existing heritage asset, to carry out an impact assessment, and to prepare detailed design proposals for the conversion of the existing house, cottage and traditional stone barns in a way that does not diminish the significance of the existing buildings and maintains their important contribution to the local area.
- To develop the site in such a way that any new buildings complement the site's location, enhance the setting of the existing farm steading and adjoining historic settlement and link naturally with existing residential property that adjoins the site.

- To respond to the scale of the surrounding area with a mix of new buildings having a maximum height of two storeys.
- To provide a mix of residential property ranging from two bedroomed cottages to four/five bedroomed family houses aimed at creating a residential development which meets local housing need and provides residential accommodation for first time buyers, single people, couples, families and the retired.
- To design in a way which meets the guidance as outlined in the draft South Yorkshire Residential Design Guide, Manual for Streets, and to meet the highest possible standards as set out in “Building for Life”.
- To provide a landscaped setting which will enhance the heritage asset.
- To provide areas of public open space which are appropriate to the development, which are overlooked by adjoining residential property and which will help establish a sense of place for the new residents.
- To provide a high standard of vehicular and pedestrian access to the site and to ensure that the development has no detrimental impact upon the adjoining highway network. To ensure that there is no car parking on Melton High Street or the new build access roadway and that the internal road network, car parking provision and pedestrian access is provided in accordance with the guidance as set out in Manual for Streets.
- To produce a scheme that is appropriate to its setting, that reflects the character of the historic centre of West Melton Village, and one that is sustainable.

**4.4.7** In recognition of the buildings’ special architectural and historic interest, an archaeological building record has been prepared as part of the planning application. The report provides a detailed written and photographic record of the buildings which helps to inform redevelopment proposals.



Figure 7 Former agricultural outbuildings to the rear of Highfield Farm

**4.4.8** The redevelopment of Highfield Farm to residential use should seek to retain all listed buildings in their present form and to maintain their unique “agricultural” character. The house, cottage and barns were constructed around a farmyard providing shelter to stock and stored crops and it is important that the open character of the yard space be retained. New build extensions to the buildings should be limited in scale and, where proposed, constructed in matching materials. The original farmyard space, whilst providing a communal facility for future residents, should not be compromised by the requirements of car parking, bin storage or general domestic paraphernalia. The space should be retained as a communal yard and alternative proposals should be made for car parking and other facilities. The existing barns constructed to the western side of the courtyard will have very limited space for private amenity and the new scheme of conversion should therefore be designed to enhance a feeling of “communal privacy”.

**4.4.9** The existing farmhouse, cottage and adjoining barns are to be converted with minimal structural alteration or reconstruction of external elevations. Existing door and window openings are to be maintained and very few new openings are proposed. The barns are to retain their agricultural character, and internal conversion is to respect existing structural sub-division.

**4.4.10** Repair work to the existing buildings, whether for isolated weathered stone or for the reconstruction of areas of wall that have deflected, is highlighted on the attached drawings and will be undertaken in matching stonework throughout.

**4.4.11** Damaged detailing, including stone lintels, sills, jambs and heavy corner quoin stones are to be repaired and, where replacement is necessary, the work is to be undertaken with reclaimed stonework to match in every respect.

**4.4.12** Rainwater gutters are to be replaced throughout the scheme with traditional timber ogee section guttering supported on steel brackets and connected to cast iron or cast aluminium rainwater pipes erected in 2m lengths with connecting bosses between and terminating in cast shoes to discharge over surface-mounted rainwater gulleys.

**4.4.13** All pointing of stone walls is to be undertaken with an approved lime-based mortar having a coarse grit sand aggregate and brushed flush with the arris of surrounding stonework immediately prior to set to remove any laitance and expose the aggregate.

**4.4.14** All door and window frames are to be set a minimum of 75mm in rebate to the surrounding stonework and are to be constructed in timber to traditional details which are to be approved prior to the work commencing on site. Door and window frames to the house are to be to an approved off white paint finish and those to the barns to an approved “National Trust” colour. Individual large frames to the main carriage

opening within the threshing barn and elsewhere are to be constructed in hardwood for an approved stain finish.

**4.4.15** New build terraced housing, Units 9-11, is to reflect the specification, appearance and materials are to be used for the traditional buildings and are to be constructed in natural stone with a Hardrow or other approved artificial stone roof tile and with timber door and window frames as before described.

## **5. Mitigation Measures**

- Adequate historic built heritage mitigation measures to protect the adjacent listed building's, have been incorporated into planning application RB2013/1399 which is currently finalised but awaiting the signing of a legal agreement relating to the provision of affordable housing.

## **6. Conclusion**

**6.1** The site is allocated for residential purposes. The existing buildings at Highfield Farm are Listed as a heritage asset and the proposed conversion to residential use protects that asset by allowing conversion with minimal structural or visual alteration whilst, at the same time, providing a long-term future use.

**6.2** After a long process through the planning application stage, it is considered that all issues relating to heritage matters have been addressed and resolved satisfactorily. The only issue remaining relates to the provision of affordable housing.

**6.3** The Heritage statement and report carried out by Chris Carr Associates of Barnsley is considered to be exemplary.

# **LDF 0324 The Brampton Centre, Brampton Road, Brampton**

## **English Heritage Comment**

“This site lies immediately to the northeast of the Grade II Listed School House and attached School Room at Brampton Ellis Junior School. Consequently, the development principles for this site should:-

- (i) alert potential developers to the presence of the Listed School House and attached School Room at Brampton Ellis Junior School, and
- (ii) set out requirement that, in any redevelopment of this area, those elements which contribute to the significance of these buildings are not harmed.”

## **1. The Site**

**1.1** The site is located in the settlement of Brampton Bierlow, approximately five miles north of Rotherham town centre.

**1.2** The application site covers an area of 2 hectares and lies to the east of Brampton Road and to the rear (north) of the existing Brampton Ellis Junior and Infant School. The site is bordered to the north west by school playing fields, to the north east by agricultural land, to the south east by public open space and to the south west by the school

**1.3** The site was previously occupied by the Brampton Centre workshops and a leisure centre which were more recently partially converted and used as a medical centre. The site is currently vacant with a mixture of hard standing once occupied by buildings, car parking areas and overgrown vegetation. The only remaining building on the site is a derelict substation located at the centre of the site.

**1.4** The site as a whole contains a number of mature trees both within the site and particularly along the southern and north-western boundaries.

**1.5** Access to the site is currently derived via a road off the main Brampton Road which also serves a number of adjacent residential properties as well as the site and the adjacent school.

**1.6** The site slopes considerably but gently from Brampton Road to the north east. Residential dwellings lie to the west fronting Brampton Road and to the east beyond an adjacent area of open space. The existing Brampton Ellis Junior and Infant school lies adjacent to the site to the south. Part of this building is Listed Grade II. The wider area consists of a variety of house types including detached and semi-detached

dwellings and bungalows, the majority of which are traditionally constructed of brickwork and stone.

**1.7** The site is located to the rear of Brampton Ellis School and, as a result, has limited visibility from the surrounding vehicular routes. The site is visible from Brampton Road but does not form a part of the existing street scene. However, the architectural style and age of the properties in the vicinity does vary significantly and the overarching character of the area is residential.

**1.8** The sites boundaries are defined to the public open space by timber fencing and hedging, palisade fencing to the school boundary and a steep banking to the agricultural land. There is no clear, defined boundary to the playing fields.



Figure 1 The PDS



Figure 2 The PDS prior to the demolition of the Brampton Centre. The listed school building is in the bottom left

## 2. Proposed Development

2.1 This site is currently allocated partly for business use and partly for community use. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, it being vacant & brownfield, the submitted planning application (RB2014/0936 - erection of 63 dwellinghouses) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

## 3. Designated Assets Affected by the Proposed Allocation

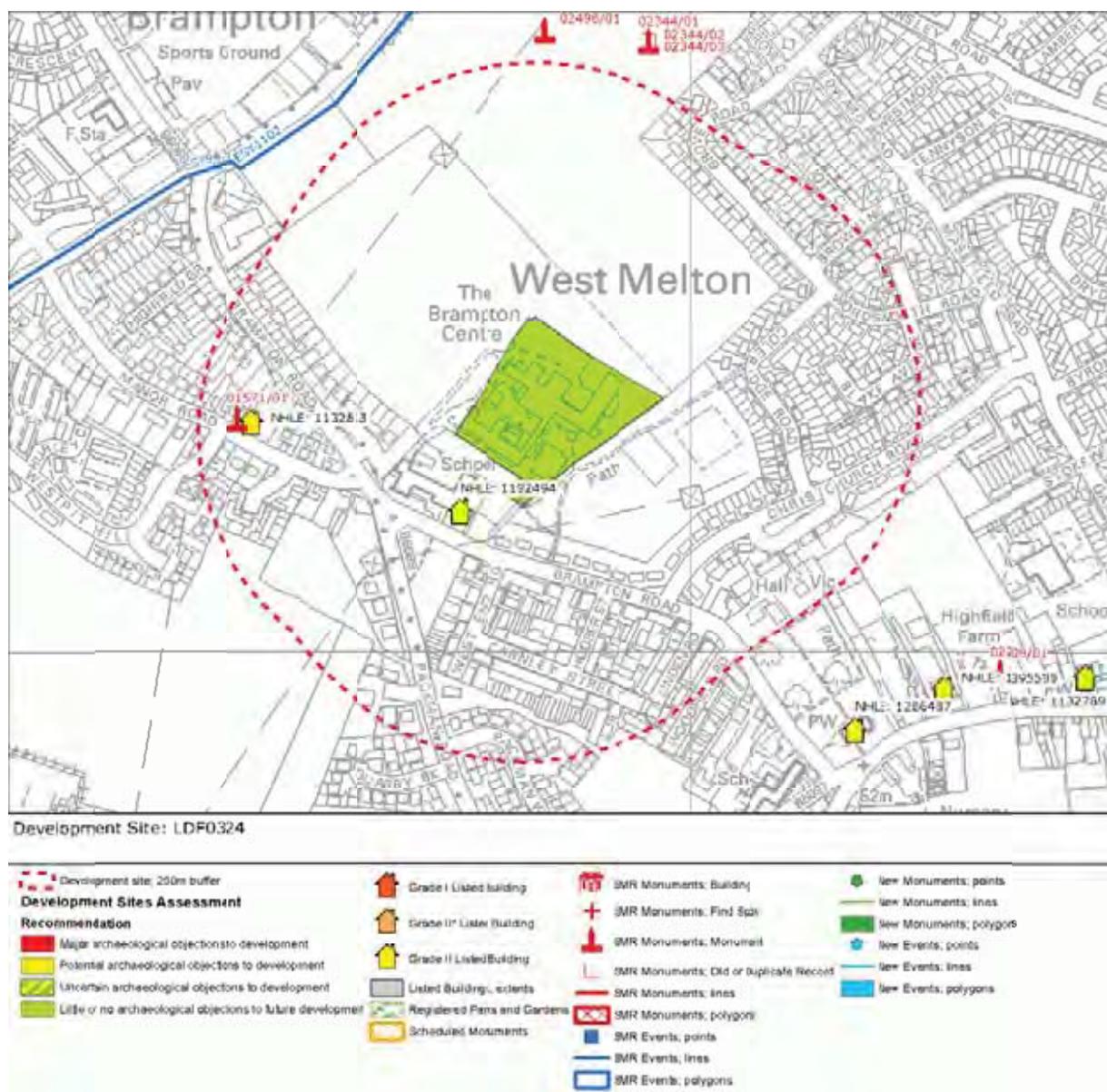


Figure 3

**2.1** Proposed development on the site has the potential to affect the setting of one heritage asset, namely;

- The School House and attached School Room at Brampton Ellis Junior School, Brampton Road, Wath upon Dearne. Listed Grade II on the 21<sup>ST</sup> August, 1985.



Figure 4 Brampton Ellis Junior School, the School House is listed Grade II

## **4. Analysis**

### **4.1 History and Development of the Settlement**

**4.1.1** The district around Brampton Bierlow has a long history. The name itself has Old English and Norse origins. Brampton is from the Old English "brantone" for "steep enclosure" or "area covered with brambles". Bierlow comes from the Norse "byar log" meaning "township law", which was an area with a measure of self government, or where the law was administered. This may be the source of the term "bye-law" in modern usage. West Melton as a place name also has its origins from this time. The Old English "midleton" and the Norse "methaltun" essentially having the same meaning of "middle farmstead" or "middle enclosure". The prefix West seems to have been added in the middle ages to differentiate the hamlet from High Melton, and certainly does not appear in the Domesday Book in 1086, wherein it is referred to as Medelton.

**4.1.2** By Norman times, the whole of the area belonged to Ilbert de Laci, a Baron who had come over to England with William of Normandy, and who gained lands in

Yorkshire land for his efforts, becoming 1st Baron of Pontefract in the process. Ilbert's son, Robert, the 2nd Baron Pontefract, went on to found St John's Priory for Cluniac monks near his family's castle at Pontefract.

**4.1.3** One of the most notable former residents of Brampton Bierlow is Dr George Ellis, the nephew of Sir George Ellis. He was born in 1627 in a house on Manor Road and lived at Brampton Hall, which was owned by the Ellis family for many years. Well known as a local benefactor to charitable causes and in 1711, the year before his death, he endowed via the Ellis Trust a school for the poor of the area. The Ellis Trust went on to provide a master's house for the school in 1738, and both the school and house were rebuilt in 1791. A separate infants school was built in 1866 close to the Church and in 1930 a senior school was added behind the original 1711 school. A fourth school, Hemingfield Ellis primary was also endowed by the Trust.

**4.1.4** Although the senior school, which became Brampton Comprehensive, was closed in 1985, the Ellis Trust continues to support the two junior schools and the infant school to this day. The schools' motto "Mea Gloria Fides" ("Faith is my Glory") comes from the Rockingham family and is emblazoned across the massive front of the Wentworth Woodhouse.

**4.1.5** Mining continued to grow in the area and in 1873 the Brampton Colliery Company sank the first shaft at the new Cortonwood Colliery. The village soon got larger with the company building 106 new houses and a new school, which opened in May 1882. The houses, known as Concrete Cottages, were built in eight rows on a triangular site near the colliery entrance, and were unusual for their time being built of concrete. There were no street names, just numbers, and the flat roofed cottages were simply known as "Concrete". Later more housing was built on Knollbeck Road, Knollbeck Crescent, Cliffe Road, Rother Street, Becknoll Road and Wath Road.

**4.1.6** Census records show that the population of Brampton in 1801 was 860. By 1848 the population had grown to 1704 and twelve years later it was almost unchanged at 1741. However, between 1871 and 1881 the population doubled from 1978 to 3704, as miners from the northern coalfields came to work at the new colliery. From 1873 until it closed Cortonwood Colliery was the main employer in the parish. In 1923 1738 men and women worked there, and by the time of nationalisation in 1947, the number had risen to over 2100. The decision by the government to close Cortonwood Colliery in March 1984 is generally accepted as one of the main causes of the year long miners strike.

**4.1.7** After the strike was settled the pit was one of the first to be closed, in 1986, taking away Brampton's main source of income and employment. Times for many were tough in the late 1980s and 1990s as other pits in the area closed one by one.

**4.1.8** In recent years though the area has seen the growth of new enterprises and light industries, including a new retail park on the former colliery site.

4.1.9 The owners of Elsecar Heritage Centre recently announced plans to extend their heritage railway line through from its current terminus at Hemingfield to a new station at Cortonwood retail park, and rename it the "Coalfield Line".



Figure 5 Cortonwood miners fight for their livelihood, 1984

4.1.10 The parish continues to grow in population with new housing estates built on part of the former Colliery site and there are plans also to build on the site of the Ellis Comprehensive School.

## 4.2 Character of the Area in the Vicinity of the PDS

4.2.1 The area surrounding the PDS is a mixture of well used public open space and 20<sup>th</sup> century residential development of various types with the site of the historic school immediately to the south.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** As described above, the PDS was a cleared site with a semi-derelict appearance having been previously occupied by the Brampton Centre comprising workshops and a health centre.

**4.3.2** Consequently, the site had become to make a negative contribution to both the surrounding area and the aforementioned heritage assets.

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** Analysis of the impact of any proposed development on the heritage asset has to be viewed against the backdrop of recent planning history on the site. The latest planning application, RB2014/0936, for Persimmon Homes formalised the situation for the whole site resulting in planning permission being granted on the 3<sup>rd</sup> November 2014 for the building of a total of 77 detached and semi-detached properties.



Figure 6 The first houses completed following the approval of RB2014/0936

**4.4.2** The impact of the proposal on the setting of the listed Brampton School was described in the planning officers report to Planning Board as follows;

**4.4.3** “Part of the existing school adjacent to the application site is Grade II Listed and therefore the impact of the proposed development upon the setting and curtilage of this building should be considered.

**4.4.4** Policy ENV2.8 ‘Setting and Curtilages of Listed Buildings’ states that: “The Council will resist development proposals which detrimentally affect the setting of a listed building or are harmful to its curtilage structures in order to preserve its setting and historical context.”

**4.4.5** Prior to its demolition there was a considerable structure on this site which has had a variety of uses. That building was in relatively close proximity to the school, since its demolition the site has a derelict appearance and is becoming overgrown and has a poor appearance which does not contribute to the setting of the Listed Building. The Listed Building will undoubtedly be seen in the context of the new residential development as are the existing properties which sit alongside it on Brampton Road. However, it is considered that there is a sufficient distance, together the existing strong boundary treatment in this part of the site and level differences to ensure that the development would not have a detrimental impact on the character and setting of the Listed Building.



Figure 7 The rear of the listed School House taken from the car park area to the rear preserved as a buffer between the housing development and the listed building

**4.4.6** Furthermore, whilst there is a relatively small increase in the number of dwellings proposed and the scale is consistent with the development already approved on the site. It is considered that the proposal represents a high quality development which utilises an appropriate form and design in relation to the character of the area together with the proposed materials and therefore would not be detrimental when viewed together with the existing Listed Building. The above policy is also consistent with the NPPF which aims to protect and enhance existing Listed Buildings.”

**4.4.7** Extensive pre application guidance was undertaken regarding the setting of the listed building. This resulted in the following (mitigation) measures;

- As can be seen from the site layout plan below, the nearest house is set back over 70 metres from the rear elevation of the listed building. This is further back than the principle elevation of the old secondary school building which later became the Brampton Centre. This was the centre piece of the old school, built in the Edwardian Period and was a sizable structure of at least two storeys.
- In line with the above, the area below the site boundary wall is to be used as ancillary parking to be used by the adjacent school, something with the vegetation screening and the drop in levels, will not be visible from the listed building.
- The southern boundary of the site is heavily vegetated and this is to be maintained as part of the development



Figure 8 Final Approved Plan

## **5. Mitigation Measures**

- Adequate historic built heritage mitigation measures have been incorporated into planning application RB2014/0936 (Granted Conditionally 03.11.14)  
Construction has commenced

## **6. Conclusion**

**6.1** The previous use of the site and its on-site buildings did little for the setting of the nearby listed building. The current residential development has been carefully considered against National and Local Policy/guidance and planning permission was subsequently granted in 2014.

**6.2** The proximity of the listed building was a prime concern and it is considered that the completed development will improve and enhance its setting.

# **LDF 0368 Land off Gill Close, Wickersley**

## **English Heritage Comment**

This site adjoins the boundary of Wickersley Conservation Area and lies close to the curtilage of Wickersley Old Hall, a Grade II Listed Building. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. In addition, the Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.

Consequently, the development principles for this site should:- (i) alert potential developers to the proximity of the Grade II Listed Wickersley Old Hall and the fact that the site adjoins the boundary of the Wickersley Centre Conservation Area, and (ii) set out a requirement that, in any redevelopment of this area, those elements which contribute to the significance of the Listed Building and the Conservation Area are not harmed.

### **1.The Site**

**1.1** The site to which the proposal relates is comprised of two roughly rectangular areas of open field commonly known as “the Paddocks” and extends to approximately 0.9 hectares. The site has two points of access, the first being at its northern end located off Lindum Drive which is a residential street of 32 properties predominantly consisting of semi detached dwelling built around the 1930’s with some later additions to the street including detached bungalows and set around a right angled cul-de-sac location.

**1.2** The southern end of the site is accessed off Hall Close which is a small scale (7 dwellings) residential development of 1990’s built bungalows located on a linear road.

**1.3** To the east of the proposed site can be found large residential gardens off Goose Lane as well as no.44 Goose Lane which is a large detached bungalow set in the former garden to 42 Goose Lane.

**1.4** To the west of the site is located 9 Hall Croft and beyond is located 49 Morthen Road (The Old Hall) which is a Grade II listed property (see figure 4 below) having extensive curtilage extending towards the rear gardens of properties 27-39 Morthen Road ( 35-37 are also grade II listed, see figure 3 below) and shares a stone wall along the boundary with the application site. The stone wall forms the boundary with the adjacent Wickersley Conservation Area.

1.5 The topography of the site is relatively flat but with a slight fall from north to south. There are a number of trees and hedgerow situated along the boundaries of the site.



Figure 1

## 2. Proposed Development

2.1 This site is currently allocated as a residential development site. It is proposed that this site be retained as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, its highway & public transport accessibility and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

### 3. Designated Assets Affected by the Proposed Allocation

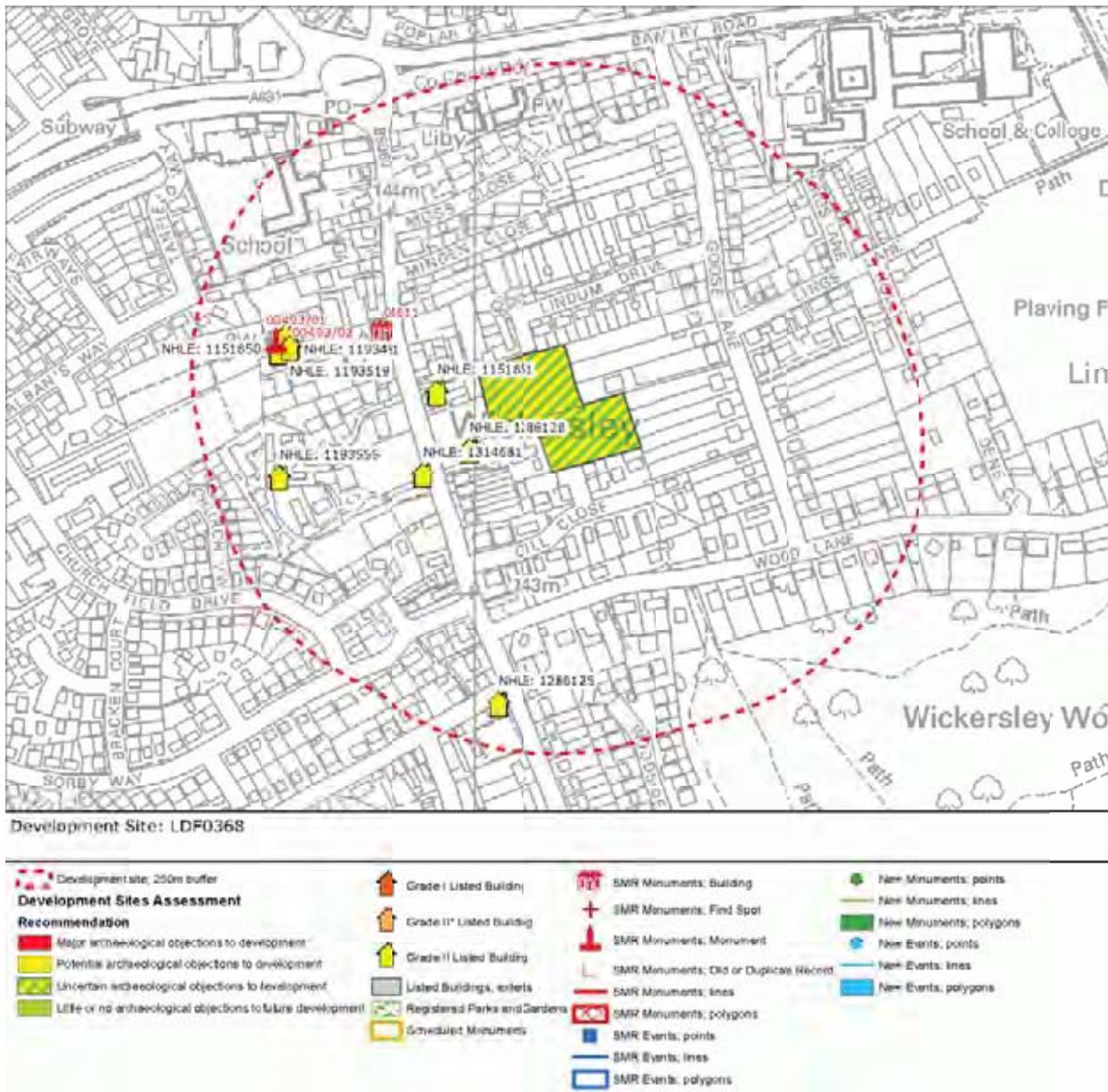


Figure 2

3.1 There are two principal designated heritage assets potentially affected by any proposed development on the site;

1. Numbers 35 and 37 Morthen Road, Wickersley. Listed Grade II on 3<sup>rd</sup> July, 1974.
2. Wickersley Old Hall, Morthen Road, Wickersley. Listed Grade II on 3<sup>rd</sup> July, 1974.



Figure 3 35 & 37 Morthen Road, listed Grade II



Figure 4 Wickersley Old Hall, listed Grade II

**3.2** In addition, the site abuts the eastern boundary of the Wickersley Conservation Area, the boundary of which is shown below.

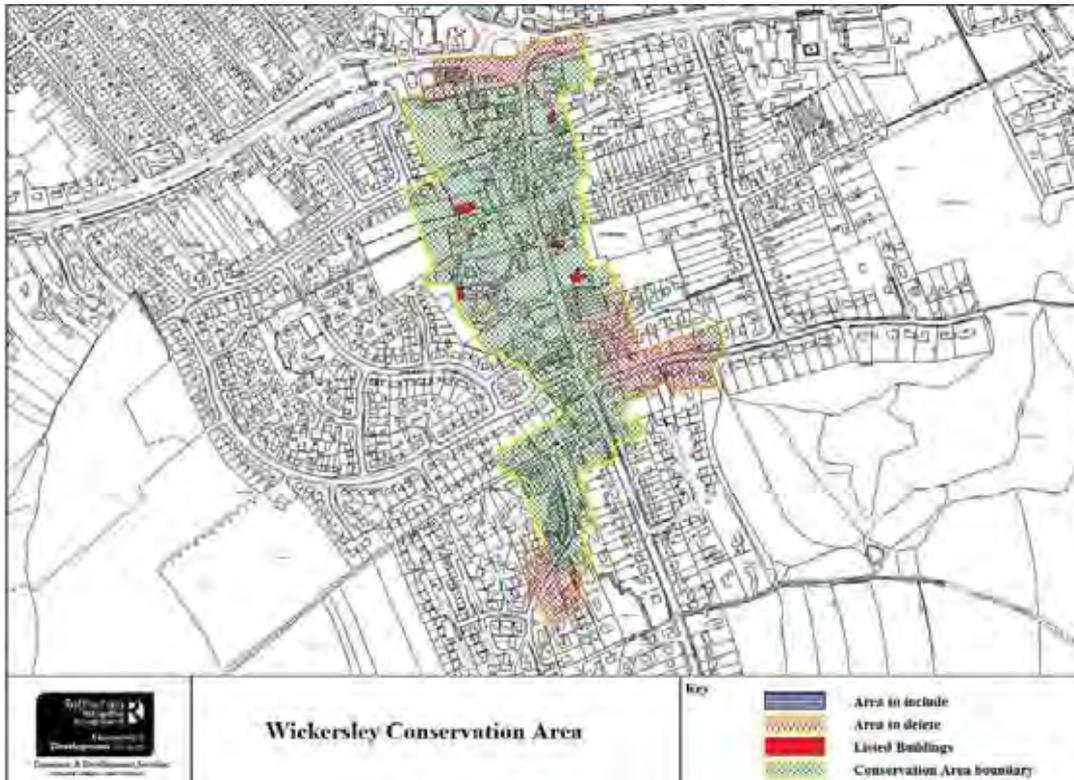


Figure 5 Wickersley Conservation Area. Designated 3<sup>rd</sup> March 1976

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The conservation area at Wickersley is extensive and covers nearly all of what was once an agricultural and quarrying village. Wickersley was well known during the 19<sup>th</sup> century for its gritstone quarries that produced many grindstones for Sheffield grinders. There has been a settlement here for many centuries. It was recorded in the Domesday Book of 1086 as 'waste' therefore providing evidence of a saxon settlement. The village name itself is quoted as being derived from the Danes, therefore a possible 9<sup>th</sup> century origin.

**4.1.2** Today the village has grown into a large and busy residential area and the many farms and cottages that are characteristic of Wickersley no longer have any agricultural connection.

**4.1.3** One of the most distinctive features of Wickersley is the long almost straight Morthen Road that runs through the village. All other roads run perpendicular to it. Early OS maps show strip fields behind Morthen Road and the positioning of many

of the 18<sup>th</sup> century farms and cottages reflect this system of farming of long narrow plots by their need to be built gable end on to the street to maximise the land. The length of Morthen Road has resulted in a linear settlement which the conservation area boundary follows. The use of stone boundary walls along Morthen Road further emphasises this linear feature. The walls are predominantly sandstone and vary between 1 and 2.5 metres in height.

## 4.2 Character of the Area in the Vicinity of the PDS

4.2.1 Within the immediate area there are many interesting buildings. Along Morthen Road they are mostly associated with the village's farming past. However notable exceptions to these include the grade II listed church of St Alban which dates from two major builds during the 15<sup>th</sup> and 19<sup>th</sup> century. The church is recorded in 1419 as having a lamp to St Nicholas – possibly a lamp in the tower to guide travellers along the road from Bawtry to Rotherham. Churches are recorded as having this function in medieval times. 35 and 37 Morthen Road is an 18<sup>th</sup> century cottage refronted with early 19<sup>th</sup> century bays and is listed as Grade II. The building was formerly part Primitive Methodist Chapel. It is one of the most prominent buildings on Morthen Road. Occupying the corner of the boundary wall of Wickersley Grange and dating from the early 18<sup>th</sup> century is a grade II listed gazebo that provides an attractive feature and focal point in the area.



Figure 6 St Albans Church, Church Lane, Wickersley. Listed Grade II

**4.2.2** Near the southern boundary of the conservation area at the corner of Gillot Lane and Morthen Road is one of the most prominent buildings in the area. The former Christian Institute that has now been converted to residences is one of the highest buildings together with St Albans Church and dominates the southern part of the Conservation Area.



Figure 7 The former Christian Institute, Morthen Road. Unlisted but a key landmark building.

**4.2.3** There is a variety of buildings ranging from large 18<sup>th</sup> and 19<sup>th</sup> century residences, small 18<sup>th</sup> century cottages, barns religious buildings and numerous 20<sup>th</sup> century houses. The 18<sup>th</sup> and 19<sup>th</sup> century buildings predominate and give the area its character. The use of terrace housing in the area is minimal, however, the early 20<sup>th</sup> century terracing along Quarry Field Lane provides this part of the conservation area with its own distinct character.

**4.2.4** Architecturally there is no predominant style though most buildings are 2 storey with gable roofs. The older buildings are all built from sandstone and slate and pantiles are found throughout. On few buildings stone slates are found at the eaves. A feature found on some buildings is the use of shaped kneelers and gable copings, this is sometimes reflected in new build properties in the area.

**4.2.5** There are few public green spaces. Green spaces and trees are mainly found in front gardens of residences, the most significant ones are protected by Tree Preservation Orders as well as the protection afforded to them by Conservation Area

status. Notable groupings of trees include those at Wickersley Grange and Alban House along Morthen Road.

**4.2.6** Despite the amount of development that has happened in and around the conservation area Wickersley still retains a distinct character. Unfortunately there are some detracting aspects. The replacing of windows with inappropriate styles and materials is having an impact on the character of the buildings. This too can be seen with the inappropriate use of materials, such as brick for boundary walls or new porches. Lack of consideration of the size, scale and design of buildings has also detracted from the character.

### 4.3 Contribution that the PDS makes to nearby Heritage Assets

**4.3.1** The PDS is an area of grassed paddock land in an area of relatively low density housing. There are a number of mature trees on the perimeter of the site, the significant ones are protected by individual Tree Preservation Orders and are therefore, well protected and will be kept as part of any future development. The site is currently in private ownership though there is signs of public access despite the fact that the access points are blocked on the adjacent side roads.

**4.3.2** Historically, the PDS formed part of a strip field system between the main village thoroughfare, Morthen Road and Goose Lane to the east. Into this historical setting and context fitted the listed buildings, particularly Wickersley Hall. This is illustrated by the Ordnance Survey map of 1901 shown below.

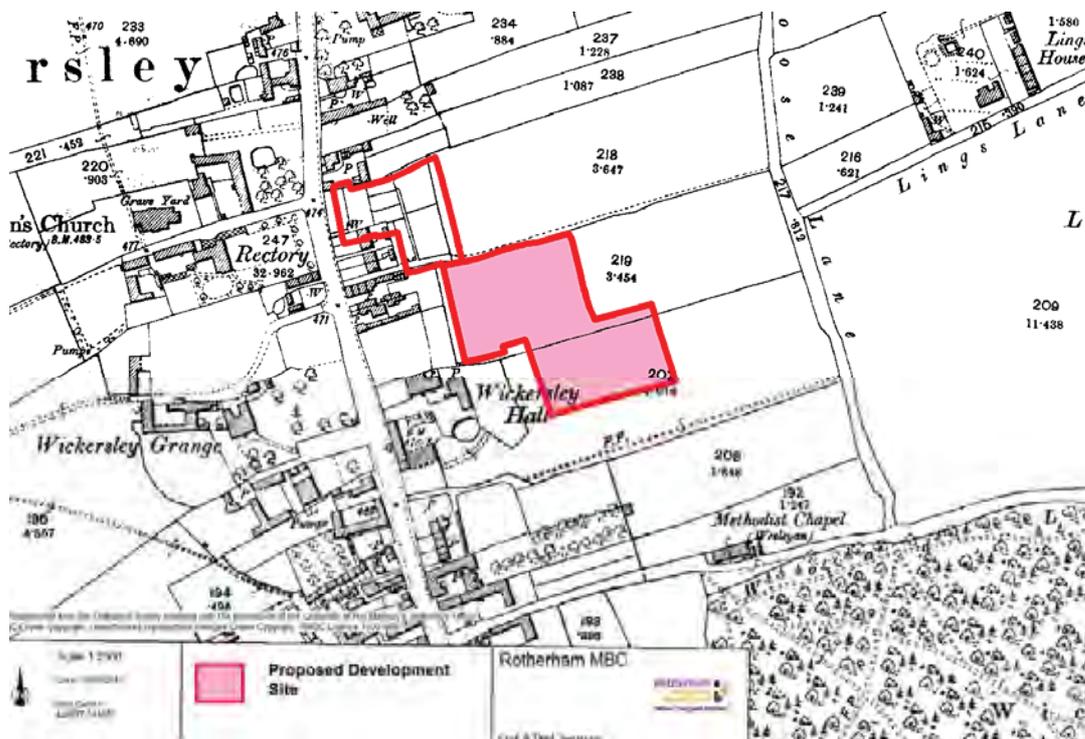


Figure 8 Ordnance Survey Map 1901

**4.3.3** This historical setting and context has been steadily eroded over the course of the 20<sup>th</sup> Century by successive waves of suburban development which started before the First World War but gathered pace during the 1970's and 80's. As can be seen from today's map above, the PDS is now surrounded by residential development.

**4.3.4** Consequently, and perhaps sadly, the PDS makes a limited contribution to surrounding heritage assets

## **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** As outline above, the site is already allocated for residential development.

**4.4.2** Planning application RB2012/0607 sought outline planning permission, including details of access, for up to 24 dwellings on the site. The application was granted conditionally on 25 April 2013. Thus the principle of residential development on the site for up to 24 dwellings has been established. The application was accompanied by an indicative layout to demonstrate how the application site could be developed for up to 24 dwellings.

**4.4.3** All matters were reserved aside from access and the indicative layout showed two access points to the development; one off Lindum Drive to the north and one off Hall Croft to the south. The layout adopted the principle of two cul-de-sacs linked via a pedestrian/cycle path so as to prevent concerns raised previously in terms of the potential for 'rat-running'. Streetpride (Transportation and Highway) considered the access layout to be acceptable.

**4.4.4** Assessment of the impact upon the heritage assets' adjoining the application site was made by the Local Planning Authority when determining the outline application.

**4.4.5** Consideration has since been given for a full planning application on this site for the development of 19 dwellings on behalf of Redrow Homes Ltd. Included as part of this application is a detailed Heritage Statement prepared by DLP Planning Ltd of the Old Vicarage, Castle Donnington, Derbyshire. The Heritage statement attempts to examine the impact of the proposed development on the surrounding heritage assets.

**4.4.6** As it is required to do, the Heritage Statement assesses the proposed housing development against the following;

- Section 12 of the National Planning Policy Framework

- RMBC's Development Plan, specifically the Rotherham Local Plan Core Strategy (September 2014) Policy CS23 "Valuing the Historic Environment" and Rotherham UDP Saved Policies (June 1999)

**4.4.7** With these National and Local policies in mind, the 19 page Heritage Statement assessed potential impact on both the listed buildings and the Wickersley Conservation Area.

**4.4.8** The main conclusions relating to the impact on heritage assets were as follows;

**4.4.9** Core Strategy Policy CS3 'Location of New Development,' seeks to ensure that the quality of design and respect for heritage assets and the open countryside is achieved.

**4.4.10** 'Saved' UDP Policy ENV2.8 'Settings and Curtilages of Listed Buildings,' advises that the Council will resist development proposals which detrimentally affect the setting of a Listed Building or are harmful to its curtilage structures in order to preserve its setting and historical context.

**4.4.11** 'Saved' UDP Policy ENV2.12 'Development adjacent to Conservation Areas,' further considers special regard will be had to the effect of development upon on the Conservation Areas and, if necessary, modifications to ameliorate the effect will be required before approval is given.

**4.4.12** The NPPF at paragraph 129 goes on to advise that LPA's should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise, and that this assessment is taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

**4.4.13** In this instance the setting of the heritage assets potentially affected are those relating to the Grade II listed 49 Morthen Road (The Old Hall), and specifically its stone wall which forms the applications site's western boundary, and relating to the Wickersley Conservation Area which is adjacent to the site (beyond the listed wall). The applicant's heritage statement sets out to examine the impact of the proposed development upon the nearby heritage assets and concludes that there will be a greater degree of separation created as a result of the proposed development to that previously approved in terms of proximity to the Listed structures. Equally, there will be an overall reduction in built form on site and no increase in visibility of development when viewed from the surrounding Conservation Area.

**4.4.14** With this in mind, coupled with the fact that a recent Listed Building Consent application to increase the height of the wall on the western boundary to a consistent 1.75m has subsequently been approved, it is not considered that the development would unduly affect either the setting / character of the Listed Building (and associated structure i.e. wall) or the overall character or appearance of the Wickersley Conservation Area.

**4.4.15** As such, the proposals accords with Core Strategy Policy CS3 ‘Location of New Development,’ ‘Saved’ UDP Policies ENV2.8 ‘Settings and Curtilages of Listed Buildings,’ and ENV2.12 ‘Development adjacent to Conservation Areas,’ as well as the advice contained within the NPPF

**4.4.16** At the application stage it was considered prudent to evaluate the impact upon this area from accepted viewpoints

#### **Viewpoint One – Morthen Road**

**4.4.17** The photograph shows the current the Old Hall (partially obscured by trees) from the public highway with the application site being located at the rear of the building. There is considerable distance from the rear of the building to the nearest dwellinghouse (approximately 35 metres). As a consequence, the appearance of new build development will be extremely difficult to see and as such the impact upon this section of the conservation to be imperceptible and certainly not harmful.



Figure 9

### **Viewpoint Two - North East Direction from Morthen Road**

**4.4.18** The photograph shows the boundary wall and dense vegetation to the curtilage of The Old Hall. The built form, vegetation and wall conceals views of the application site from the public domain. Consequently, the impact of the development from this locality in the conservation area is negligible and has an unarmful impact upon the character of the Conservation Area.



Figure 10

### **Viewpoint Three - View from Gill Close**



Figure 11

**4.4.18** The breaks in-between the buildings, although there will be some limited views into the site. As the developer is proposing 2 storey development (as previously illustrated and approved) it is considered that some evidence of new build form will be visible. However, developing housing where the principle has been established is therefore unlikely to have a demonstrably harmful impact upon the character of the Conservation Area to warrant a refusal of the application.

#### **Viewpoint 4 - Morthen Road**



Figure 12

**4.4.19** These illustrate that new build development has been permitted within the Conservation Area. Any new build development within the application site will only be partially visible when set against the setting of these new dwellinghouses. Equally, the views of any new build development will be set at some distance from the public domain and therefore have limited impact upon the character of the conservation area.

Redrow Homes Ltd

## Viewpoint 5 – Wood Lane



Figure 13

**4.4.20** When viewed from Wood Lane, the dwellings are situated in close proximity to each other and therefore only offer limited views of the application site. There is also intervening vegetation, outbuildings and consideration separation to the application site. As a consequence, it is yet again considered that the impact upon the conservation from this peripheral section of the historic area is extremely limited and certainly not harmful.

**4.4.21** It is considered that the proposed development will not have a detrimental impact on either the setting or character of the listed buildings or the Conservation Area.

## 5. Mitigation Measures

**5.1** Planning Application RB2014/1585 was granted conditionally on 20<sup>th</sup> May 2015.

**5.2** All necessary mitigation measures, including layout, design, scale and materials have been incorporated into the recently approved planning application thereby ensuring that the development will contribute positively to the location and minimise any adverse impact on nearby heritage assets.

## 6. Conclusion

As outlined, the principle of residential development on this site has already been established by the granting of outline planning permission on this site in April 2013 and by inference, the setting of the adjoining heritage assets has to be regarded as not being demonstrably harmful.

It is also evident that there will be a greater degree of separation created as a result of the latest proposed development to that previously approved in terms of proximity to the Listed Buildings. Equally, there will be an overall reduction in built form on site and no increase in visibility of development when view from the surrounding conservation area.

One key factor is that in previous negotiations on this site, vehicular access was originally proposed through the grounds of Wickersley Old Hall and onto Morthen Road. This would have clearly been extremely damaging to the setting of both the listed building and the Conservation Area and was, quite correctly, been rejected.

It should also be noted that at the time of the 2012 application, the Council's Tree's and Woodlands Officer surveyed the site and accepted the proposed loss of 25 tree's, however, the Officer noted that a further 11 trees were considered to provide valuable and important amenity to the area as well as providing useful screening. These 11 trees, comprising Sycamore and Ash, have subsequently bbeen protected under a Tree Preservation Area.

# LDF 0376 Civic Hall Site, Station Street, Swinton

## English Heritage Comment;

“This site lies in the Swinton Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.

If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

## 1.The Site

1.1 A2.2 acre site in the centre of Swinton bounded by Charnwood Street to the north, Queen Street to the west, the residential properties on Highcliffe Drive to the east and the retail units on Church Street to the south. The site is currently occupied by functional, late 20<sup>th</sup> century civil and municipal buildings including the former swimming baths and squash courts, the Council’s Swinton District Office, a reminder of when Swinton was a former Urban District in its own right, and a health centre. Topographically, the site is flat.



Figure 1

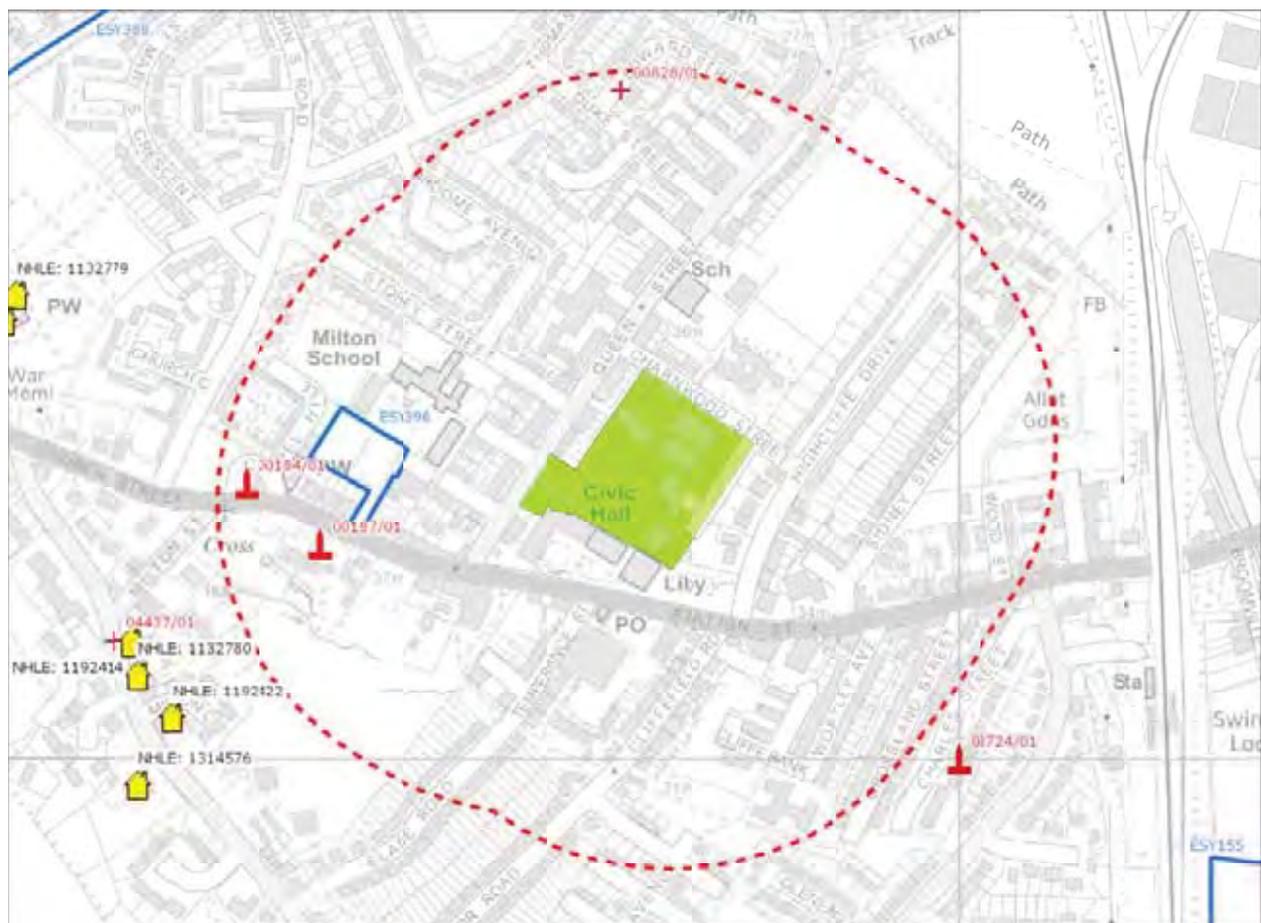
## 2. Proposed Development

2.1 The allocation of 2.2 hectares of land for mixed use is being considered through the emerging Local Plan. The precise scale and form of any development plans that might be brought forward under the proposed allocation are unknown. No such designs currently exist. Therefore this strategic level assessment is based on a series of assumptions relating to the Site's capacity and the nature of development reasonably anticipated.

2.2 It is highlighted that any developments that are subsequently brought forward under the proposed allocation will, or course, be subject to normal planning considerations and the controls associated with them.

## 3. Designated Assets Affected by the Proposed Allocation

3.1 The settlement of Swinton has a number of designated heritage assets, however, there are none within 250metres of the proposed development site



Development Site: LDF0376

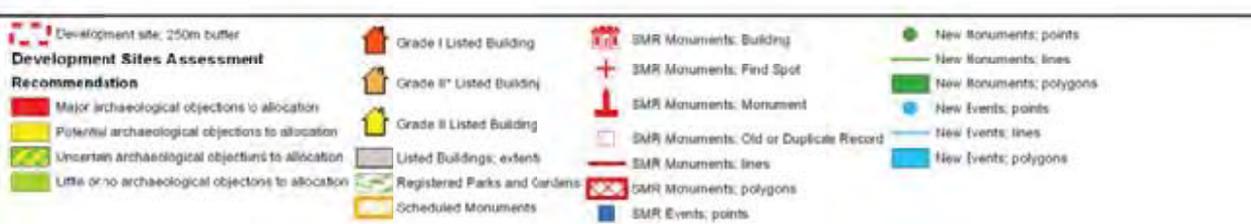


Figure 2

## 4. Analysis

### 4.1 History and Development of the settlement

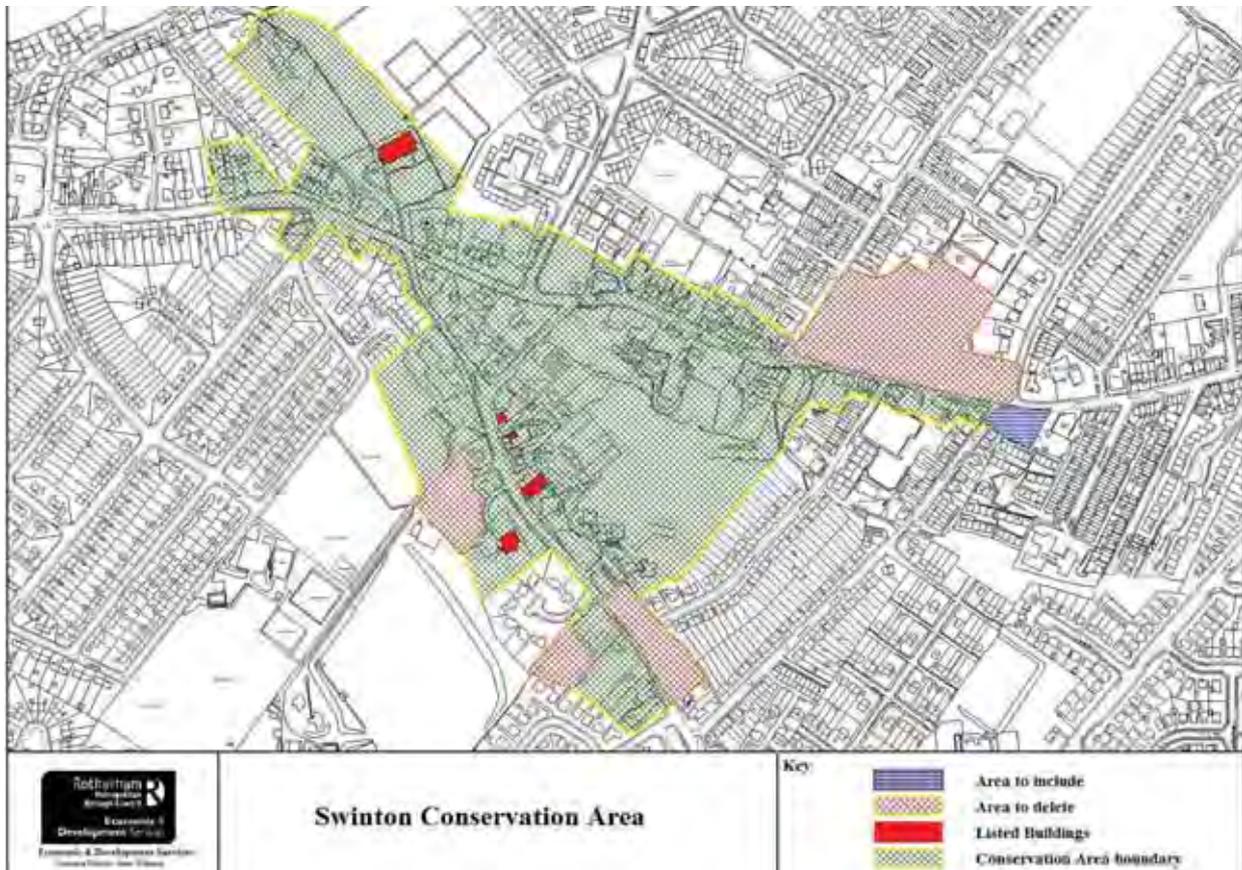


Figure 3

**4.1.1** The first recorded mention of Swinton appears in the Domesday Survey of 1086, here the land is in the ownership of the Norman, Roger de Busli. The name 'Swinton' is believed to have derived from the Old English for 'the swine farm'. This is supported by medieval documents that refer to Swinton as 'Villa Porcorum', which is Latin for 'farm of pigs'.

**4.1.2** There is little evidence for settlement here before the Norman period, the fact that the Domesday survey makes no mention of a church suggests that there was no settlement here, or if so it was very small. However, there certainly was human activity in ancient times in the vicinity. To the northwest of the village are remains of the Roman Ridge, which is likely to have been an Iron Age linear earthwork defence.

**4.1.3** During the Norman period the settlement must have grown to a size that warranted a chapel for during this period as chapel was built on what is now Church Street, at the area known as 'Chapel Hill'. The chapel was at the heart of the village

which was a focal point, particularly with the later addition of the village stocks and village cross (the cross has recently been repositioned back to its original place).

**4.1.4** Throughout the medieval period Swinton is likely to have remained a small farming community. An Estate Map drawn in 1775 for the landowner, the Marquis of Rockingham, clearly reveals the open field system where tenants farmed strips of land and livestock grazed on common land. Stray livestock were placed in the pinfold which was located in the village centre near the chapel. Further pinfolds (recorded on later OS maps) were located on Piccadilly Road and behind the Gate Inn.

**4.1.5** The Estate Map clearly shows what must have been a reasonably new addition to the village in 1775, a stable block for the Marquis to satisfy his well known horse racing interests. The stable block was situated behind where the Gate Inn is today. Unlike the magnificent stable block at the Marquis's' home, Wentworth Woodhouse, the stables at Swinton were accompanied by a race track, oval in shape and claimed to be nearly 2 miles in circumference. The outline of the track can still be seen today, albeit with a modern housing estate built over parts of it.

**4.1.6** Most crops grown were foodstuffs, however the 1775 map reveals that industrial crops were also being grown, mainly flax. Flax pits (for retting) were situated on the river terrace between the canal and the River Don, yet by the end of the 18<sup>th</sup> century Swinton was beginning to see the arrival of new industries and the wave of the Industrial Revolution.

**4.1.7** In 1745 a pottery was established at Swinton on common on land belonging to the 1<sup>st</sup> Marquis of Rockingham from which the works took its name 'Rockingham Pottery'. From 1806 until its demise in 1846 the pottery was under the proprietorship of the Brameld family who lived at Swinton Hall, during this period the works became known as Swinton Pottery. The pottery had clients around the world and even produced a magnificent 200 piece dinner service for King William IV.



Figure 4 The Grade II\* Rockingham Kiln, Blackamoor Road

**4.1.8** In 1801 another large pottery opened, the 'Don Pottery' on the banks of the canal between Swinton and Mexborough. As with the Rockingham Pottery, Don Pottery was also exported around the world. The pottery closed in 1893.

**4.1.9** Most of the works have long been demolished except one of the most notable features the bottle kiln at Blackamoor Road. However, the pottery survives in the many road names throughout the village such as Rockingham Road, Brameld Road and Griffin Street (the mark of the pottery).

**4.1.10** The success of the potteries can be attributed to the growth of navigable waterways in the area. In 1762 an Act of Parliament was passed to improve the navigation of the River Don which resulted in Swinton having a wharf on the new 'Long Cut' which was constructed about 1730. This allowed for materials to be brought into the area and products to be easily transported out. In comparison to the appalling condition of the roads the waterways were ideal for transportation of fragile pottery.

**4.1.11** Whilst the potteries undoubtedly brought more people to Swinton and employed many local people (around 600 worked in both potteries) it was still only a large village with 146 houses until about 1801 but the construction of the Dearne and Dove Canal in 1798 (which linked the Don Navigation to the Barnsley Canal), the Enclosure Act of 1815 which saw the enclosure of the whole of Swinton Common and the arrival of the railway in the 1840s was to transform Swinton from an agricultural village to a strategic junction town where more people worked in industrial activities than in agriculture.

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**Figure 5** The former Manvers Colliery Complex, now completely cleared

**4.1.13** Despite these changes Swinton still remained a large village with a population around 2000 until the sinking of Manvers Colliery in 1870 and the Wath Main Colliery in 1875. The collieries had a tremendous impact on the population of Swinton, by 1901 its population had grown to over 12,000. To house this new population many terraces were built along new roads off Station Road to the east of the village centre. These developments largely followed the field patterns set at Enclosure, in addition slightly grander Victorian semi-detached houses were also built along Church Street/Station Street.

**4.1.14** The influx of new people to the area also brought a new range of non-conformist buildings. St John's Methodist Church on Church Street was built in 1910 replacing the original Wesleyan Chapel of 1856. The Wesleyan Reform Chapel (now demolished) was built in Milton Street in 1873 whilst Primitive Methodist Chapels were built along Station Road in 1869 and 1880. Throughout the 19<sup>th</sup> century the village developed a new centre, away from the historic core of the old chapel and the triangular network of Fitzwilliam, Milton and Church Street. The new focus of the village was drawn towards the canal and the railway.



**Figure 6** St Johns Methodist Church, Church Street. A significant unlisted building

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**4.1.18** Today Swinton is a busy small town. The historic village centre that makes up the conservation area is surrounded on all sides by development, severing it completely from its agricultural roots making it unrecognisable to the village that witnessed the coming of the canal and the Industrial Revolution of the 18<sup>th</sup> century, events that shaped the village and still define its character to some extent.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** Swinton does not have one particular architectural style that defines the area. There is a variety of buildings ranging from farm cottages, terraces, semis and large houses to places of worship, shops and community buildings. However, Swinton does have a number of buildings of quality, age and style that are important to the character of the area.

**4.2.2** The oldest structures in the village are the remains of the old Norman chapel, situated next to St Margaret's Church and the base of the butter or market cross

which has recently been moved back to its near original site by the Church Hall with a reconstructed shaft. The oldest surviving house is probably Mirfield Cottage on Fitzwilliam Street. Although the house is very much altered the appearance of the building follows the form of a longhouse on a narrow medieval plot.

**4.2.3** Seven such buildings are Grade II listed, four of which are located along Fitzwilliam Street and include an old shop and house (No 15), a farm (No 17) and two large single residences set in their own grounds (Swinton Hall and Swinton House Club). These four buildings all date from the early to mid 18<sup>th</sup> century and represent some of the oldest buildings in the village. Many of the 18<sup>th</sup> century buildings share common features including quoin stones, kneelers, stone surrounds to the windows and doors, chimneys at the gable ends and built from coursed squared sandstone. Most now have either modern roof tiles or are Welsh slate that have replaced the original stone slates.

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**4.2.5** One of the villages most prominent buildings is St Margaret's Church, this was also built during the 19<sup>th</sup> century. It was originally built in 1816 but was subject to a devastating fire in 1897 and was subsequently rebuilt in the Gothic Revival style. The tower is all that survives of the earlier church and incorporates a clock to celebrate the coronation of King George VI in 1937.



**Figure 8** Grade II St Margarets Church

**4.2.6** There are few examples of original windows in the village. Surviving examples and historic photographs suggest that simple vertical sashes or casements were the most common form of window. Windows throughout the Georgian and Victorian period were frequently stone dressed. A variety of dressings are found throughout the village from plain square cut lintels and sills to ornate projecting stone cut surrounds or carved lintels, frequently with the name of the house. Stone mullions are also found on a number of properties including Butts Crescent on Church Street.

**4.2.7** The 20<sup>th</sup> century brought the greatest variation in architectural style and materials to the village. Unfortunately much of the building of this period did not respect the character of the area. The variety of brick colours, uPVC windows, artificial roofing materials, and development of an inappropriate scale whether too large or small that has been introduced to the area can today be regarded as being damaging to the overall appearance of the village.

**4.2.8** However, there are a number of good examples of architecture, particularly from the early 20<sup>th</sup> century. The combination of materials with good design has created a number of key buildings that complement the area in a manner to which many of the earlier 18<sup>th</sup> and 19<sup>th</sup> century buildings do. Examples include:

- St John's Methodist Church, Church Street. Built in 1910. Stone built with Art Nouveau detailing with blue fleurs-de-lys incorporated in a repeating pattern in the leaded windows.
- Church Hall (1901-1916), Church Street. Stone, brick and render with arched timber windows. Prominent slate roof and unusual hipped dormers. Still retains its original boundary wall, gates and railings. Reminiscent of the Arts and Crafts Movement.
- Robin Hood (1901-1916), Church Street. Public house half brick, half render tiled roof, hipped at one end. Still retains original leaded and etched windows.
- 38 Beech Hirst, Fitzwilliam Street. Large detached Edwardian house. Red brick, hipped slate roof, original sash windows. Sits in large grounds with boundary wall built from same brick as house.

**4.2.9** Nearly all the buildings in the conservation area are set back away from the road or pavement with front gardens of varying sizes. Generally it is the commercial buildings that are built directly onto the street front such as the pubs and shops along Station Street, and the old shop and house at number 15 Fitzwilliam Street.

**4.2.10** The building line along the streets with exception to the modern infill developments is defined more by the boundary walls than the buildings.

#### Boundaries

**4.2.11** The single most unifying feature of the conservation area is the boundary walls. Built from sandstone they link and enclose the buildings and spaces. Most of the walls are low the main exceptions are found along the west side of Fitzwilliam Street here some of the walls are high such as those at Swinton Club House. These act as retaining walls due to the difference in height of the land along this side of the road.

Generally the walls have semi-circular or triangular coping stones. Some are accompanied by railings and gates. Good examples can be found with the cast iron railings at Butts Crescent.

**4.2.12** The walls also reveal evidence of earlier development. Many still retain gate piers, frequently with fine tooling detail on them they act as reminders of earlier housing and field entries. Some of the walls also incorporate details from buildings that have been demolished. The walls along Milton Street, Church Street and Fitzwilliam Street have the remains of window sills and door jambs whilst the name stone of the Wesleyan Reform Chapel built in 1873 and since demolished has been incorporated into the wall at Milton Street, where the chapel was originally located.

#### Open Spaces and Trees

**4.2.13** Swinton has a number of open spaces, some of these are the result of demolition over the years as historic ordnance survey maps reveal, some have been purposefully planned as open spaces whilst others have always been undeveloped pieces of land. Some of these spaces contribute significantly not only for recreation but by helping to maintain a semi rural identity to the conservation area.

Key open spaces include:

- St Margaret's Churchyard and open land to the northwest of the church.
- The Peace Garden at the corner of Rookery Road and Church Street. This has been a public garden since the 1960s but became known as the Peace Gardens in 1986 to celebrate the International Year of Peace.
- The War Memorial at Church Street. Unveiled by Earl Fitzwilliam in 1921 as a memorial to the victims of WWI but also now includes the victims of WWII. 248 names recorded on the memorial.
- Open space at the junction of St John's Road and Church Street, opposite Milton Street. This is next to the site of the Norman Chapel and the village cross which has recently been reinstated here.
- Horsefair Park situated between Fitzwilliam Street and Church Street. This is the largest public open space in the area and has been in existence since at least 1776. It is possible that this area was connected with the Old Hall which is marked on earlier OS maps.

**4.2.14** Although there are a significant amount of public open spaces there are many private, usually garden spaces that are visible behind their low boundary walls that equally contribute to the character of the area.

**4.2.15** Trees as with the open spaces significantly contribute to the area whether they are in public open space or in private gardens. Their importance has been recognised by the many specific Tree Preservation Orders throughout the area. In addition to trees that have specific tree preservation orders on them there are many trees in the area that are also important either individually or as part of a larger group. The following areas have been identified as containing significant trees:

- Along Fitzwilliam Street – the mature trees along here are a feature of the street that enhances the streetscape.
- At the churchyard of St Margaret – here many mature trees dominate the skyline especially when viewed from Fitzwilliam Street effectively closing the view.

- The War Memorial – the trees here help to frame the memorial and enhance its setting.
- Group of trees in front of 44 Church Street – these create a small woodland.
- Group of trees at junction of Milton Street and Church Street.

**4.2.16** The above list is not exhaustive and every tree has the potential to positively contribute to the conservation area, therefore the felling of any tree must be considered carefully.

#### Views

**4.2.17** The topography of Swinton does not allow for any extensive views out of the conservation area however there are several important short range views into the area from the main roads. These include:

- View along Fitzwilliam Street northwards from junction with Milton Street focussing on the trees and St Margaret's Church.
- View eastwards along Church Street on approach into the conservation area, focussing on the row of houses known as Butts Crescent.
- View across open space at rear of St Margaret's Church south-eastwards looking towards the church.

**4.2.18** Views throughout the area can alter through the seasons. During summer months the trees often can be the focus of a view whilst during winter the focus may centre on a building. This is particularly true of any view that focuses on or near the church.

#### Detrimental Aspects

**4.2.19** Swinton was first designated as a conservation area in 1976 and since then much of the original character and coherence of the conservation area has been destroyed by a number of factors.

#### *Buildings of inappropriate form and materials*

**4.2.20** A number of buildings have been constructed over the past 40 years in a style, scale and of materials that are totally out of character. Examples include the library and Civic Hall and the flat roofed flats overlooking Horsefair Park on Fitzwilliam Street.

#### *Car parks*

**4.2.21** The car park adjacent to the Robin Hood pub on Church Street. This lacks a defined entrance and generally appears unkempt

#### *Shop Fronts*

**4.2.22** Swinton has a number of shops along Station Street that were built when the village expanded during the 19<sup>th</sup> century. However, today none of the shops retain their original shop fronts and the current fronts are of poor quality in both materials and design. Many of the shop fronts undermine the quality of the conservation area.

#### *Street improvements:*

**4.2.23** Along some streets, particularly Fitzwilliam Street improvement works has resulted in the use of plastic reflector bollards and brightly coloured brick paving that is totally out of character to the surrounding paving or road surfacing.

#### *Paving and Street Furniture*

**4.2.24** The variety of paving surfaces throughout the area does not create a unified feel to the area. Much of the paving along with the street furniture looks tired and dated.

#### *Permitted Development*

**4.2.25** The character of many properties has been lost or undermined by the removal of traditional features and detailing. This is most commonly seen with windows where the original wooden sash or casement windows have been replaced with modern uPVC or where timber doors have been replaced with uPVC.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** As noted in the Conservation Area appraisal above, Swinton Conservation area was designated on 7<sup>th</sup> April, 1976 encompassing a significant area of the centre of Swinton. The proposed development site comprises much of the north east section of the conservation area. It is currently occupied with an aged persons centre, a health centre, a swimming baths, and a strip of terraced housing. With the exception of the terraced housing which dates from the 19<sup>th</sup> century, all the other buildings were constructed in the 1970's. As the 1995 appraisal concludes, this complex of community buildings contributes nothing to the character of the conservation area, on the contrary, much of the on-site buildings are totally out of character with the surrounding area in scale, design and materials.

**4.3.2** The recommendation at the time, in 2005, was to remove this area, along with several other areas in order to concentrate efforts on a much smaller conservation area concentrated on Fitzwilliam Street, Milton Street and the church. However, as this suggestion was never carried out and the proposed site still remains in the conservation area, this leaves an ideal opportunity to achieve a high standard of design on whatever proposed development may come forward in the future.

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** As noted in the Conservation Area appraisal above, Swinton Conservation area was designated on 7<sup>th</sup> April, 1976 encompassing a significant area of the centre of Swinton. The proposed development site comprises much of the north east section of the conservation area. It is currently occupied with an aged persons centre, a health centre, a swimming baths, and a strip of terraced housing. With the exception of the terraced housing which dates from the 19<sup>th</sup> century, all the other buildings were constructed in the 1970's. As the 1995 appraisal concludes, this complex of community buildings contributes nothing to the character of the conservation area, on the contrary, much of the on site buildings are totally out of character with the surrounding area in scale, design and materials.

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## **5. Potential Mitigation Measures**

None required.

### **No change/potentially positive**

The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

# **LDF 0383 Land North of St Margarets Church, Swinton**

## **English Heritage Comment**

“When the Swinton Conservation Area was originally designated, this open site, presumably, must have been considered to make an important contribution to its character. Its loss and subsequent development, therefore, would appear likely to harm one of the elements which contribute to the character of this designated area.

The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “*special attention*” to “*the desirability of preserving or enhancing the character or appearance*” of its Conservation Areas.

If it is intended to allocate this site, there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the character or appearance of the Conservation Area and what effect the loss of this site and its subsequent development might have upon the designated area.

This site also contributes towards the setting of the Grade II Listed Church of St Margaret.

There is a requirement in the 1990 Act that “*special regard*” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

The loss of this area could harm elements which contribute to the significance of this building. In order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, there would need to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of the church and what effect the loss of this site and its subsequent development might have upon those significances.”

## **1.The Site**

**1.1** A 1.23 hectare site on the northern edge of the historic core of the settlement of Swinton 7km to the north east of Rotherham Town Centre. The site is bounded on its western fringe with a 20<sup>th</sup> century graveyard, the older graves are in front of the Church to the south. The remainder of the site is surrounded by residential development of varying ages.

**1.2** The site is heavily wooded, particularly in the northern half. These tree's are protected by virtue of their Conservation Area status.

**1.3** Topographically, the site slopes slightly from north to south and has a well used footpath heading south east to north west across the site. There are no buildings on site but there is a vicarage immediately adjacent the north western boundary.



## 2. Proposed Development

2.1 The site is currently allocated as residential and consists of managed grass land with mature trees. The site is within the Conservation Area and it is adjacent to a listed building. The greenspace audit rates the site as high quality / high value. LWS205 St Margaret's Church proximity: adjacent. Transportation rate the site red, noting that additional land would be required to form a suitable connection to Golden Smithies Lane, and possible visibility issues at any new junction. There are also capacity issues regarding extra traffic at Gate Inn Crossroads. **Given these issues, it is considered appropriate that the site be reallocated as urban greenspace.**

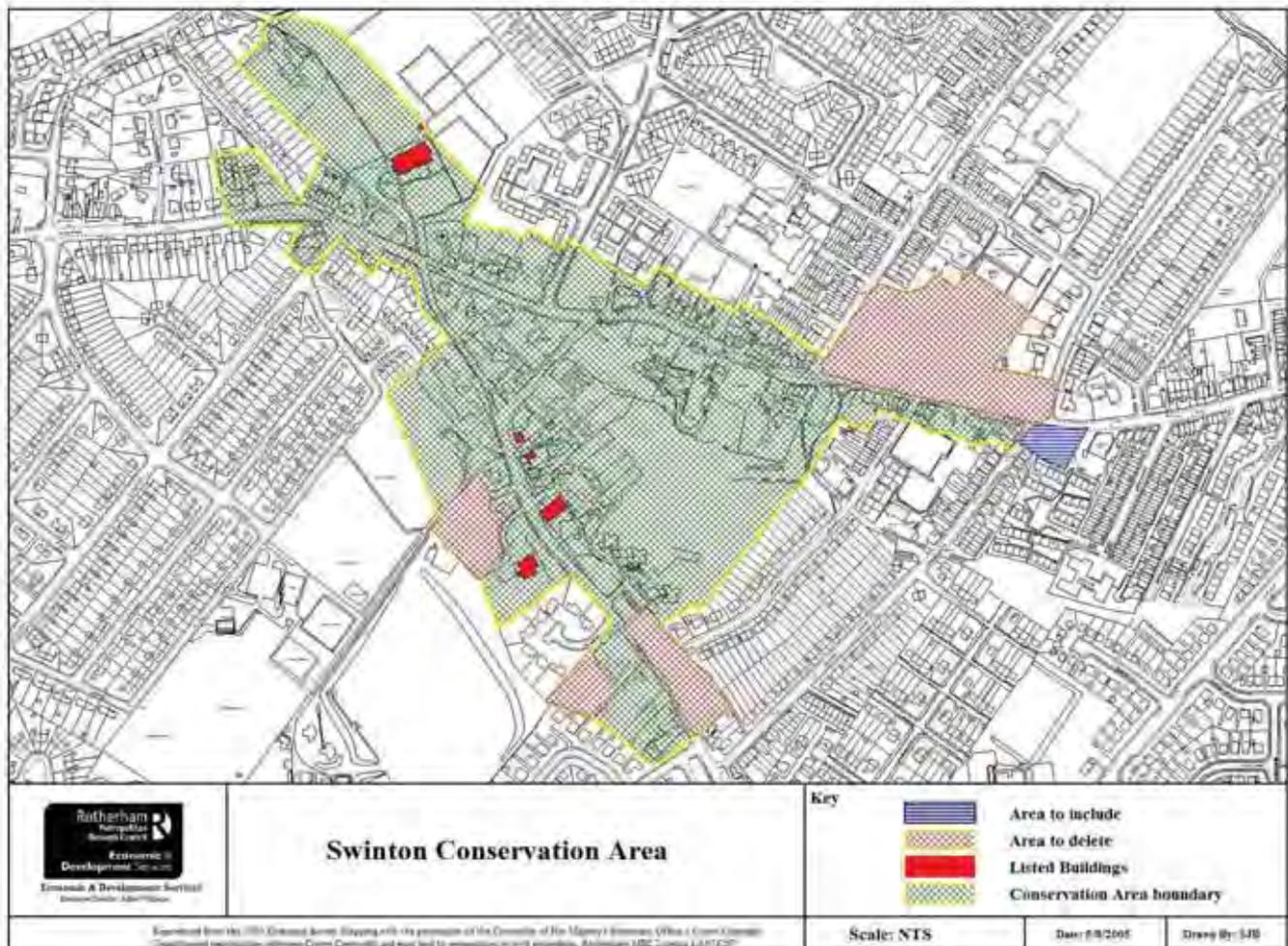
## 3. Designated Assets Affected by the Proposed Allocation

3.1 There are three heritage assets within or immediately adjacent the proposed site;

- The Church of St Margaret, Church Street, Swinton. Listed Grade II 21<sup>st</sup> August, 1985.
- Base of cross approximately 1 metre to the south of the tower of the Church of St Margaret. Listed 11<sup>th</sup> December, 1953.
- Remains of the Chapel of St Mary Magdalene situated immediately to the north of Church of St Margaret. Listed Grade II 11<sup>th</sup> December, 1953



**3.2** In addition, the site occupies a significant position at the northern end of the Swinton Conservation Area. In a Conservation Area Review carried out in 2005, the site was identified as a key open space within the conservation Area



## 4. Analysis

The comments given by English Heritage are fully supported. This partially wooded site on the northern fringe of the Conservation Area makes a significant contribution to both the Conservation Area and also to the setting of the Church of St Margaret.

Its allocation for residential development in the previous Unitary Development Plan would have been extremely damaging and its re-allocation as Urban Greenspace is to be warmly welcomed.



### 4.1 History and Development of the Site

**4.1.1** The first recorded mention of Swinton appears in the Domesday Survey of 1086, here the land is in the ownership of the Norman, Roger de Busli. The name 'Swinton' is believed to have derived from the Old English for 'the swine farm'. This is supported by medieval documents that refer to Swinton as 'Villa Porcorum', which is Latin for 'farm of pigs'.

**4.1.2** There is little evidence for settlement here before the Norman period, the fact that the Domesday survey makes no mention of a church suggests that there was no settlement here, or if so it was very small. However, there certainly was human activity in ancient times in the vicinity. To the northwest of the village are remains of the Roman Ridge, which is likely to have been an Iron Age linear earthwork defence.

**4.1.3** During the Norman period the settlement must have grown to a size that warranted a chapel for during this period as chapel was built on what is now Church Street, at the area known as 'Chapel Hill'. The chapel was at the heart of the village

which was a focal point, particularly with the later addition of the village stocks and village cross (the cross has recently been repositioned back to its original place).

**4.1.4** Throughout the medieval period Swinton is likely to have remained a small farming community. An Estate Map drawn in 1775 for the landowner, the Marquis of Rockingham, clearly reveals the open field system where tenants farmed strips of land and livestock grazed on common land. Stray livestock were placed in the pinfold which was located in the village centre near the chapel. Further pinfolds (recorded on later OS maps) were located on Piccadilly Road and behind the Gate Inn.

**4.1.5** The Estate Map clearly shows what must have been a reasonably new addition to the village in 1775, a stable block for the Marquis to satisfy his well known horse racing interests. The stable block was situated behind where the Gate Inn is today. Unlike the magnificent stable block at the Marquis's' home, Wentworth Woodhouse, the stables at Swinton were accompanied by a race track, oval in shape and claimed to be nearly 2 miles in circumference. The outline of the track can still be seen today, albeit with a modern housing estate built over parts of it.

**4.1.6** Most crops grown were foodstuffs, however the 1775 map reveals that industrial crops were also being grown, mainly flax. Flax pits (for retting) were situated on the river terrace between the canal and the River Don, yet by the end of the 18<sup>th</sup> century Swinton was beginning to see the arrival of new industries and the wave of the Industrial Revolution.

**4.1.7** In 1745 a pottery was established at Swinton on common on land belonging to the 1<sup>st</sup> Marquis of Rockingham from which the works took its name 'Rockingham Pottery'. From 1806 until its demise in 1846 the pottery was under the proprietorship of the Brameld family who lived at Swinton Hall, during this period the works became known as Swinton Pottery. The pottery had clients around the world and even produced a magnificent 200 piece dinner service for King William IV.



Figure 1 The Grade II\* Rockingham Kiln, Blackamoor Road

**4.1.8** In 1801 another large pottery opened, the 'Don Pottery' on the banks of the canal between Swinton and Mexborough. As with the Rockingham Pottery, Don Pottery was also exported around the world. The pottery closed in 1893.

**4.1.9** Most of the works have long been demolished except one of the most notable features the bottle kiln at Blackamoor Road. However, the pottery survives in the many road names throughout the village such as Rockingham Road, Brameld Road and Griffin Street (the mark of the pottery).

**4.1.10** The success of the potteries can be attributed to the growth of navigable waterways in the area. In 1762 an Act of Parliament was passed to improve the navigation of the River Don which resulted in Swinton having a wharf on the new 'Long Cut' which was constructed about 1730. This allowed for materials to be brought into the area and products to be easily transported out. In comparison to the appalling condition of the roads the waterways were ideal for transportation of fragile pottery.

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Figure 4 New flats, Fitzwilliam Street

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**4.2.5** One of the villages's most prominent buildings is St Margaret's Church, this was also built during the 19<sup>th</sup> century. It was originally built in 1816 but was subject to a devastating fire in 1897 and was subsequently rebuilt in the Gothic Revival style. The tower is all that survives of the earlier church and incorporates a clock to celebrate the coronation of King George VI in 1937.



Figure 5 Grade II St Margarets Church

**4.2.6** There are few examples of original windows in the village. Surviving examples and historic photographs suggest that simple vertical sashes or casements were the most common form of window. Windows throughout the Georgian and Victorian period were frequently stone dressed. A variety of dressings are found throughout the village from plain square cut lintels and sills to ornate projecting stone cut surrounds or carved lintels, frequently with the name of the house. Stone mullions are also found on a number of properties including Butts Crescent on Church Street.

**4.2.7** The 20<sup>th</sup> century brought the greatest variation in architectural style and materials to the village. Unfortunately much of the building of this period did not respect the character of the area. The variety of brick colours, uPVC windows, artificial roofing materials, and development of an inappropriate scale whether too large or small that has been introduced to the area can today be regarded as being damaging to the overall appearance of the village.

**4.2.8** However, there are a number of good examples of architecture, particularly from the early 20<sup>th</sup> century. The combination of materials with good design has created a number of key buildings that complement the area in a manner to which many of the earlier 18<sup>th</sup> and 19<sup>th</sup> century buildings do. Examples include:

- St John's Methodist Church, Church Street. Built in 1910. Stone built with Art Nouveau detailing with blue fleurs-de-lys incorporated in a repeating pattern in the leaded windows.
- Church Hall (1901-1916), Church Street. Stone, brick and render with arched timber windows. Prominent slate roof and unusual hipped dormers. Still retains its original boundary wall, gates and railings. Reminiscent of the Arts and Crafts Movement.
- Robin Hood (1901-1916), Church Street. Public house half brick, half render tiled roof, hipped at one end. Still retains original leaded and etched windows.
- 38 Beech Hirst, Fitzwilliam Street. Large detached Edwardian house. Red brick, hipped slate roof, original sash windows. Sits in large grounds with boundary wall built from same brick as house.

**4.2.9** Nearly all the buildings in the conservation area are set back away from the road or pavement with front gardens of varying sizes. Generally it is the commercial buildings that are built directly onto the street front such as the pubs and shops along Station Street, and the old shop and house at number 15 Fitzwilliam Street.

**4.2.10** The building line along the streets with exception to the modern infill developments is defined more by the boundary walls than the buildings.

#### Boundaries

**4.2.11** The single most unifying feature of the conservation area is the boundary walls. Built from sandstone they link and enclose the buildings and spaces. Most of the walls are low the main exceptions are found along the west side of Fitzwilliam Street here some of the walls are high such as those at Swinton Club House. These act as retaining walls due to the difference in height of the land along this side of the road.

Generally the walls have semi-circular or triangular coping stones. Some are accompanied by railings and gates. Good examples can be found with the cast iron railings at Butts Crescent.

**4.2.12** The walls also reveal evidence of earlier development. Many still retain gate piers, frequently with fine tooling detail on them they act as reminders of earlier housing and field entries. Some of the walls also incorporate details from buildings that have been demolished. The walls along Milton Street, Church Street and Fitzwilliam Street have the remains of window sills and door jambs whilst the name stone of the Wesleyan Reform Chapel built in 1873 and since demolished has been incorporated into the wall at Milton Street, where the chapel was originally located.

### Open Spaces and Trees

**4.2.13** Swinton has a number of open spaces, some of these are the result of demolition over the years as historic ordnance survey maps reveal, some have been purposefully planned as open spaces whilst others have always been undeveloped pieces of land. Some of these spaces contribute significantly not only for recreation but by helping to maintain a semi rural identity to the conservation area.

Key open spaces include:

- St Margaret's Churchyard and open land to the northwest of the church.
- The Peace Garden at the corner of Rookery Road and Church Street. This has been a public garden since the 1960s but became known as the Peace Gardens in 1986 to celebrate the International Year of Peace.
- The War Memorial at Church Street. Unveiled by Earl Fitzwilliam in 1921 as a memorial to the victims of WWI but also now includes the victims of WWII. 248 names recorded on the memorial.
- Open space at the junction of St John's Road and Church Street, opposite Milton Street. This is next to the site of the Norman Chapel and the village cross which has recently been reinstated here.
- Horsefair Park situated between Fitzwilliam Street and Church Street. This is the largest public open space in the area and has been in existence since at least 1776. It is possible that this area was connected with the Old Hall which is marked on earlier OS maps.

**4.2.14** Although there are a significant amount of public open spaces there are many private, usually garden spaces that are visible behind their low boundary walls that equally contribute to the character of the area.

**4.2.15** Trees as with the open spaces significantly contribute to the area whether they are in public open space or in private gardens. Their importance has been recognised by the many specific Tree Preservation Orders throughout the area. In addition to trees that have specific tree preservation orders on them there are many trees in the area that are also important either individually or as part of a larger group. The following areas have been identified as containing significant trees:

- Along Fitzwilliam Street – the mature trees along here are a feature of the street that enhances the streetscape.
- At the churchyard of St Margaret – here many mature trees dominate the skyline especially when viewed from Fitzwilliam Street effectively closing the view.

- The War Memorial – the trees here help to frame the memorial and enhance its setting.
- Group of trees in front of 44 Church Street – these create a small woodland.
- Group of trees at junction of Milton Street and Church Street.

**4.2.16** The above list is not exhaustive and every tree has the potential to positively contribute to the conservation area, therefore the felling of any tree must be considered carefully.

#### Views

**4.2.17** The topography of Swinton does not allow for any extensive views out of the conservation area however there are several important short range views into the area from the main roads. These include:

- View along Fitzwilliam Street northwards from junction with Milton Street focussing on the trees and St Margaret's Church.
- View eastwards along Church Street on approach into the conservation area, focussing on the row of houses known as Butts Crescent.
- View across open space at rear of St Margaret's Church south-eastwards looking towards the church.

**4.2.18** Views throughout the area can alter through the seasons. During summer months the trees often can be the focus of a view whilst during winter the focus may centre on a building. This is particularly true of any view that focuses on or near the church.

#### Detrimental Aspects

**4.2.19** Swinton was first designated as a conservation area in 1976 and since then much of the original character and coherence of the conservation area has been destroyed by a number of factors.

#### *Buildings of inappropriate form and materials*

**4.2.20** A number of buildings have been constructed over the past 40 years in a style, scale and of materials that are totally out of character. Examples include the library and Civic Hall and the flat roofed flats overlooking Horsefair Park on Fitzwilliam Street.

#### *Car parks*

**4.2.21** The car park adjacent to the Robin Hood pub on Church Street. This lacks a defined entrance and generally appears unkempt

#### *Shop Fronts*

**4.2.22** Swinton has a number of shops along Station Street that were built when the village expanded during the 19<sup>th</sup> century. However, today none of the shops retain their original shop fronts and the current fronts are of poor quality in both materials and design. Many of the shop fronts undermine the quality of the conservation area.

#### *Street improvements:*

**4.2.23** Along some streets, particularly Fitzwilliam Street improvement works has resulted in the use of plastic reflector bollards and brightly coloured brick paving that is totally out of character to the surrounding paving or road surfacing.

### *Paving and Street Furniture*

**4.2.24** The variety of paving surfaces throughout the area does not create a unified feel to the area. Much of the paving along with the street furniture looks tired and dated.

### *Permitted Development*

**4.2.25** The character of many properties has been lost or undermined by the removal of traditional features and detailing. This is most commonly seen with windows where the original wooden sash or casement windows have been replaced with modern uPVC or where timber doors have been replaced with uPVC.

## **4.3 Contribution that the PDS makes to nearby Heritage Assets**



**Figure 6** View looking south east towards the church from the footpath adjacent the Vicarage

**4.3.1** The setting and, therefore, the historical context of St Margaret's Church, Swinton's most significant heritage asset, are remarkably well preserved.

**4.3.2** As figure 6 clearly illustrates, the PDS remaining as public open space is critical to maintaining the setting of the church dominating as it does the approach to the north west façade of the building. Its contribution to the setting of the church cannot be overstated.

**4.3.3** In addition the site contributes significantly to the north western section of the Swinton Conservation Area. This was noted in the last appraisal of the Conservation Area carried out in 2005 (see above)

## **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The proposed allocation of the site from residential to urban green space will help ensure the preservation of the setting of St Margarets Church and the character of the Swinton Conservation Area thereby enhancing the visual quality of the settlement as a whole.

## **5. Potential Mitigation Measures**

In view of the proposed allocation, none required.

# LDF 409 Land off Blyth Road, Maltby

## English Heritage Comment

“27 Blyth Road, at the entrance to this site, is a Grade II Listed Building. Consequently, the development principles for this site should:-

- (i) alert potential developers to the presence of the Listed Building at 27 Blyth Road, and
- (ii) set out requirement that, in any redevelopment of this area, those elements which contribute to the significance of this building are not harmed.”

## 1.The Site

**1.1** The site to which this prior approval relates comprises the former ‘Tarmac’ offices to the south site of Blyth Road at Maltby set behind an open forecourt car parking area. The buildings are a mix of single and two storeys in height constructed of a mix of brick and concrete and are flat roofed.

**1.2** To the east of the site are existing residential two storey dwellings, with further residential properties being set at the rear of the site within an expanse of open surfaced haulage yard area. Adjacent properties to the west (nos. 23 – 27 Blyth Road) are commercial in nature with the latter property, 27 Blyth Road, being Grade II Listed.



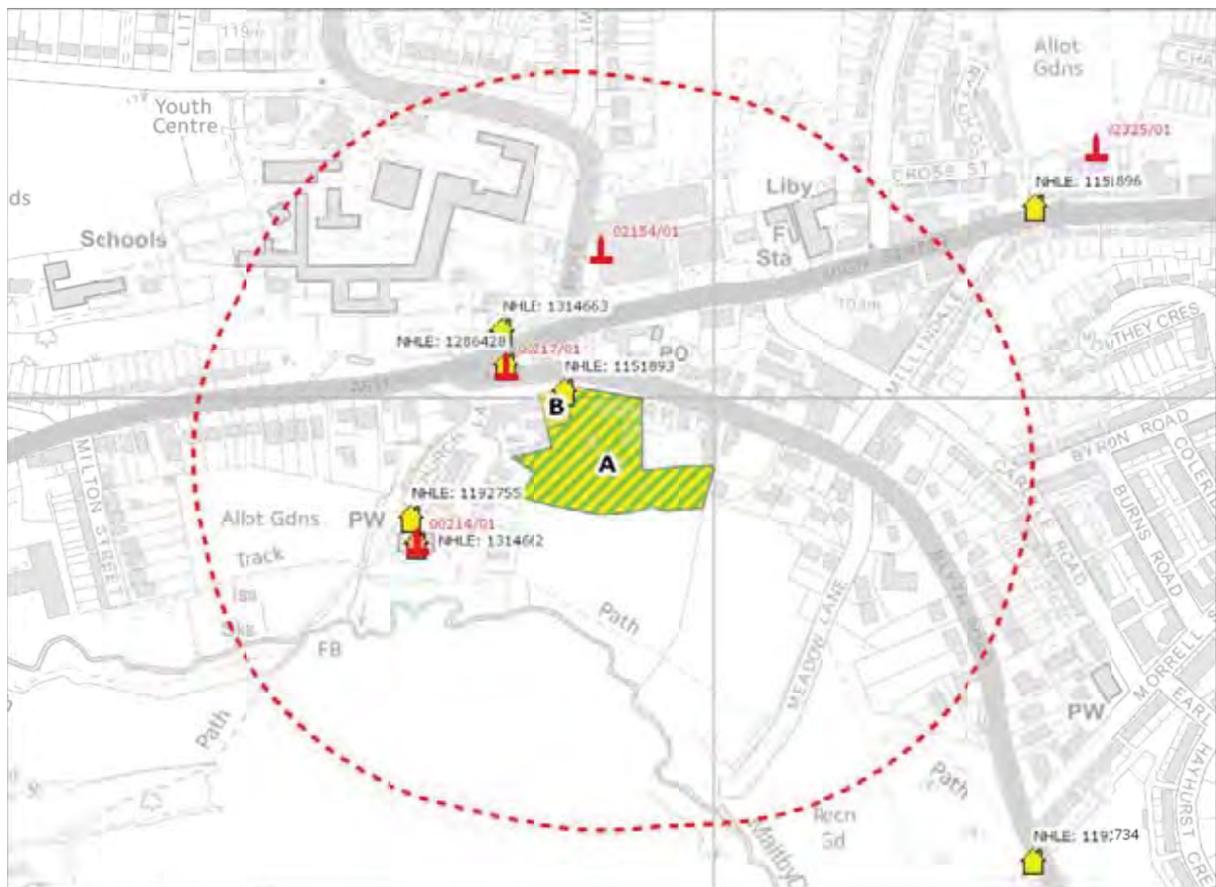
Figure 1

1.3 The open forecourt and the area to which the offices are currently located upon is level when approaching off Blyth Road and drops away towards the rear of the site to the south, a drop of over 10 metres.

## 2. Proposed Development

It is proposed to re-allocate the site for residential development.

## 3. Designated Assets Affected by the Proposed Allocation



Development Site: LDF0409

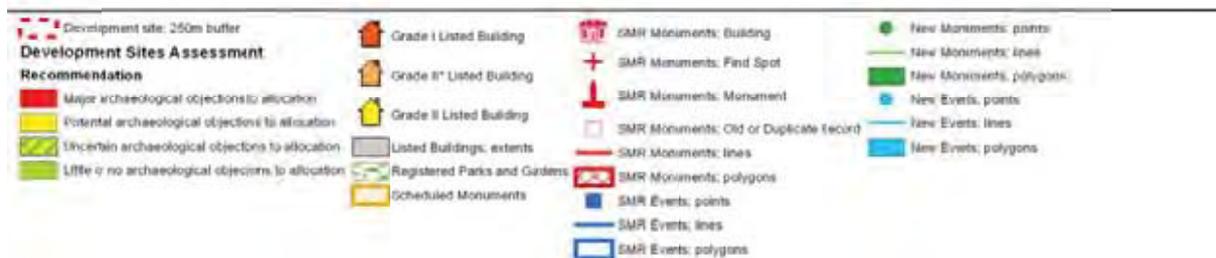


Figure 2

**3.1** As can be seen from the above map, there are a number of heritage assets potentially affected by development on this site. Actually within the site boundary there is one listed building;

1. 27 Blyth Road, Maltby. Listed Grade II 1<sup>st</sup> April, 1987.



Figure 3 27 Blyth Road. Listed Grade II

**3.2** Within a 100 metre radius of the proposed site are an additional three listed buildings;

2. The Church of St Bartholemew, Church Lane, Maltby. Listed Grade II\* 13<sup>th</sup> November, 1959.
3. Medieval Tomb set in the Lych Gate to Church of St Bartholemew, Church Lane, Maltby. Listed Grade II 1<sup>st</sup> April 1987.
4. Kingwood View, 4 High Street, Maltby. Listed Grade II 1<sup>st</sup> April, 1987.



Figure 4 Kingwood View, High Street Maltby. Listed Grade II



Figure 5 Church of St Bartholemew, Church Lane. Listed Grade II\*

## 4. Analysis

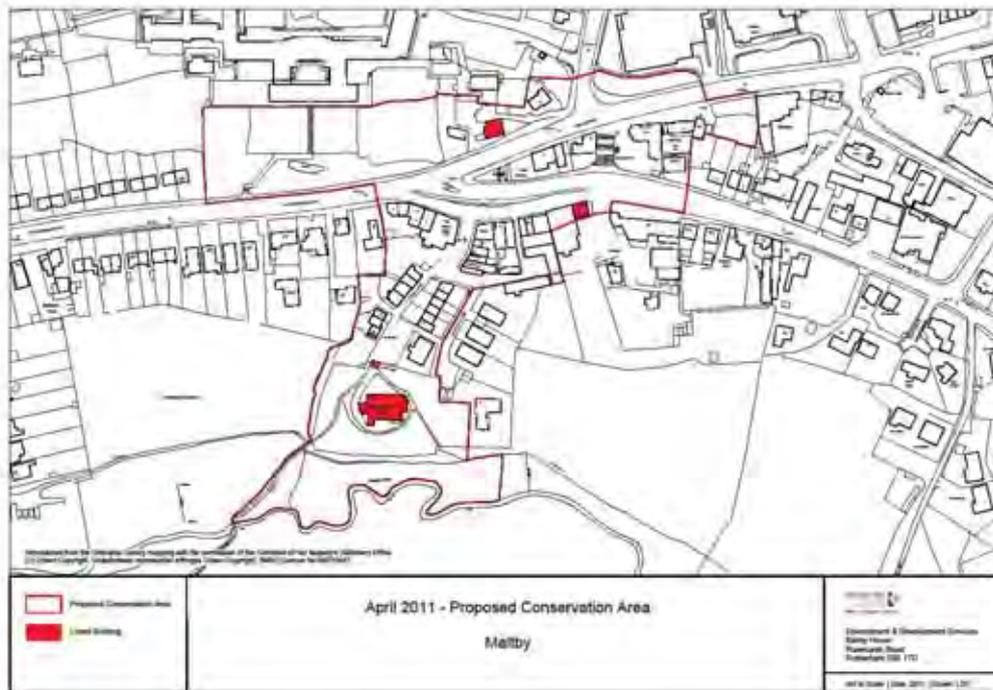
### 4.1 History and Development of the Settlement

**4.1.1** The town of Maltby has an interesting history. Mentioned in the Domesday book, the settlement developed as a farming community. Its status was helped by the swift flowing stream in the valley which meant, by the time of the Norman conquest, there were four working water mills, the evidence for which remains to this day at Wood Lea, Stone and Roche Abbey.

**4.1.2** Maltby Hall was constructed during the reign of Charles I which occupied the site of what is now Maltby Comprehensive school, approximately 150 metres to the north of the proposed site. From this time onwards, the history of the settlement was dominated by the emergence of certain key families of merchant's farmers and landowners. The seismic event which created the town of Maltby seen today was the sinking of the first shafts at Maltby colliery in 1907. This led to a rapid expansion in the population. In 1901, the census recorded a population of 716, by 1921 this had risen to 7657.

## 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** The area in the vicinity of the PDS makes up the historic core of the settlement prior to the aforementioned expansion of the town in the 20<sup>th</sup> Century. For this reason, the area surrounding the site has in the past been considered for Conservation Area status, as shown on the plan below.



However, after careful consideration, this was discounted. It may be revisited in the future, resources permitted.

**4.2.2** In land use planning terms the area in the vicinity of the PDS is mixed with residential, commercial and community facilities. The principle, dominating building is the Maltby Academy site to the north west, the majority of which was built in the first half of the 20<sup>th</sup> century on the site of Maltby Hall which was demolished around 1920.

**4.2.3** Maltby lies on a thick bed of Magnesian limestone which has provided a versatile and attractive building material over the centuries. The village church, all the 18<sup>th</sup> Century buildings and the majority of the 19<sup>th</sup> Century buildings are all built using this material roofed with either clay pantiles, or in the case of the church, Welsh slate. The 20<sup>th</sup> Century buildings are almost exclusively built of brick with stone slate roofs.

**4.2.4** There are five buildings in the vicinity, referred to above, that are listed. In addition, there are a number of significant unlisted buildings, not least of which is the White Swan public House an elegant, stone built L-shaped building on the corner of Blyth Road and Church Lane. The three storey section of the building fronting Low Road appears to retain its original timber entrance frontage with its Ionic pilasters, frieze dental cornice and segmental pediments over its original entrance. This

Georgian Period feature is possibly the oldest original “shop” frontage to survive in Rotherham. Sadly, its long standing use as a public house has recently come to an end.



Figure 6 The White Swan

**4.2.5** The most striking feature of this part of Maltby are the magnificent, tall stone retaining walls built of large blocks of ashlar limestone with exposed bedrock at their base. Starting from humble beginnings at the junction of High Street and Blyth Road, these walls rise rapidly to a height of 5 metres around Makin Hill where a broad, concrete stepped pathway links through to High Street. Part way up this flight of steps is a railed enclosure in which stands a stone memorial to Dr Crossley, a much revered local figure who was tragically struck down and killed by Fawcetts dray on a foggy St Pauls Day in 1906. These boundary walls, though appearing much older, actually date from the mid 20<sup>th</sup> Century when they were built as part of the re-alignment of Blyth Road.



Figure 7 Stone retaining wall on Blyth Road. The memorial to Dr Crossley is on the stairs to the left of picture.

**4.2.6** Unlike the majority of potential and designated Conservation Areas in the Borough, Maltby is more urban in nature. Despite this, mature trees are a significant feature of this part of the town centred on three main areas:

- The grounds of Maltby Comprehensive School, particularly the frontage between the school and Rotherham Road, a remnant of Maltby Hall.



- St Bartholemews Churchyard. Behind the wall of the church lies a spectacular, variegated mix of mature trees which include Yew, Maple and Cherry. As a result, almost all of these are protected by individual Tree Preservation Orders.

- Area between Maltby Dyke and St Bartholemews Church. A significant wooded area which provides a natural boundary for the southern boundary of the proposed Conservation Area. Protected by a blanket Tree Preservation Order. This area includes a footpath leading out of the south west corner of the churchyard into an impressive tunnel of trees which continues, after crossing the Dyke, to Hooton Levitt. (Figure 8 below)

Figure 8

**4.2.7** Areas of open space with public access are limited, hence the inclusion within the proposed boundary of the modest area of green space to the front of the Local Neighbourhood Office. In addition to this area there is the grassed piece of land surrounding the Market Cross the war memorial, both off High Street. The latter is a significant area of open green space, a garden of remembrance with a memorial stone erected September, 1984 and featuring a seating area with lawns and bedding plants. The monument is somewhat unusual as it is a memorial to the fallen of the Second World War and all subsequent wars of the 20<sup>th</sup> Century. The garden is bounded by an attractive mix of variegated trees.

**4.2.8** Due to a combination of its elevated position and the surrounding topography, there are significant and impressive views looking in and out of the village towards the south, south west and south east where the land rises up steeply from the valley bottom.



Figure 10 A long distant view of the historic core of Maltby taken in the 1920's. St Bartholemews Church is in the centre.

**4.2.9** Contained within the historic core of the town are a number of curious and unusual features, some of which have already been referred to, which enhance the character of the proposed Conservation Area:

- The Crossley Memorial on the steps of Makins Hill.
- The triangular plaque, dated 1668 in praise of ale set in the rendered wall of number 5 High Street.

- The remarkably well preserved Medieval market Cross at the junction of High Street and Blyth Road.
- The late 20<sup>th</sup> war memorial on High Street.
- The Medieval tomb set in the lych gate of St Bartholemews Church. Unique of its kind in South Yorkshire.
- Fine example of a finger post at the junction of High Street and Blyth Road.



Figure 11

- A remarkable set of late 20<sup>th</sup> Century, art-metal gates in the south porch of St Bartholemews Church. Probably designed by the recently deceased, distinguished church architect, Ron Sims. (figure 8)

**4.2.10** There are detrimental aspects. In many of the unlisted properties, both commercial and residential, original windows and doors have been replaced with uPVC types in differing styles, which has undoubtedly eroded both the character of individual properties and the proposed Conservation Area as a whole. A number of properties have also had their roofs re-tiled with concrete tiles instead of traditional slate or pantile. As these alterations are carried out under Permitted Development rights, at least in the case of the residential properties, they are particularly difficult to control.

**4.2.11** As the main shopping area of the town has continued to concentrate further to the east along High Street, there is a feeling of underuse of commercial properties

along the Blyth Road frontage. The most acute and visible example of this is 27 Blyth Road, a privately owned, Grade II listed building, derelict for twenty years, that is now in an advanced state of disrepair and in desperate need of renovation.

**4.2.12** In spite of almost a century of coal mining and late 20<sup>th</sup> Century industrial development, Maltby has still managed to retain an element of its rural charm and character. Today, there are in a sense, two distinct and separate Maltby's, the new township and the old village. The latter, viewed from the Craggs, still presents a charming picture with horses and cattle grazing in the fields, trees and hedgerows in varying tints of colour with the old church dominating the landscape.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS has been in use as a distribution depot for Tarmac Roadstone Ltd (Eastern) for many years which has left the site with a commercial/light industrial character . The on-site buildings associated with this use can be described as functional as shown by the photograph of the main office block fronting Blyth Road built in the 1960's. (figure 12)



Figure 12

**4.3.2** In the north western corner of the site immediately adjacent the main entrance onto Blyth Road sits the Grade II listed 27 Blyth Road, a former house, constructed in 1710 of coursed limestone rubble with stone slate eaves coursed to a pantile roof, typical features of 18<sup>th</sup> century houses in this southern part of the district. The house has a date stone confirming its year of construction above its front entrance. (figure 13 below)



Figure 13

**4.3.3** However, as can be seen from the picture above, the building had become a source of great concern, having deteriorated under the previous owners since being vacated in the 1980's.



Figure 14 27 Blyth Road in the 1970's (right) and today (above)

**4.3.4** Despite pressure from both the Local Authority and local interest groups, promises to renovate the building were repeatedly broken. However, in the last six months, the latest owner has embarked on a series of repairs including re-roofing, which will at least make the building watertight thereby ensuring its future survival.

**4.3.5** Therefore, a combination of the sites history as a distribution depot and the neglect of the listed building has led to the PDS making a negative contribution to nearby heritage assets.

## **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The past use of the site has had a largely negative impact on both on and off site heritage assets and indeed the surrounding area. Aside from its poor condition, the setting of the listed cottage, which was not listed until 1987, has particularly suffered. It now sits isolated in a small curtilage, divorced from its historical context. The single storey extension adjacent on Blyth Road is built in similar stone to the listed building but has its window spaces breeze blocked up and has an asbestos roof. This building has a brick built extension to the rear, again with asbestos roof. (see figure 15 below)



Figure 15

**4.4.2** Allocation of the site for residential development affords an opportunity to significantly improve both the heritage assets and the surrounding area particularly with regard to the immediate setting of 27 Blyth Road. The 20<sup>th</sup> century buildings to the rear of the listed building should be demolished and given as curtilage/garden area thereby encouraging its use as a future residential unit. The single storey, stone built unit fronting Blyth Road appears contemporary to the main building, something that is supported by historical maps. This should be re-roofed and used as additional living space for the main building. The roofing materials and style should match the adjacent two storey main house ie stone slate eaves courses to a pantile roof.

**4.4.3** The existing building line of the Tarmac office building should be maintained, as illustrated on the map below. This will preserve the familiar views of 27 Blyth Road for vehicular traffic entering Maltby along this main A road.

**4.4.4** Residential development on the remainder of the site should be limited to two storey. A visible site off one of the main routes into the town centre and adjacent to a listed building makes it essential that development reflects existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale and materials to ensure development contributes positively to the location. Development should reflect existing character of small scale domestic architecture.

**4.4.5** Fifty meters to the north west of the PDS is another Grade II listed building, number 4 Kingswood View on High Street, Maltby. Built in the mid to late 18<sup>th</sup> century, again from coursed, squared limestone with a (renewed) pantile roof. The building is three storey and currently in use as one residential property.



Figure 16

**4.5.6** As the above picture shows, Kingswood View occupies an elevated position overlooking the PDS with both Blyth Road and High Street standing between them. Therefore it is concluded that the setting of this building will not be affected by any residential development on the PDS.

**4.5.7** Seventy three metres to the south west of the PDS is the Grade II\* listed Church of St Bartholemew which by virtue of its age and listing grade is an extremely important heritage asset. It is believed that Maltby could be one of the oldest sites of Christian worship in Rotherham. The church is close to a natural spring. Water is important in Christian worship and perhaps early Christians were baptised in Maltby Beck, a stream at the bottom of the church yard. There is evidence that Maltby was a Saxon settlement, and it is thought that there has been a church on this site since Saxon times.

**4.5.8** The tower is undoubtedly the oldest part of the church. It dates from the 'overlap' period between late Saxon and early Norman architecture (10th - 11th century). The body of the 'overlap' church was rebuilt in the 15th century, in the 'perpendicular' style of architecture. In 1859, the nave, chancel and south aisle of the 'perpendicular' church were pulled down. Only the tower and spire survived. The new church consists of a nave with north and south aisles, chancel with adjacent north and south chapels, and south porch.

**4.5.9** There is much to see in the church and interesting churchyard, including some wonderful carved wood and beautiful stained glass. In the Lych Gate to the church is also a Medieval Alter Tomb which is listed at Grade II in its own right.



Figure 17 Magnificent Grade II\* St Bartholemews

**4.5.10** Despite its close geographical proximity to the PDS, the impact on its setting will be limited due to the number of magnificent trees which completely surround it. Over 60 of these trees are the subject of Tree Preservation Orders preventing them from being lopped or felled.

## 5.Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings
- The listed building, 27 Blyth Road shall be retained as part of any future development and restored and enhanced for positive re-use
- The existing building line of the adjacent, former office building should be maintained, preserving the familiar views of the listed building
- A visible site off one of the main routes into the town centre and incorporating a listed building makes it essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location. Development should reflect existing character of small scale domestic architecture

## 6.Conclusion

**6.1** Residential allocation of this site presents an opportunity to provide an improved and cohesive development that will reinvigorate the site as well as continue to rejuvenate the surrounding area. It is considered that a well thought out housing development will not cause detriment to the identified significance any of the buildings found in close proximity, particularly .27 Blyth Road.

**6.2** Residential development has the potential to have a positive effect upon its wider setting which, combined with much welcomed recent renovation works, will give this building a future, which for many years has been in doubt.

# LDF 0447 Land to the east of Park Hill Farm, Swallownest

## English Heritage Comment

“Park Hill Farm which falls within the western part of this allocation includes two Grade II Listed Buildings (the cowhouse and the barn flanking the west side of the farm yard).

There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. The Heritage Impact Assessment has not considered the impact which the development of this area might have upon the character or setting of these Listed Buildings. Therefore, in order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, the Heritage Impact Assessment needs to evaluate the contribution this area makes to the significance of the Listed Buildings at Park Hill Farm and what effect the loss of this field and its eventual development might have upon their significance. If it is likely to result in harm, the development principles for this site need to set out the means by which that harm can be minimised in any eventual development proposals that may come forward.”

### 1. The Site



Figure 1 The PDS

1.1 A 6.04 hectare site, allocated for Green Belt in the UDP. Occupying a prominent position at the crossroads in Swallownest the site is bounded by Rotherham Road to

the east, Park Hill Road to the south, open fields to the west and a sports ground and a sports ground and library to the north.

**1.2** In the western boundary area is the longstanding Park Hill Farm Complex and Park Garage has its business premises on the Park Hill Road frontage on the southern perimeter. The vast majority of the site is arable land under grass.

**1.3** The site has undulating topography rising from the junction of Rotherham Road and Park Hill up to a distinct ridge line in front of Park Hill Farm and then dipping down to the farm itself.

**1.4** In terms of vegetation cover and screening, the Rotherham Road frontage has trees and bushes which obscure any view of the site from the road (In Spring and Summer). There is also more sparse cover with trees more widely interspersed along the southern frontage of the site west of Park Garage.

## **2. Proposed Development**

**2.1** This site is allocated within the Unitary Development Plan mainly as Green Belt, with a small area allocated for business use. There are no significant constraints to development and the site has been considered for re-allocation as a residential development site retaining the local businesses - the petrol filling station - on site, in recognition of its positive attributes, such as its relationship to the existing built settlement, its highway & public transport accessibility and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

## **3. Designated Assets Affected by the Proposed Allocation**

**3.1** There are two listed buildings within the Park Hill Farm Complex which are potentially affected by any potential building on the PDS, namely;

1. Cowhouse flanking the east side of the farm yard at Park Hill Hill Farm, Park Hill, Swallownest. Grade II listed on 21<sup>st</sup> August 1986.
2. Barn flanking the west side of farm yard at Park Hill, Swallownest. Listed Grade II 21<sup>st</sup> August, 1986.



Figure 2 The Grade II listed cowhouse



Figure 3 The Grade II listed barn

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The village of Swallownest began when Nathaniel Swallow (born 1715) built a house at the junction of Rotherham Road and Main Street. This house became the original Swallownest Inn. House building in Swallownest began in earnest in the late nineteenth century to meet the demand caused by the influx of miners to work in the local collieries.

**4.1.2** In 1842 a small colliery was started at what is now Fence, alongside the A57 road near Woodhouse Mill on the Midland Railway Line. The pit was connected to the Midland Line by a horse driven tramway. Houses were built along Sheffield Road and Falconer Lane for the miners at Fence Colliery and thus Fence was born.

The Colliery Directors built a Congregational Church at Fence in 1864, at a cost of £400. It later became a Wesleyan Church, part of the Rotherham Circuit.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area in the vicinity of the PDS is mixed.

**4.2.2** To the south over Park Hill there is a small shopping area behind which is a large residential area. To the north and east is a mixture of community facilities and further residential streets. The PDS itself is currently Green Belt and to the north and north west this continues into a much larger area of Green Belt.

## **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS (particularly its western section, makes a strong positive contribution to the Park Hill Farm complex.

**4.3.2** Park Hill Farm forms a U shaped layout with the farm house in the centre, which is not listed itself facing out over a courtyard towards the main road of Park Hill. The two wings of the courtyard are the two Grade II listed buildings referred to above. All three of these buildings, listed or unlisted, are early to mid 19<sup>th</sup> century, two storey, built of coursed, dressed red sandstone with welsh slate roofs. Like many similar properties in this part of the Borough, the farm and its outbuildings are no longer in agricultural use having been converted to houses in the 1970's and 80's.

**4.3.3** Nevertheless, the farm makes an attractive group of buildings which have key views towards them along the driveway running up to them from the main road (see photograph below).



Figure 4 Park Hill farm as seen from the main entrance from Park Hill

**4.3.4** The Park Hill Farm complex, as the photo shows, still relates well to its historical context and setting. Any new development built close up to the farm would damage, if not destroy this. If the setting of the two listed buildings and the farm complex as a whole is to be preserved, then the whole of the PDS cannot be considered for future residential development.

**4.3.5** Fortunately, however, topography is a factor here. Travelling along Park Hill eastward towards Swallownest the road is rising passing Park Hill Farm, as the photo above clearly shows. The topography peaks before Park Garage and then drops sharply down to the Rotherham Road crossroad..

**4.3.6** This means that a large proportion of the site is formed by this downslope and because Park Hill Farm is located on the downslope behind this ridge then development on the downslope should not be visible from the farm nor should it obscure long distance views of the farm from the east. This can be seen clearly on the photograph below taken from the crossroads where Park Hill Farm is over the ridge and not visible.



Figure 5 Taken from the junction of Park Hill and Rotherham Road looking west with the PDS on the right under crop

#### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** Re-allocation of this site from its current Green Belt status to residential could potentially have a strong negative impact on the heritage assets at the Park Farm complex.

**4.4.2** In order to prevent this, the PDS needs to be reduced in size as shown by the plan shown below. This will require a detailed site survey in order to minimise the damage.



Figure 6

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings
- A highly prominent site incorporating two listed buildings makes it essential that development reflects the existing character and quality of the surrounding area. No new development should be visible from the eastern wing of the Park Hill Farm complex, therefore, a substantial buffer will be required to ensure the ridge line is not breached
- There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location

## 6. Conclusion

**6.1** In conclusion, from a heritage perspective, residential development could be acceptable on the eastern half of the PDS. This would have to be determined by careful on site survey work which could accurately plot the ridge line

**6.2** No building should be visible from the eastern wing of the Park Hill Farm complex and will have to be built east of the ridge line, ideally with single storey bungalows on the western edge of the development.

# LDF 0453 Land off Sheffield Road, Fence

## English Heritage Comment

“This site adjoins the curtilage of Fence Farmhouse, a Grade II Listed Building. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. The Heritage Impact Assessment has not considered the impact which the loss of this open area and its eventual development might have upon the setting of this Listed Building. Therefore, in order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, the Heritage Impact Assessment needs to evaluate the contribution this site makes to the setting of Fence Farmhouse and what effect its development might have upon that significance. If it is likely to result in harm, the development principles for this site need to set out the means by which that harm can be minimised in any eventual development proposals that may come forward.”

## 1.The Site

**1.1** A roughly triangular, 2.63 acre site bounded on its western side by the B6200 and to the north east by the C320 Sheffield Road. To the south/south east is an unmade road accessing Fence Farmhouse off Sheffield Road and a gas valve compound off the B6200 Aston By Pass.



Figure 1

**1.2** Fifty metres further south from Fence Farm is a early 2000's development of 77 detached and semi-detached houses. This 50 metre strip of land was given over to public open space as part of the 1999 planning approval, presumably to create a green buffer between the housing and the listed building at Fence Farm, though no reference is made to this in the planning permission itself.

**1.3** The site is generally given over to grass and much of its boundary has screening with both trees and mature bushes.

**1.4** Topographically, the site slopes downwards, north to south with a height of 60 metres at Fence Farm down to 50metres adjacent the main roundabout.

**1.5** The surrounding land use is mixed with Green Belt to the north and east, a large area of industrial and business use to the west around the main rail line and the aforementioned residential development to the south.

**1.6** Historically, the genesis of the site is interesting. Up till the 1940's the area to the west of the site, where the large warehouse building is now, was the site of the Fence Colliery and the PDS was fields associated with Fence Farm. The site boundaries we see today were essentially created by the road improvements carried out in the early 1980's.

## **2. Proposed Development**

**2.1** The site was reviewed in the 2010 Employment Land Review (ELR19) and scored moderately (2), with a recommendation to retain its current employment (business use) allocation. Taking account of neighbouring uses it is still considered appropriate to constrain future uses to business uses only as per the current UDP allocation.

**2.2** However in view of access issues and the lack of interest shown in bringing the site forward to date, it is not proposed that it is identified as an employment development site. The major constraint to development is the proposed High Speed 2 rail line and buffer which runs through this site. Until the line of the railway and implications for adjacent land is finalised it is proposed that the site remain allocated for business use but that it is not identified as a development site. Should development on this site come forward in the future this will be treated as a windfall.

### 3. Designated Assets Affected by the Proposed Allocation

3.1 In a decidedly “mixed” area of the Borough there is only one heritage asset potentially affected by any development of the PDS. A late 18<sup>th</sup> century farmhouse, extended in the early 19<sup>th</sup> century, it was listed Grade II on the 1<sup>st</sup> April 1987. Two storeys and built of coursed dressed sandstone with a Welsh slate roof it has a number of 20<sup>th</sup> century window insertions carried out prior to listing.



Figure 2 A sketch of Fence Farm from the 19th Century

3.2 The attached outbuildings on its right return are described in the 1987 listing description as being “not of special interest”. With the 19<sup>th</sup> century outbuildings to the north west, it forms a classic courtyard configuration typical of the era.

## 4. Analysis

### 4.1 History and Development of the Settlement

4.1.1 The name of Fence is believed derived from Fence Farm, since this was constructed in the form of a fortified (or fenced) farmstead and is dated around 1660 when it was perhaps the only building in the village.

4.1.2 Today there is a farm, some works and a school but no large estates. Fence Colliery was sunk in 1842 and houses were built there for the miners. It was connected by underground tunnels with Treeton Colliery and all coal was hauled

from the Treeton shaft after 1887. Coal ceased to be mined at Fence Colliery in 1904 but the shaft remained in use for pumping. In the 1950s the colliery site became the NCB area workshops and stores but these closed in the 1990s. A school was opened in Fence in 1877.

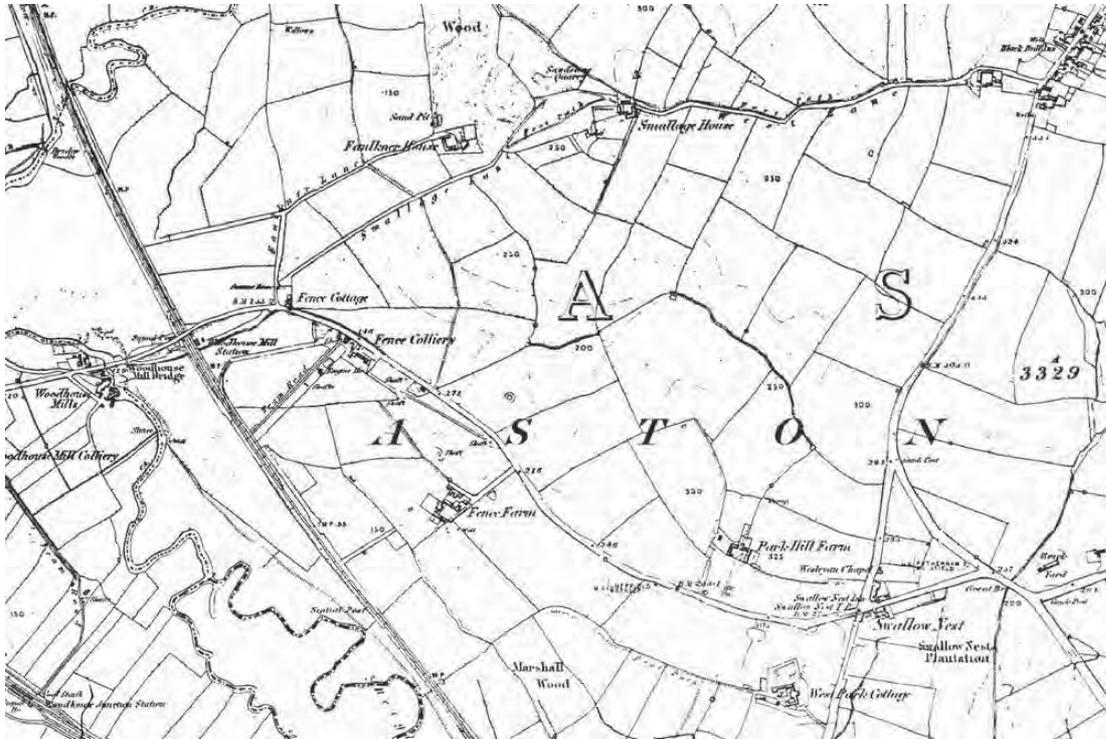


Figure 3 The area of Fence, OS map of 1855

**4.1.3** In the latter half of the 20<sup>th</sup> century two significant construction projects fundamentally transformed the character of the area. Firstly, the River Rother, which was originally only about 200 metres from the farmhouse was diverted to the sluice gates at Woodhouse Mill as part of flood alleviation measures. Then, the mid 1980's saw the construction of the B6200 by pass which runs down the western boundary of the PDS and within 120 metres of Fence Farm.

**4.1.4** In addition, at the beginning of the 21<sup>st</sup> century, the land to the south east of Fence Farm was built on providing over 200 new residential properties and effectively merging Fence with Swallownest to the east.



Figure 4 Fence Colliery, late 19th century

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area in the vicinity of the PDS is decidedly mixed. To the west of the PDS is an area of industrial and business use. The building to the immediate north west is a fairly typical 1990's light industrial unit building

**4.2.2** Fence Farm is in many ways typical of a building divorced from its historical setting and context by 20<sup>th</sup> century development, much of it carried out with little consideration for the historic built environment.

**4.2.3** When it was originally constructed, Fence Farm stood in isolation surrounded by its own fields. The site description above illustrates how this has been eroded over the last century. The only attempt to address the setting of the building was the 10 metre strip of public open space to the south achieved via the planning permission for the recently built housing estate. Against this backdrop it is difficult to mitigate against further damage. If development of the site is to take place, then the following should be ensured;

- The tree/shrub line to the southern boundary of the site should be maintained. The ownership of this is unclear but probably belongs to the farm complex and has probably been cultivated to block the existing view which is towards the large warehouse buildings to the north west (off Innovation Way)
- If the site is to be developed, no building shall be constructed within 50 metres of the boundary line of the garden of Fence Farm. This area should be landscaped and not used for car parking.

## **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS makes a positive contribution to the adjacent (listed) Fence Farm. This is accentuated by the fact that the setting of the building has been severely degraded on all sides over the past century by both residential and industrial development.

## **5. Potential Mitigation Measures**

## **6. Conclusion**

Any building, whether it be commercial, industrial or residential will have a further negative impact on the setting of Fence Farm. However, it's setting has already been degraded by decades adjacent development which seems to have little regard for this in the past.

# LDF 0469 Land off Keeton Hall Road, Todwick

## English Heritage Comment

### 1. The Site

1.2 A 3.16 Hectare site to the north east of the settlement of Kiveton Park, the village of Todwick lies 0.5 km to the north. The site is currently in agricultural use but has been allocated for residential development since the Unitary Development Plan.



Figure 1

of Todwick lies 0.5 km to the north. The site is currently in agricultural use but has been allocated for residential development since the Unitary Development Plan.

1.2 Topographically, the site slopes from the north west to the south east, a drop of approximately 10 metres.

### 2. Proposed Development

2.1 This site is currently allocated residential. It is proposed that this site should continue to be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

### 3. Designated Assets Affected by the Proposed Allocation

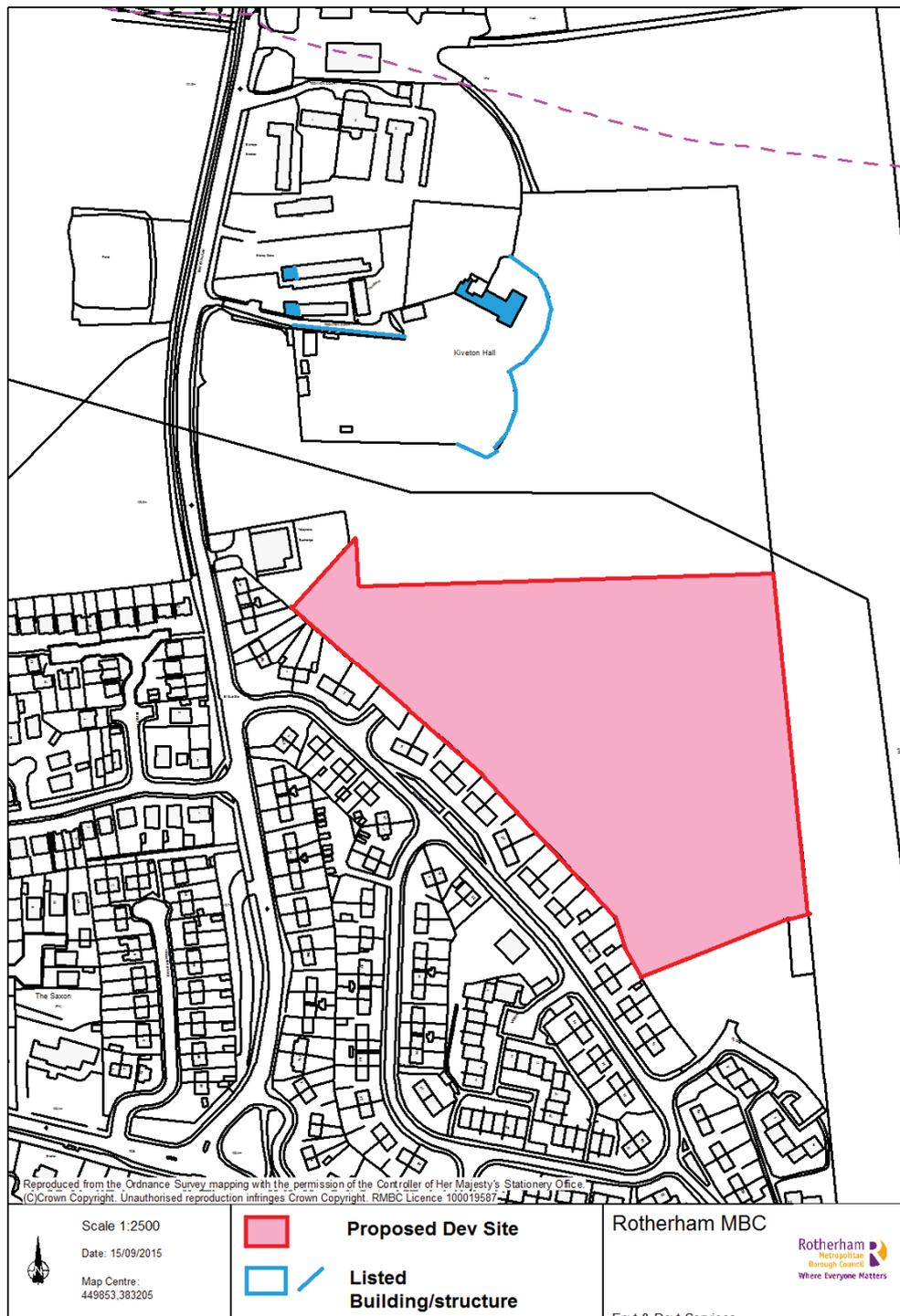


Figure 2

3.1 As can be seen from Figure 2, above, there are a number of designated heritage assets to the immediate north of the PDS, namely;

- Kiveton Hall, Kiveton Lane. Listed Grade II on 8<sup>th</sup> April, 1986.

- Ha-ha immediately to the east of Kiveton Hall. Listed Grade II on 8<sup>th</sup> April, 1986.
- Main gate piers to Kiveton Hall. Listed Grade II on 8<sup>th</sup> April, 1986.
- Section of wall flanking the south side of the drive to Kiveton Hall and forming the north side of walled garden to the south west of the house. Listed Grade II on 8<sup>th</sup> April, 1986.

**3.2** The centrepiece of the Kiveton Hall complex is Kiveton Hall itself (Fig 3 below). An early 19<sup>th</sup> century house, two storey with attics constructed of horizontally tooled, coursed limestone with a slate roof. As can be seen from above various elements of the garden area have also been included and listed in their own right for group value.



Figure 3 Kiveton Hall. Listed Grade II

**3.3** Interestingly, the current Hall occupies the site of a much grander property which was the seat of the Osbourne family, Dukes of Leeds. This building, often referred to as Kiveton Park, was demolished mysteriously in 1811 and the current Kiveton Hall replaced it soon after.

## **4. Analysis**

### **4.1 History and Development of the Settlement**

**4.1.1** Kiveton gets its name from the Anglo-Saxon for the settlement in the hollow. In the Domesday Book it is written "Cieutone", and was under the ownership of William de Warenne. It subsequently transferred to the de Keuton family, who sold the estate on to former Lord Mayor of London Sir William Hewet in 1580. One of his descendants was Thomas Osborne who became the first Duke of Leeds. He arranged the building of a stately home in the village, Kiveton Hall (also spelled Keveton, Keeton or Keton Hall), in 1698. The building was demolished by George William Frederick Osborne, 6th Duke of Leeds in 1812, with local legend stating that the demolition was the result of a bet with the then Prince of Wales (subsequently George IV of the United Kingdom)

**4.1.2** Coal mining has traditionally been the principal industry of Kiveton, and dates back to the Middle Ages. Much of the coal is near to the surface, and as early as 1598, the area was extracting 2,000 tons a year. By the middle of the 19th century, the coal-fields were being served both by canal and by rail, and in 1866, the Kiveton Park Colliery was sunk, making it one of the earliest deep mines in the world. As a result of the new colliery, the population of Kiveton increased from 300 to 1,400 over a period of ten years.

**4.1.3** The pit closed in 1994, resulting in the loss of 1,000 jobs. As a consequence, Kiveton is now essentially a commuter base for adjacent towns.

**4.1.4** Kiveton contains a steelworks at the bottom of Redhill, which was damaged by fire on 27 August 2009.

**4.1.5** Most of the colliery buildings have since been demolished, but the protected pit-head baths (built in 1938), and the 1870s office building with its gothic clock tower, remain. The Kiveton Park and Wales Community Development Trust uses the office building as a base. The trust's aims are to provide services and increase development within the community sector.

### **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area surrounding the PDS is a mixture of residential and Green Belt open fields. To the immediate west of the PDS is an estate of brick built, semi-detached houses and bungalows built by Rotherham Council in the 1970's. The housing estate further to the west, over Kiveton Lane is more recent. Built in the early 2000's by a

local house builder, these houses are of a more modern brick design with a substantial number of them being detached.

**4.2.2** To the east of the PDS is a large expanse of prime agricultural land which comprises the green belt between the settlement of Kiveton and South Anston in the distance.

**4.2.3** To the immediate north is a further band of agricultural land between the PDS and Kiveton Hall 129 metres to the due north. This collection of buildings, which includes the Kiveton Hall Farm Complex, has a distinctly rural feel on the entrance to the village of Todwick, further to the north along Kiveton Lane.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS is, as described above, is currently green belt agricultural land (agricultural land classification Grade 3) and is currently under crop. The nearby heritage assets are, as outlined above, the group of listed buildings/structures of Kiveton Hall, 130 metres to the north.

**4.3.2** The PDS, in its current agricultural use, makes a positive contribution to the setting of Kiveton Hall and its associated Ha-ha by enhancing its rural setting. Figure ,below, is taken from the cul de sac of Essex Close, immediately to the south of the southern boundary of the PDS. Kiveton Hall can be seen centre picture adjacent the clump of large trees. Obviously, with the PDS between the camera and Kiveton Hall, any building here will impact on this view.



Figure 4 View from Essex Close looking north

## 4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets

4.4.1 Residential development on the PDS will further detract from the character and setting of Kiveton Hall which, until the 1970's had a distinct rural character. The listed wall and main gate piers will be unaffected as they are not visible from the PDS.



Figure 5 Grade II listed wall on the entrance to Kiveton Hall

4.4.2 However, the PDS is already allocated residential, and was so on the previous UDP. Therefore, any proposal to build houses on the site would have to be viewed favourably today. Any further impact on the nearby heritage assets will need to be looked at closely by any future planning application taking into account the suggested mitigation measures outlined below.

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Kiveton Hall and its setting
- As a highly visible site on the eastern edge of the settlement and its proximity to listed buildings makes it essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to the location and does not have an adverse impact on heritage assets

# LDF 0480, Land off Stockwell Lane, Wales English Heritage Comment;

“This site adjoins the boundary of the Wales Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.”

## 1.The Site

1.1 A 4.9 Ha site between Stockwell Lane, Wales and Carlton Gate Drive on the outskirts of Kiveton Park. The site is currently a mixture of scrubland and enclosed pasture containing grazing horses and ponies. Public access to the site is difficult, much of the grazing land is fenced off, much of it by barbed wire.

1.2 A Public Bridleway (number 35) runs along the western fringe of the site before heading on south to Woodall. The southern boundary of the site follows a designated public footpath. Access from the eastern boundaries, Carlton Gate Drive, Stockwell Avenue is difficult. These roads, present fenced off, are intended as access routes onto adjacent land that currently has planning permission for residential development.

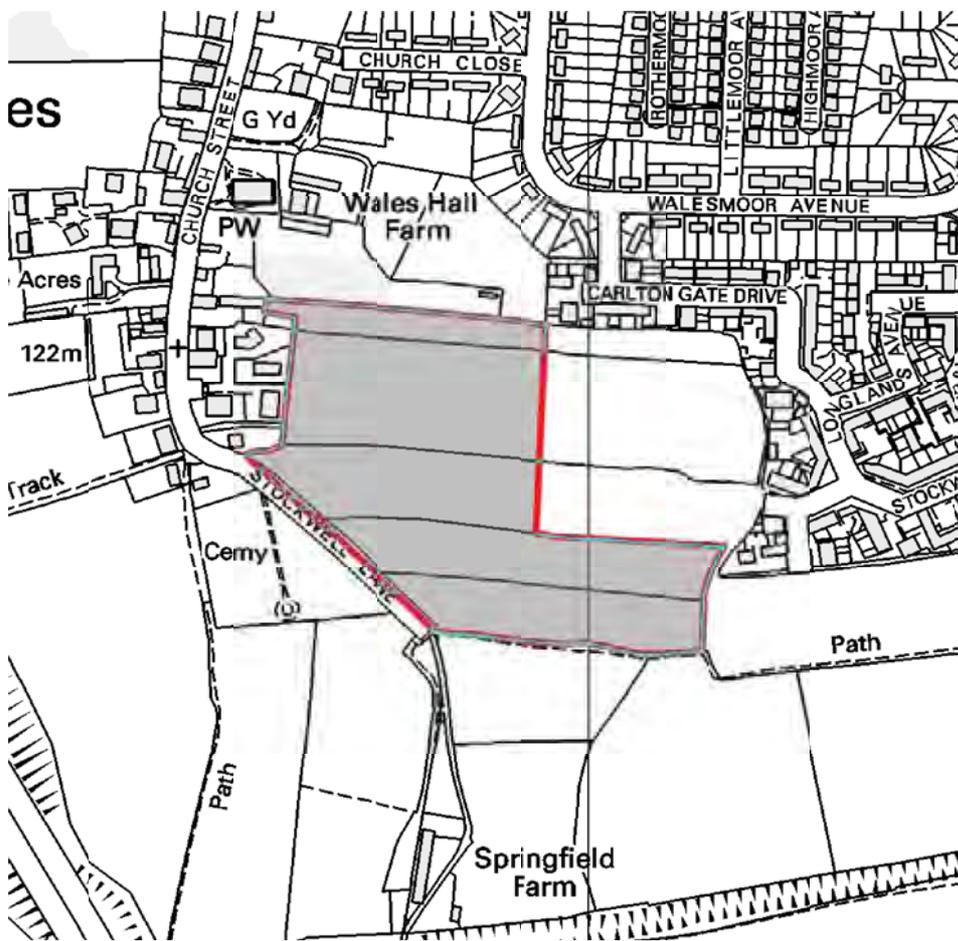


Figure 1



## 4. Analysis

### 4.1 Listed Buildings

**4.1.2** Despite its Medieval origins, Wales Conservation Area contains only two listed buildings

**4.2.2** The Grade II\* Church of St John the Baptist is a very important structure with its early 12<sup>th</sup> Century nave and chancel and its magnificent 15<sup>th</sup> century tower (Figure 6). Despite being the prominent feature within the Conservation Area, topography, vegetation and its location on Church Street result in views to and from the structure being extremely restricted. At no point on the church, even from the tower can the development site be viewed.

**4.2.3** This is the same from the site itself. As the photo below shows (Figure7) a dense tree line (the photograph was taken in February) completely blocks any views of the church.

This copse of tree's is the subject of a block Tree Preservation Order and is, therefore unlikely to be removed or significantly trimmed back. The other listed structure in the village, an unusual cottage with a 16<sup>th</sup> century core, is similarly not visible from the proposed site.

In conclusion, the setting of both these buildings will not be affected should any form of building take place on the proposed site.



Figure 3 The Church of St John the Baptist



Figure 4 Taken from the centre of the PDS looking north west towards the Church of St John

## 4.2 Wales Conservation Area

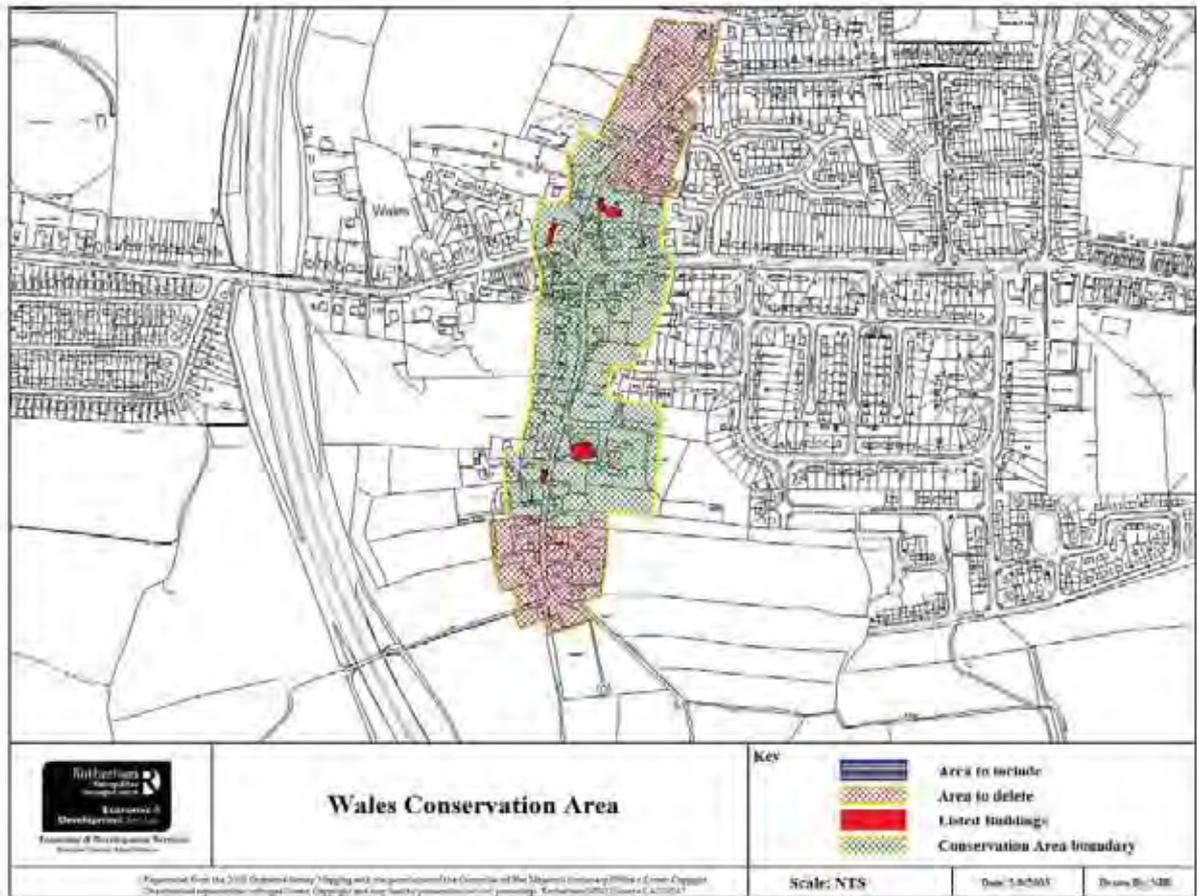


Figure 5

**4.2.1** The conservation area at Wales is extensive and covers a traditional agrarian hamlet and a later 19<sup>th</sup> / 20<sup>th</sup> century village. The earliest settlement is found to the south of the area surrounding the Grade II\* listed church of St John the Baptist dating from the early 12<sup>th</sup> century. With its Norman church it is of no surprise that Wales is included in the Domesday Book (1086) although settlement would certainly have existed before this time during the Saxon period.

**4.2.2** This area and along Church Street was the focus of the village for many centuries. The older buildings are all located along this narrow lane which undoubtedly would have been lined with agricultural workers cottages with farmed fields behind. One such building is Step Cottage, Grade II listed and dating from the 16<sup>th</sup> century. By the 18<sup>th</sup> century a few fine houses have been built, especially The Beeches at Manor Road (grade II). By 1850 development is scattered along Church Street, and beyond the cross roads along Manor Road to the north.

**4.2.3** The late Victorian and early 20<sup>th</sup> century, like many villages that witnessed a pit being sunk in their vicinity, saw the greatest change to the heart of the village around The Square at the crossroads. By 1916 the land had been developed with houses

and shops along the School Road and Church Street corner. The 1920s saw the arrival of a tragic but majestic landmark to Wales with the marble infantryman standing as a war memorial to the dead of the Great War in the Square. Since then the village has continued to be developed.

**4.2.4** Wales is a diverse conservation area and building style varies depending on period of construction. However limestone whether dressed, coursed or rubble is the predominant material particularly along Church Street. Church Street also witnesses the greatest use of pantiles on pitched roofs. Brick is seen on the later Victorian and 20<sup>th</sup> century buildings that surround The Square with cross gabled slate roofs of both pitch and hipped style. The majority of buildings are two or three storey across the whole area.

**4.2.5** Boundaries are denoted by limestone walls typically of heights between 1-2 metres. Although a tarmac surface, Church Street still retains a rural character primarily due to its lack of pavement for long stretches. Despite the fact that most views are short and closed its rural character is further maintained by the many mature trees and green spaces particularly the raised church and grave yard and the enclosed triangular green at Manor Road.

**4.2.6** Since its designation as a conservation area many of the original open spaces have been developed and have undermined the area to some extent. Generally Church Street is well kept but the changing of windows to uPVC in many properties has detrimentally affected the character of some buildings. The Square, at the cross roads and the Green at Manor Road would most benefit from enhancement. Poorly designed shop fronts and signage coupled with some inappropriate development has spoilt the character of this important focal point of the conservation area.

**4.2.7** An appraisal carried out in 2004 recommended that Wales be retained as a conservation area *but* with a reduction in size. It was suggested that the north part along Manor Lane should be removed. Here development has occurred mainly in the 1970s and 1980s that is not reflective of the character of the area. Land at the south of the area should also be removed for the same reason. Neither of these suggestions have been implemented.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The historic core of Wales village still contains evidence of its medieval origins including the 12<sup>th</sup> century Norman Church, a barn from the same era, and a medieval timber framed building. House platforms of potential medieval date have also been recorded, together with undated earthworks which appear to be cut by medieval lanes. In other words, a significant medieval settlement. Outside of the immediate confines of Church Street, the settlement as a whole has a different feel, semi-rural/urban in effect. Historically, this came about with the sinking of the colliery at Kiveton Park in 1866. Looking at the historic maps, by 1816 Wales had been effectively swallowed up by the housing spread of the new settlement of Kiveton

Park. Nevertheless, a walk down Church Street today still gives the impression of a neat, rural village with its magnificent church, village pub and (now redundant) farm

**4.3.2** The wider setting of this southern part of the conservation area is characterised by an agricultural landscape and associated farmsteads such as Springfield Farm to the immediate south of the village. Again, the topography and vegetation mean the character and setting of the conservation area tends to be inward looking and contained. The significant views within the area are up and down Church Street itself.(see Figure 8 above)



Figure 6 Looking south down Church Street

**4.3.3** Views out of the CA are, certainly for the general public, extremely limited, the only exception being at the southern end of Church Street as it turns into Stockwell Lane. From a point adjacent the last bungalow on Church Lane (no.25) there is a significant view south/south east across the proposed site and ultimately towards the ridge line and the village of Harthill (see Figure 9) which is approximately 2.4km away at 128m above sea level. This includes a distant but important view of the Grade I listed Church of All Hollows on Union Street. (see earlier comments regarding the significance of intervisibility.)



Figure 7 Looking south east from Stockwell Lane towards Harthill

**4.3.4** This view is shared from the back gardens of the bungalows on High House Farm Court but obviously this is restricted to the occupiers and their visitors. Interestingly most of these properties have erected high fencing which negates this view anyway.

**4.3.4** The proposed development site contributes to the wider setting of the Conservation Area in that it helps place the villages Medieval origins in context as it has retained the original field pattern which probably dates back to this era. However, in more specific terms, the restricted views from the surrounding streets and public footpaths means the site makes a relatively limited contribution to the character and wider setting of the conservation area.

## Verdict/Magnitude of Impact

### Low

The significance of the asset is slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

## **Potential Mitigation Measures**

- The mature tree line to the northern boundary of the site should be respected, maintained and where necessary, enhanced. This forms the beginning of a key natural buffer which prevents any potential development adversely impacting on the core of the Wales Conservation area and in particular, the key listed building of the grade II\* listed Church of St John the Baptist.
- Serious consideration should be given to type and position of street lighting in order to minimise urban glow.
- Building height should be restricted to no more than 2.5 storeys high (9metres)
- Attention should be given to the design of roof-scape, to prevent development from obscuring or dominating distant views of both the church and eastern fringes of the conservation area.



## 2. Proposed Development

**2.1** This site is currently allocated as green belt and is currently an area of maintained grassland. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, access and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

**2.2** Whilst it is acknowledged that there are identified constraints including its landscape sensitivity and mining legacy, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. The difference in levels within the site is also recognised and this may influence the net developable area, and consequently necessitate the creation of an area of greenspace.

## 3. Designated Assets Affected by the Proposed Allocation

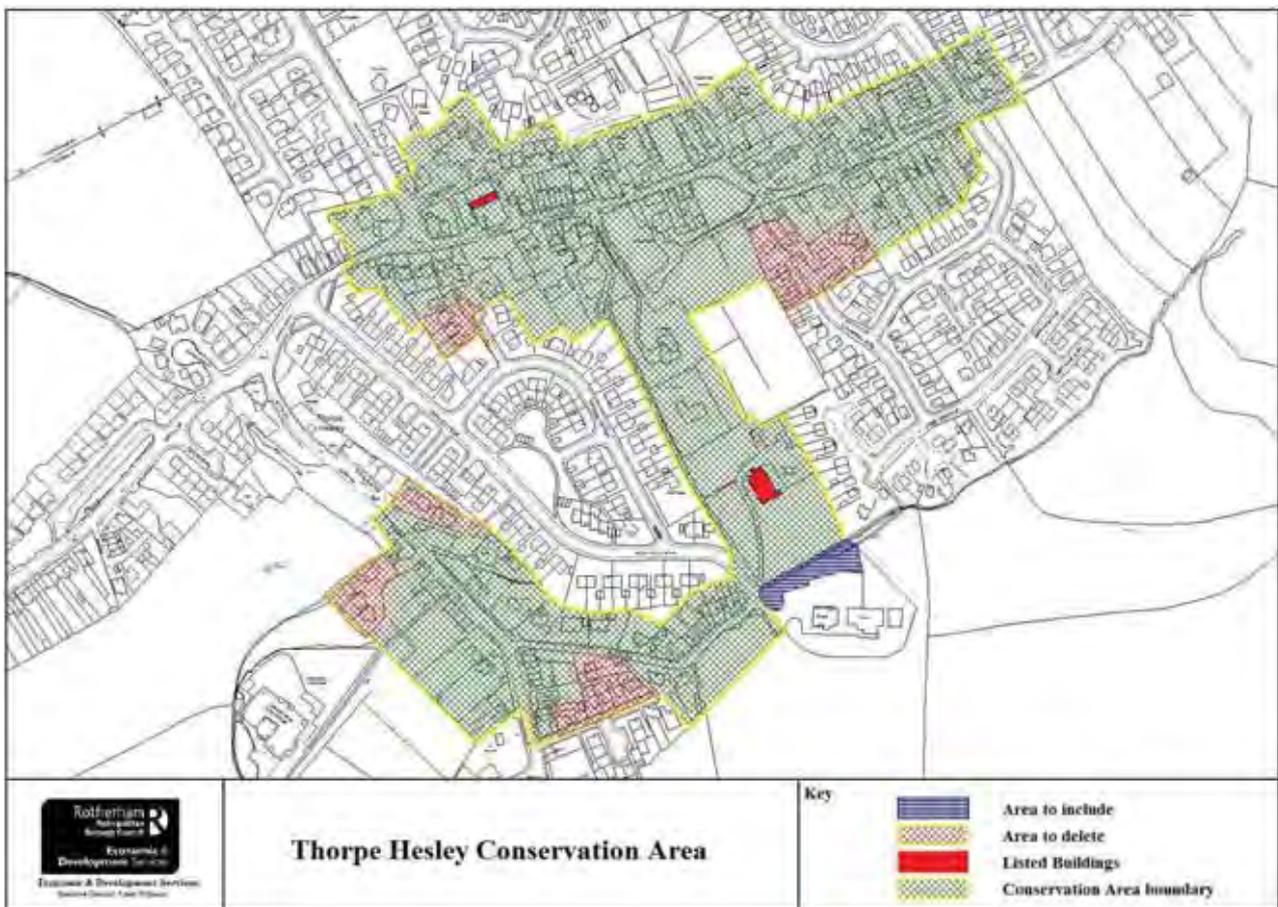


Figure 2 Thorpe Hesley Conservation Area designated 3<sup>rd</sup> March 1976

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** There has been a settlement at Thorpe Hesley since 1086 when the village was recorded in the Domesday survey. However, as the village name suggests it is likely that the village predates this time. Thorpe is derived from Old Norse 'Torp', meaning village suggesting that the village had been settled at or by the time of the Viking invasions. Today there is little evidence that the village has such ancient origins but nevertheless it is a charming village that is still worthy of its conservation area status.

**4.1.2** The village we see today is large and sprawling, located close to the M1 motorway it is a popular commuter village for people that work in other towns. Much of the village and surrounding landscape would be unrecognisable to those that knew the village 300 years ago when the village was centred along Thorpe Street and farming dominated the lives of most inhabitants.

**4.1.3** Examinations of historic maps (OS 1850) reveal that along Thorpe Street were many small cottages and small holdings in the form of crofts. These were long narrow strips of farm land running at right angles to the street. These have all now been developed mainly with modern housing estates but along Thorpe Street itself the agricultural heritage can still be recognised in many buildings, such as the 18<sup>th</sup> century farm complex known as Thorpe Field Farm, the row of cottages (Grade II) at 67-71 Thorpe Street that date from the 16<sup>th</sup> century and numerous 18<sup>th</sup> century cottages such as those at 57 and 89 Thorpe Street.

**4.1.4** The village was also well known for its manufacturing of nails, by 1841 the census records it as the second main trade in the area after farming. Traditionally nail making was a domestic activity. It only required a small smithy either attached to the cottage or in the backyard, an anvil, tools and a supply of coal or coke. The sounds and smells of the village would have been very different to those of today!

**4.1.5** The third main occupation in the mid 19<sup>th</sup> century was one that was to later dominate the area and the region. This was mining.

**4.1.6** It is believed that coal mining in the area dates back to the 12<sup>th</sup> century, traces of mining pits can be seen to the northwest of the village in Hesley Park but by the 19<sup>th</sup> century a number of villagers would have been working in the small ironstone pits to the south of the village to the east of Brook Hill. However, mining for ironstone soon was to be dominated by mining for coal, during the 19<sup>th</sup> century and early 20<sup>th</sup> century many new pits were sunk; Grange (Droppingwell) 1823, Thorpe Common 1860, Barley Hall 1900 and Thorpe Hesley (Wentworth Rd) 1914. The growth of the mining industry led to growth of the village. There was an increase in demand for housing which resulted in new housing development appearing on the roads leading out of the village centre. In addition new community buildings were required. Three key buildings were;

- Holy Trinity Church (1837)
- National School (1838 since demolished)

- Vicarage (1843)

**4.1.7** Surprisingly the village was without an Anglican Church until Victorian times. Holy Trinity was built with funds from the Million Act of 1818 and served as a local place of worship for the growing population of the village. The church, together with the new school and vicarage created a new link in the village between the high ground of Thorpe Street and the low ground at Brook Hill and Sough Hall Road. Unusually this created a village with farm land at the centre surrounded by settlement and the church on the outside.

**4.1.8** The lack of an Anglican Church in the village was not a problem for many. Thorpe Hesley had a strong Methodist following, in fact John Wesley visited the village at least 12 times, his first time being in 1742. The first chapel was built in a neo-classical style in 1787 but was later demolished and rebuilt in 1906 (this is the building that stands today). Further still two more chapels were built, Hope Chapel (United Free) on Brook Hill in 1856 and Zion Chapel (Primitive) on Heslow Grove in 1859.

**4.1.9** Without doubt the greatest amount of development that has occurred in the village was during the mid to late 20<sup>th</sup> century. New housing estates of 3-4 bedroom semi and detached houses were built on the former crofts to the north and south of Thorpe Street which further eroded the agricultural heritage of the village.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area surrounding the PDS is predominantly residential with Thorpe Hesley Junior and Infant school on its eastern boundary. To the south the site is bounded by Upper Wortley Road and beyond the road is a further area of Green Belt. 230 metres to the west of the site is Junction 35 of the M1 motorway.



Figure 3 The PDS as seen from Upper Wortley Road looking north

**4.2.2** Hesley Lane is characterised by Victorian terraced housing typical of both the area and the period. Nearly all buildings are 2 storeys high with pitch roof and gables at either end, but they are of varying heights from low cottages to high Victorian houses. Few buildings use their roof space as living accommodation and for those that do light is obtained through roof lights rather than dormer windows.

**4.2.3** Generally the density of buildings is high there is no uniform building pattern. Many of the 18<sup>th</sup> century and early 19<sup>th</sup> century buildings are positioned gable end on to the road as to be expected with croft farming, whereas many of the later Victorian houses are built face on to the road. Most are built as rows or semis, very few properties are detached and sit in their own grounds, with the exception of Holme Farm, The Vicarage and The Paddock for example.

**4.2.4** Until the late 19<sup>th</sup> century all buildings in the village were built from sandstone. The source of this stone is likely to have been local quarries (the location of these can be identified on early maps, OS 1850, 1888). Interestingly many of the buildings and walls are built from very thinly coursed stone. This is a characteristic feature of the village.

**4.2.5** Brick first appears in the village at the end of the 19<sup>th</sup> century. One of the first buildings to use this material is the Institute on Thorpe Street built in 1888. Other significant brick buildings include 112-114 Thorpe Street and the Methodist Church (disused). It is worth noting that brick used during the 19<sup>th</sup> century and in the early 20<sup>th</sup> century was often used decoratively, especially on street facades.

**4.2.6** There are very few stone slate roofs in the village despite the fact that for many of the 18<sup>th</sup> and 19<sup>th</sup> century buildings this would have been the traditional roofing material. Examples can still be found at Thorpe Field Farm and along Brook Hill. However, as seen in many areas most buildings have been re roofed with Welsh slate which is still a preferable alternative to concrete tiling or synthetic slates.

**4.2.7** Original joinery features such as sash windows are seen on very few buildings in the area. Whilst many windows and doors are timber they are frequently of styles that are uncomplimentary to the building they are in. There is also a trend for the windows to be replaced with the uPVC variety sometimes with the insertion of a bay/bow window which is particularly damaging to the overall appearance of the property and the conservation area.

**4.2.8** During the latter half of the 20<sup>th</sup> Century, the character of the surrounding area has been changed drastically with large numbers of residential properties being built to the west and south east along with the school to meet the needs of the rise in population. Much of this housing, particularly the area to the south east, is composed of relatively high density detached (private) properties.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS being a finger of Green Belt adjacent the western boundary of the Thorpe Hesley Conservation Area, makes a positive contribution to both this heritage asset and the village as a whole. Views into the Conservation have dwindled rapidly during the last fifty years due to the large scale of house building, particularly to the north of the settlement where no key views still exist.

**4.3.2** The Grade II listed Hesley Hall lies approximately 100 metres from the north western boundary of the PDS. However, there are no unobstructed views between the two and, therefore, the contribution made by the PDS to this heritage asset is neutral.



Figure 4 Hesley Hall, Hesley Lane (Grade II listed)

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** Allocation of the site for residential development will have no discernible impact on Hesley Hall predominantly for the reason given above.

**4.4.2** Hesley Hall forms part of the Hesley Hall Farm Complex which provides both a good backdrop and historical context to what is a fine building. However, its setting from Hesley Lane has not been enhanced by more recent housing development such as the adjacent detached houses. This area of Thorpe Hesley, until boundary changes, was previously under the jurisdiction of Sheffield City Council.

**4.4.3** The impact of re-allocation for residential development on the western boundary of the Thorpe Hesley Conservation Area is more difficult to evaluate.

**4.4.4** The views afforded across the PDS offer significant views but these are of Thorpe Hesley itself, *not* the Conservation Area. In addition, the 2005 review of the Conservation Area which produced the map above, recommended changes (reductions) in the boundary of this western section of the Conservation Area.



Figure 5 View of the PDS looking west from Brook Hill

**4.4.5** As a result, it is considered that the allocation of the site will have a limited impact upon this heritage asset.

## 5. Mitigation Measures

- Site adjacent Thorpe Hesley Conservation Area, however, there are no significant historic built environment constraints or recommendations to its development



# **LDF 0551 Land at North Farm Close, Harthill**

## **English Heritage Comment**

“Part of this site lies within the Harthill Conservation Area.

The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “*special attention*” to “*the desirability of preserving or enhancing the character or appearance*” of its Conservation Areas.

If it is intended to allocate this site, there needs to be an assessment of what contribution this currently-undeveloped area outside the Conservation Area makes to its character or appearance and what effect the loss of this site and its subsequent development might have upon the designated area.

There is unlikely to be any effect upon the significance of the Listed Buildings to the south of this site.

Given that the majority of this site which lies within the Conservation Area appears to have been redeveloped, any impact is only likely to be on the setting of the Conservation Area. Consequently, it would be more appropriate to give it a score of Amber.”

## **1.The Site**

**1.1** A 1.54 hectare site at the north west corner of the village of Harthill. The site is bordered by the spine of the village, Union Street to the east, long standing ribbon type residential development to the south and Green Belt to the north and west.

**1.2** The site is currently occupied by a number of buildings. In the area fronting Union Street are a number of late 18<sup>th</sup>/early 19<sup>th</sup> century agricultural buildings ancillary to North Farm, which also remains towards the centre of the site. The method of construction is typical of the area ie coursed squared sandstone with red pantile roofs. All of these structures are currently vacant and in deteriorating condition.

**1.3** Surrounding these original buildings of the North Farm complex are eight, detached stone built/ red pantiled roofed houses built in the late 1980's. These are unfinished and have never been occupied. At the time planning permission was granted, consent was also given to convert both the farmhouse and the surrounding barns. Again, with the exception of the main farm house, this work has never been completed.

1.4 The remainder of the site which is currently Green Belt is predominantly under grass. In terms of vegetation cover, the site has a mature length of hedge to its southern perimeter and there are a couple of mature trees in its north west corner.

1.5 The site has no discernible changes in topography.



Figure 1 The PDS including the aerial photograph from 2009 (right) showing the unfinished houses



## 2. Proposed Development

**2.1.1** This site is currently allocated as part residential and part Green Belt in the Unitary Development Plan. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, it being part brownfield with vacant partially completed dwellings that do not meet current standards, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

**2.1.2** Allocation of a slightly wider area including a small proportion of Green Belt land will enable the redevelopment of the original housing development site. Whilst it is acknowledged that there are identified constraints including it being within a conservation area, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission.

## 3. Designated Assets Affected by the Proposed Allocation

**3.1** As the Historic England comment above states, there are no listed buildings close enough to be affected by any further development on the site though North Farm must have been borderline for listing and will undoubtedly be included on a List of Buildings of Local Significance, work on which is due to commence later this year.

**3.2** Harthill has a number of significant listed heritage assets, including the Grade I Church of All Hallows (see below), but these are generally situated further south on Union Street in what was the historic core of the village.



Figure 2 The Grade I listed Church of All Hallows

**3.4** The conservation area covers the historic core of the village focusing on Union Street to the north and south of the parish church. The village was established by Saxon times and is recorded in the Domesday Book of 1086.



Figure 3 Harthill Conservation Area designated 4<sup>th</sup> August 1976

**3.5** The village had very close connections for many years with the Duke of Leeds. At the end of the 17<sup>th</sup> century the Duke had a new residence built close to Harthill, Kiveton Hall. The parish church contains the crypt of the 1<sup>st</sup> Duke. However, with the demolition of the Hall in 1811 the connection was severed.

**3.6** Much of the character of the conservation area is made up from the 17<sup>th</sup> – 19<sup>th</sup> century buildings along Union Street. Most buildings are between 1.5 to 2 storeys, although there are few exceptions that are 3 storeys such as the Old Rectory (grade II) and Danby House (grade II). Sandstone is the predominant building material with steep pitched pantile roofs. Cat slide roofs are seen on a number of buildings also. Some properties are half rendered and painted.

**3.7** A key characteristic of the area is the positioning of the buildings along Union Street. Many are gable end to the road, therefore maximising land use and possibly light, as the majority face south. When viewed from either end of Union Street these buildings provide a rhythm to the street that is further emphasised by their chimney stacks and chimney pots.

**3.8** There are many significant buildings, not just those that are listed. These include the group of houses at the northern end

**3.9** Uncompleted development at North Farm is also detrimental to the area.

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** Harthill was part of William de Warenne's honour of Conisbrough in 1086, having previously belonged to Earl Harold. It seems to have been a substantial village with 13 freemen and 11 villagers. There were 12 plough teams, indicating that a considerable acreage of arable land had been cleared.

**4.1.2** The manor later passed to the Bardolf family, descended from the second son of William de Warenne. From them it passed to the Beaumonts in the reign of Henry IV. Lord Lovell, head of the Beaumont family rebelled against Richard III and later aided Lambert Simnell's rebellion against Henry V11.

**4.1.3** As a result their Harthill lands the manor passed to the Serlbys who, for much of the Middle Ages, had been resident lords of Harthill as tenants of the chief lords. The Serlbys lived in a house near the church that was demolished c.1860 to allow the churchyard to be extended. The marriage of Gertrude Serlby and Sir George Chaworth brought Harthill to his family.

14th Century

**4.1.4** Harthill seems to have been a substantial village by the late 14th century for the 1379 Poll Tax returns list 156 tax payers. This would suggest a total population in Harthill and Woodall of around 400. The list is headed by John de Keuton [Kiveton], "serigante"(sergeant), and Agnes his wife, who paid the considerable sum of 6s 8d.

**4.1.5** In 1673-4, the manor of Harthill was sold to Sir Thomas Osborne, Earl of Danby, who was created Duke of Leeds in 1694. Osborne's ancestor, Edward Osborne, had been born in Harthill in the early 16th century. Taken under the wing of Sir William Hewitt of Wales, he was apprenticed to Hewitt's cloth merchants business in London and eventually married Hewitt's daughter. He was Lord Mayor of London in 1583 and laid the foundation of the Osborne dynasty. The Osbornes had their seat at Kiveton Old Hall at Kiveton Park which was then within the parish of Harthill. Sir Thomas Osborne was a favourite of Charles II who created him Earl of Danby. The Earl was one of the peers who invited William III to take the throne from James II. His reward was the dukedom of Leeds.

**4.1.6** Tradition has it that Harthill Church was founded by William de Warenne in 1085. It was one of the churches that he gave to Lewes Priory. At the dissolution of the monasteries, the advowson of Harthill was one of many granted to Henry VIII's minister Thomas Cromwell. After Cromwell's disgrace and execution, the advowson was granted to the Waterhouse family. It was again in the hands of the crown in 1674 when Charles II granted it to Thomas Osborne.

**4.1.7** The church of All Hallows has seats for 300 and consists of nave and chancel with aisles and tower. The arcades in the nave date from c1200 and the chancel from the 13th century. The tower is in the Perpendicular style. The monuments include one to Lady Margaret Osborne (d.1642) and the marble tomb chest of the first Duke of Leeds (d1721). Many of the Duke's descendants were laid to rest in the family vault within the church. A gallery was inserted at the western end of the nave in 1738. This was taken down in 1850 as the numbers attending services had fallen off. The Rev. G.T.Hudson imported the fine carved pulpit and lectern from Italy in 1886. The church underwent extensive restoration in 1895-8.

**4.1.8** By the 19th century nonconformity had become established in the village with the Methodists meeting in Chapel yard. A Wesleyan chapel was erected in Woodall Lane in 1879-80 from stone quarried on the chapel site.

**4.1.9** Harthill has always been primarily an agricultural village. Villagers spun and wove the wool from the local sheep for their own purposes and locally grown flax was turned into linen sheets and pillow cases. Apart from farming, the main local industry was quarrying the local gritstone. The major product of the quarries was whetstones for sharpening knives and agricultural implements. In the early 19th century over 40,000 stones were being produced each year. As the bulk of the land was owned by the Duke of Leeds was able to enclose the land as he saw fit. As a result only some 250 acres of waste ground, known as Woodall Moor, remained to be dealt with by the Harthill Enclosure Award of 1761. The lion's share of the land, 231 acres, was awarded to the Duke.

**4.1.10** In the 1760s the Chesterfield Canal was constructed through Kiveton Park. The Derbyshire Dyke was dammed between Harthill and Woodall to form a chain of three reservoirs to supply water for the canal. When the canal fell out of use, the water was used to feed the boilers at Kiveton Park Colliery.

**4.1.11** The colliery had been sunk on the northern edge of the parish in 1866-8 and provided employment for many Harthill men. The Duke of Leeds, however, resolutely refused to allow colliery houses to be built on his land in Harthill. As a result there are still open fields between the village and Kiveton. Many miners, however, lived in houses at Fir Vale which were erected in 1868-70 on an island of land not owned by the Duke. The Parish Church established a mission room and school at Fir Vale in 1875.

**4.1.12** In 1801 the population of Harthill with Woodall was 660. The population fell slightly in the early 19th century, reaching 632 in 1831, but recovered to 739 in 1851 and 1,396 in 1891. In the early part of the 20th century the population fluctuated between 1,100 and 1,300 but since the War figures have grown steadily, reaching 1,795 in 1981 and 1,834 in 1991.

**4.1.13** The village began to expand in the years after the First World War. The first council houses [the Hillside and the Crescent] were built in 1920-1. Further council houses were built in the Crescent and east of Whinney Hill in 1926-7 and at Hop Inge in 1935. The Miners' Welfare Institute was built in 1924, funded partly under the National Scheme (of 1d for each ton of coal raised) and partly by money raised within the parish.

**4.1.14** Despite its rural isolation, Harthill played its part in the Second World War and even suffered its own air raids. In August 1940 19 bombs fell in the eastern side of the parish and a landmine fell near Woodall the following March. The only casualties were a few broken windows. In the 1960 the M1 Motorway was driven through the western side of the parish and Woodall became the site for a motorway service area.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** Much of the character of the conservation area is made up from the 17<sup>th</sup> – 19<sup>th</sup> century buildings along Union Street. Most buildings are between 1.5 to 2 storeys, although there are few exceptions that are 3 storeys such as the Old Rectory (grade II) and Danby House (grade II).



Figure 4 The Old Rectory, Union Street, Harthill. Listed Grade II

**4.2.2** Sandstone is the predominant building material with steep pitched pantile roofs. Catslide roofs are seen on a number of buildings also. Some properties are half rendered and painted. A key characteristic of the area is the positioning of the buildings along Union Street. Many are gable end to the road, therefore maximising land use and possibly light, as the majority face south. When viewed from either end of Union Street these buildings provide a rhythm to the street that is further emphasised by their chimney stacks and chimney pots.

**4.2.3** There are many significant buildings, not just those that are listed. These include the group of houses at the northern end surrounding the Thorpe Road, Union Street junction, or the small cottage opposite the Blue Bell pub at the southern end for example.

**4.2.4** Secluded and more private areas such as Chapel Yard, so named after the first non-conformist chapel was built here in 1860 and Dishwell Lane act as retreats from Union Street that is often busy with through traffic.

**4.2.5** The village is well kept and the numerous planted verges are testimony to this such as those surrounding the old cross and war memorial. Trees are not a dominant feature, but they still positive contributions to the village especially those found at the churchyard.

**4.2.6** The nature of Union Street lends itself to views along its length, however Harthill's hillside location ensures that there are far reaching views to the west, particularly from Serlby Lane. Other views are glimpsed between the properties on Union Street.

**4.2.7** Throughout the area where the gable wall of buildings do not form boundaries sandstone walls of varying heights are the most common boundary treatment.

**4.2.8** Harthill has witnessed a significant amount of new development, partly due to it not having Green Belt designation. Much of the development has been successfully integrated. However, there are examples where the scale, mass, material and design are not complimentary and have had a negative impact on the village. However the character is also being eroded by changes to many of the older buildings too. Alterations to windows, mainly the introduction of uPVC have altered the appearance of many properties.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The situation on this PDS is unprecedented, a half completed, and effectively abandoned, housing development in one of the most sought after settlements in the Borough.

**4.3.2** Currently, the site detracts from the character and setting of the Harthill Conservation Area whose historic core is characterised by well maintained properties.

**4.3.3** From both a planning and building regulations perspective the unfinished development does not conform to current standards both in terms of layout and construction. Conversations to address this have so far been only tentative and unproductive. The deteriorating condition of the site has led for calls for the serving of a Section 215 Notice in order to at least tidy up the site. This is currently under consideration.



#### 4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets

4.4.1 In the meantime, the current proposal under the emerging Local Plan is to extend the existing site into the Green Belt therefore enabling a higher quality residential development around a layout more suited to a prominent site within a good quality Conservation Area.



4.4.2 With a good alignment with current policy and good quality. However from a heritage perspective extending the development into the Green Belt of

is assessed with regard to a highly positive outcome. extending the development is considered.

Figure 6

**4.4.3** As a typical former agricultural settlement in this southern area of the Borough, the development is linear with development hugging the main route through, Union Street. Many of the surrounding settlements are washed over Green Belt, Harthill, however is not. The western boundary of the Conservation is very well defined and runs roughly parallel to Union Street. Extending the Green Belt westward on the PDS will create an unnecessary bulge in this line. The historic maps support the argument, as shown by the Ordnance Survey Map from 1901.

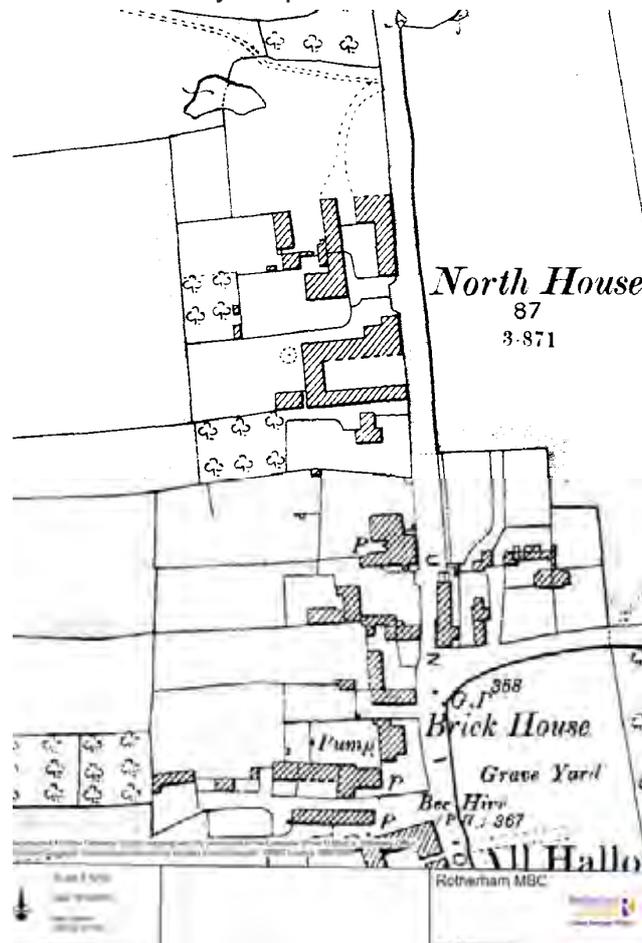


Figure 7 Ordnance Survey Map of 1901

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Harthill Conservation Area and its setting
- Development should reflect the existing historic character of the adjacent farmstead and wider landscape in order to strengthen local distinctiveness and respect the local vernacular in terms of scale, layout, design, scale, height and materials
- North Farm farmhouse and historic stone barns should be retained as part of the development and restored and enhanced for positive re-use. It is

recommended that the group is considered for local listing in the forthcoming local list



Figure 8 North Farm and outbuildings. Unlisted but still a valuable asset worthy of preservation

## 6. Conclusion

There is undoubtedly an opportunity here, albeit with a slight incursion into the Green Belt, to put right and conclude a saga which has damaged both the village of Harthill itself, but more importantly a key site on the entrance to the Conservation Area that, with the exception of the PDS is in good health.

Adherence to up to date policy and guidance should ensure a high quality housing development in a sought after area.





# LDF 0563 Land off Godstone Road, Moorgate

## 1.The Site

**1.1** The proposed development site (PDS) is comprised of 0.43 hectares and occupies a prominent position at the junction of Moorgate Road and Hollowgate. The site sits partly within the Moorgate Conservation Area, the boundary of which crosses the site with the facade buildings to the main road falling within it and the former parking areas to the rear being outside,

**1.2** Up until recently, the Moorgate Road frontage was occupied by Moorgate House which was a large, imposing two storey 19<sup>th</sup> Century Victorian Villa which had a large 1960's extension to its rear elevation which was in part, 6 storey's in height. These buildings, with the notable exception of the façade of the Victorian Villa, have now been demolished (see figure 2 below).



Figure 1 The PDS

**1.3** There are a number of trees within the site, particularly along the Hollowgate and Godstone Road frontages. The majority of these are the subject of Tree Preservation Orders. The remainder of the site was used for car parking and is rapidly becoming overgrown.

**1.4** Godstone Road is a residential street of Victorian villas and terraced houses. The adjacent Victorian Villas fronting Moorgate Road have been converted into flats while

the opposing corner of Hollowgate has new build flats completed in the last 5 years. Directly opposite, at the top of Alma Road, is the former site of South Grove Comprehensive School, now demolished and replaced with Moorgate Business Park.

**1.5** Topographically, the site slopes steeply from west to east down Hollowgate.



Figure 2 Moorgate House today

## **2. Proposed Development**

**2.1** The site is allocated for mixed use in the Unitary Development Plan but previously had permission for development for 60 dwellings, which has now lapsed. In view of the previous permission and its appropriateness for residential development it is proposed to allocate this land as a residential development site.

## **3. Designated Assets Affected by the Proposed Allocation**

**3.1** The site is within the Moorgate Conservation Area.

**3.2** The nearest listed building is Wellgate Old Hall at the bottom of Hollowgate. It's setting would *not* be impacted upon by development on this site.

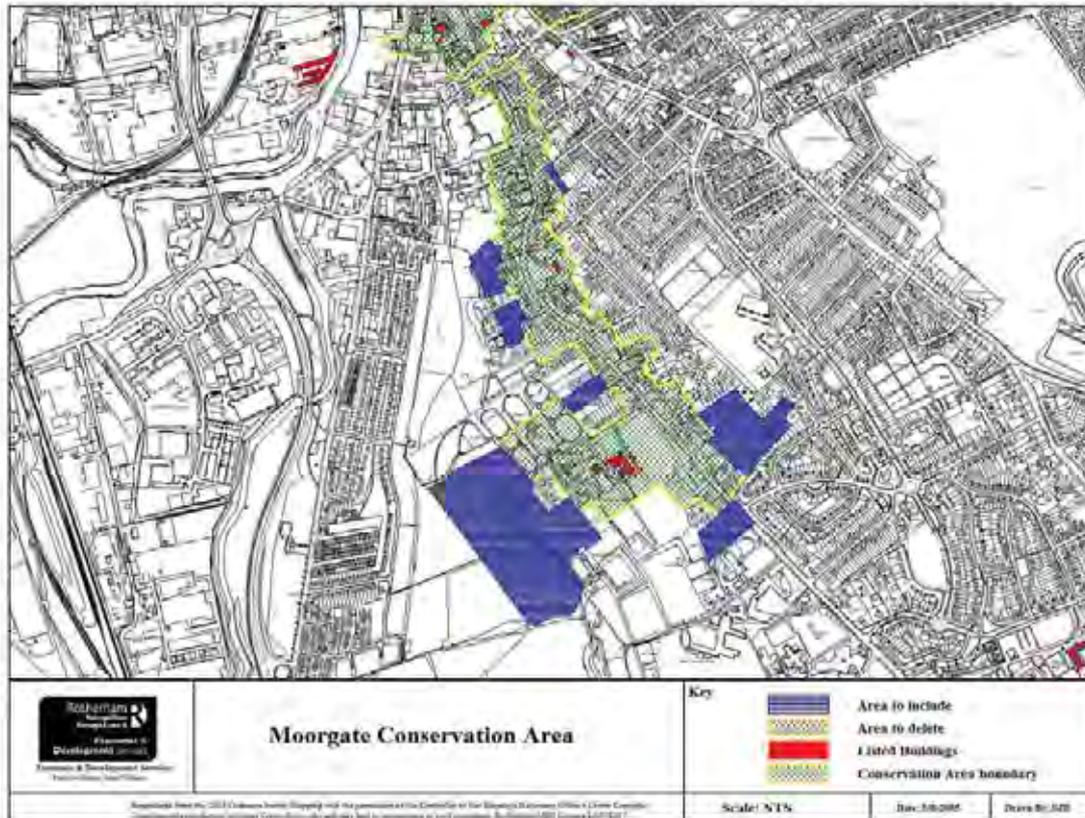


Figure 3 Moorgate Conservation Area designated 9<sup>th</sup> March 1977

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** Moorgate Conservation Area is a long and linear designation that stretches for over three quarters of a mile along Moorgate Road. Moorgate Road is a principle route into Rotherham town centre from the south and has been for many centuries. The name '*Moorgate*' implies its ancient origins as being the road across Rotherham moor with 'gate', taken from '*gata*' the Danish for road or way.

**4.1.2** A reflection of the importance of this route into the town is the fact that the road was turnpiked during the mid-late 18<sup>th</sup> century. Turnpiking the road resulted in a new alignment of the route by-passing the ancient route by curving to the south of Moorgate Hall and rejoining the original route just south of the conservation area boundary. This realignment is still evident when walking or driving southwards along Moorgate Road with the large curve just before Moorgate Hall. The upkeep of the road was maintained by the Rotherham and Pleasley Turnpike Trust. The milestone outside Thomas Rotherham College that is cast iron from the late 19<sup>th</sup> century is likely to have replaced an earlier milestone and again is a reminder of the turnpike era. Moorgate Road is clearly called the 'Rotherham and Pleasley Road'.

**4.1.2** Despite being a principal route into Rotherham town for centuries, Moorgate saw very little development before the 19<sup>th</sup> century. The exception to this is Moorgate Hall, dating from 17<sup>th</sup> century this grade II\* house is clearly identifiable on historic maps (John Warburton, 1718-1720 and Thomas Jeffries, 1767-1772). It is not until 1850 that the beginnings of what was to become a prominent Victorian suburb can be identified. Rotherham cemetery is established, The Vicarage has been built and the first substantial residential development could be found at Moorgate Grove. Few buildings had been built along Moorgate Road itself, a notable exception that can still be seen today is the Regency style Moorgate Terrace.

**4.1.3** Between 1850 and 1888 a building explosion occurred along Moorgate Road almost as ribbon development. Many large detached and semi-detached houses were built both on Moorgate Road as well as on new roads constructed to the west and east. Godstone, Gerard, Mountenoy and Reneville Road to name a few were all built in this period. Development was so intense during the mid-late Victorian period that by the start of the 20<sup>th</sup> century what was originally a road across the moor had become one of the most prestigious residential areas within Rotherham town, with many of the finest Victorian houses occupied by many of Rotherham's most prominent people, the new monied middle classes.



Figure 4 Moorgate Hall, Moorgate Road. Listed Grade II\*

**4.1.4** Moorgate Road is an area that architecturally is worthy of conservation area status but with regards to the social history of Rotherham it has particular

significance too. The town witnessed massive industrial expansion during the 19<sup>th</sup> century leading to vast increases in wealth for the middle classes. The new houses along Moorgate Road became the most desirable residential area for many. Mr Mason of the well known jewellers located on High Street for many years and mayor of Rotherham in 1889 moved to Wood Lea, Moorgate in 1875. John Guest, partner of the renowned Guest and Chrimmes brass foundry purchased the magnificent Italianate Moorgate Grange in 1862, whilst his sister and her High Street boot and shoe maker husband lived at Oak Terrace. Examinations of the census records reveal many connections with Moorgate and the growth of the town, it is important to acknowledge this relationship.



Figure 5 61 & 61a Moorgate Road. Unlisted but impressive house with unusual belvedere type feature

**4.1.5** The character of Moorgate today is predominantly derived from the many Victorian buildings although there is development from other periods. During the 1930s a number of semi detached houses were built, some within the grounds of larger Victorian houses their stone boundary walls with remains of Victorian railings reveal this (e.g. 56-64 Moorgate Road). Later development from the 1960s to 1980s has not been so successfully incorporated into the area such as the housing at Moorgate Chase or the office development Mountenoy Road. Fortunately new schemes respect the area much better and successful additions can be seen

## 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** The PDS occupies a position on the fringe of Rotherham Town Centre. The surrounding area is mixed use, with residential development to the immediate north and east and business/commercial to the west.

**4.2.2** The surrounding area has seen a great deal of change and re-development in the last ten years. Traditionally, the Moorgate Road area, as illustrated by its history and development, is characterised by the predominance of large, stone built Victorian buildings set in large grounds. Moorgate House itself provided a good example of this as does the recently converted property to the immediate south of the PDS and the former Florence Nightingale Public House (now a Chinese Restaurant) to the west.

**4.2.3** However, there are a number of recent developments, which have both attempted to replicate the original character of the Conservation Area or replace it with a more modern approach, as illustrated by the two photographs below.



Figure 6 New build flats (left of centre) replicating renovated Victorian Building to the right



Figure 7 Recently completed apartment block adjacent the PDS at the junction of Moorgate Road and Hollowgate

### 4.3 Contribution that the PDS makes to nearby Heritage Assets

4.3.1 At the present time, the PDS is effectively a demolition site, overgrown and with remnants of the demolished buildings that previously occupied the site. The remaining facades of Moorgate House have understandably led to public criticism as without knowledge of the proposal outlined below, the length of time passed since demolition is puzzling.

4.3.2 Consequently, the PDS is currently making a negative contribution to the Moorgate Conservation, particularly as it occupies a prominent position at a major traffic junction and one of the main thoroughfares into the town from the east (Junction 33 of the M1 included)



Figure 8 Looking west from the Centre of the PDS towards the remains of Moorgate House

#### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** Planning permission was granted conditionally in 2008 for the demolition of the existing on site buildings, with the north and west facades of the Victorian Moorgate House to be retained, to be replaced with a four storey building to form 48 apartments (incorporating the retained facades) and a detached three storey building to form 12 apartments, providing 60 residential units in total.



Figure 9 Moorgate House prior to demolition. Formerly occupied by the trade union, UNISON

**4.4.2** The demolition of the original buildings has now taken place and the facades on Hollowgate and Moorgate Road remain. The proposed replacement buildings were to be of a mixed contemporary and traditional design. The elevation facing Hollowgate was intended to pick up a number of the stronger architectural features seen in the original and retained Moorgate House façade such as cornices at roof level, bay windows and vertical emphasis in window styles. In addition, this elevation was to be constructed of brickwork with artificial stone features. A new building was to be built facing Godstone Road. This was to be a three storey structure with gable front and hipped roof features to reflect the surrounding area. The materials were to be brickwork with artificial stone features and render.

**4.4.3** The proposal was considered acceptable not least because with the exception of the new apartment block the development was to occupy an almost identical

footprint to that of the previous buildings. Residential usage was considered more agreeable and appropriate to the immediate locality.



Figure 10 1960'S extensions to the rear of Moorgate House. Now demolished as part of the extant planning permission referred to above..

**4.4.4** In terms of impact on the Conservation Area it was also considered acceptable. While Moorgate House was an attractive Victorian Villa, it had been subject to several extensions some of which had been more acceptable than others. The large six storey 1950's/60's structure which towered over the original and had a poor architectural relationship with it was particularly damaging to the image and setting of the conservation area. With the exception of Moorgate House, which had been secured the other on site buildings were in a very poor state of repair due to repeated acts of vandalism. It was considered that the site in general offered "little to complement the character and appearance of the Conservation Area.

**4.4.5** The retention of the north and west facades was of paramount importance as the building occupied a strategic position within the Moorgate Conservation Area and on the junction of Hollowgate and Moorgate Road. The proposed new building fronting Godstone Road was considered discreet in its design and scale (similar to

adjacent properties) and as such would assimilate successfully into the street scene and not appear as an incongruous feature. The Conservation Officer at the time supported the application and considered that the proposal would bring a new definition to the site and compliment the Conservation Area owing to its iconic projection.

**4.4.6** In terms of scale, it was not considered that the development would appear overbearing /dominant within the context of the streetscape. The development would result in the removal (now gone) of the imposing six storey 1960's extension and its replacement with a more integrated extension. Additionally, the impact would be mitigated due to the change in levels of the site. The proposed development would occupy a roofline much lower than that of the previous structure.

**4.4.7** In conclusion, it was considered that the proposal could be successfully integrated into the site without any damaging impact on the appearance of the street scene, Moorgate Conservation Area or the amenities of existing residential occupants

## **5. Mitigation Measures**

- The site occupies a strategic position within the Moorgate Conservation Area. Planning permission was granted conditionally in 2008 for the demolition of the on-site buildings, with the north and west facades of Victorian Moorgate House to be retained and incorporated into any future development. Planning permission has been implemented and is, therefore, still valid

# LDF 0565 Land at the junction of Wellgate and Hollowgate

## English Heritage Comment

“This site would entail development on three sites of Wellgate Old Hall which is a Grade II Listed Building. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, the development principles for this site should:- (i) alert potential developers to the presence of Wellgate Old Hall, and (ii) set out requirement that, in any proposals for the redevelopment of this area, those elements which contribute to the significance of this building should not be harmed.”

## 1.The Site

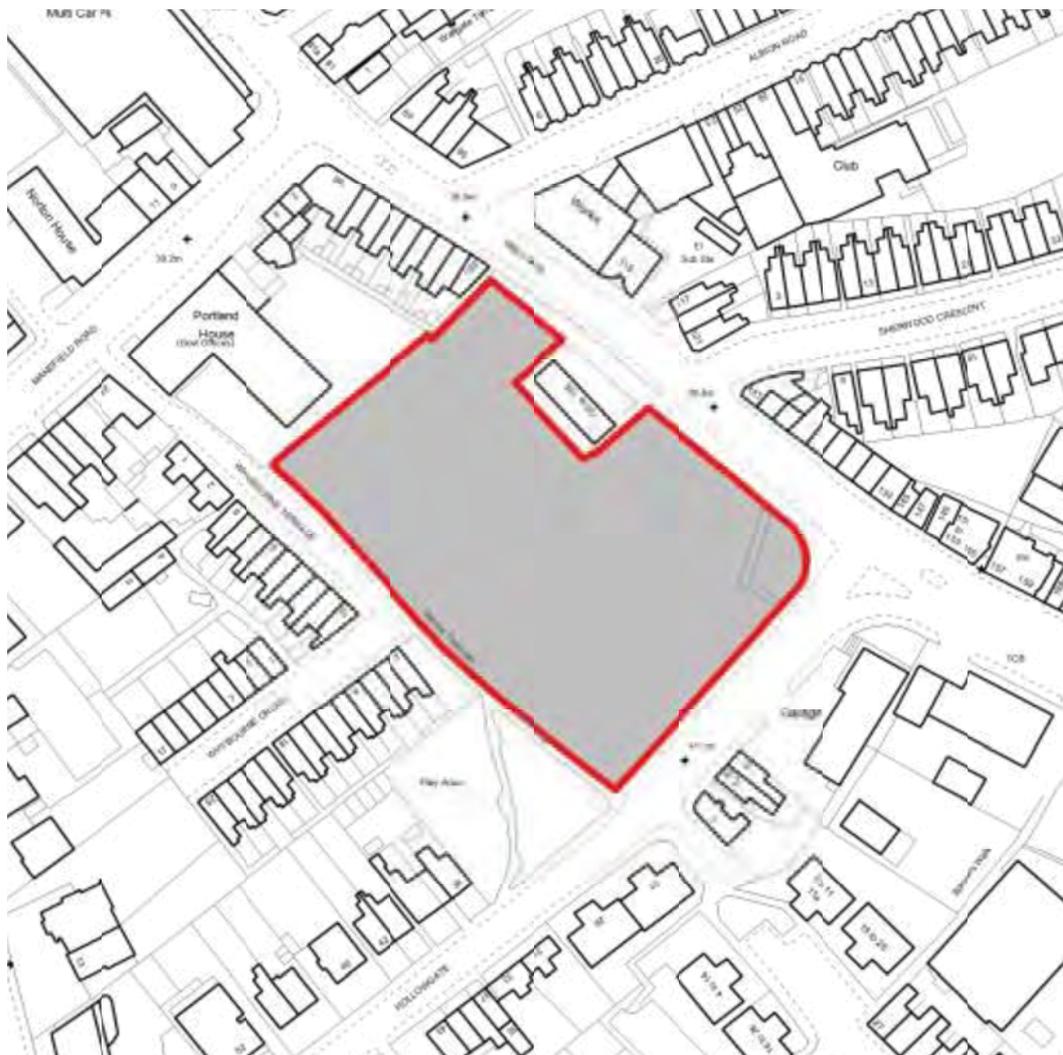


Figure 1

## 2. Proposed Development

**2.1** This site is allocated for mixed use in the Unitary Development Plan. Although vacant the site previously had permission for housing and retail development. The site is close to Rotherham town centre and adjacent to a Listed Building. Whilst acknowledging that the site is within an Air Quality Management Area it is proposed that the site is allocated as a residential development site which would contribute towards the town centre's Renaissance aspirations in meeting housing requirements in a sustainable urban location.

## 3. Designated Assets Affected by the Proposed Allocation

**3.1** On the north eastern edge of the site is Wellgate Old Hall, a Grade II building first listed on 19<sup>th</sup> October 1951. An assessment of the history and significance of the Hall, written by well respected local historian Agnes Bockley is included in full as an appendix to this document. Sadly, Agnes passed away in 2010.



Figure 2 The Grade II listed Wellgate Old Hall

**3.2** The PDS sits 50 metres to the south east of the south eastern boundary of the Town Centre Conservation Area (see map below) on one of the main vehicular and pedestrian routes into the town centre

## **4. Analysis**

### **4.1 History and Development of the Settlement**

**4.1.1** Wellgate has developed historically as the principle route into the Town Centre from the south, The term “gate” is from the Anglo-Danish word for street – ‘gata’ or ‘gatan’ and “Well” is derived from the number of underground springs and wells that were a characteristic of the area.

**4.1.2** During the Civil War, Rotherham was a puritan stronghold and was twice attacked by Royalists. Battles were fought at the junction of Wellgate and High Street and later at Rotherham Bridge. The 1774 Map of Rotherham (see below) shows the layout of the town at that date and this is probably little different from the late medieval settlement. Wellgate is clearly shown coming in from the south.

**4.1.3** While Wellgate has been a long established thoroughfare, the main development boom took place in the late 19<sup>th</sup> Century when large numbers of terraced houses were built, particularly to the east between Wellgate itself and Clifton Lane. Development in the 20<sup>th</sup> Century has also had an impact with a large, and out of scale multi storey car park to the north west and a significant sheltered housing scheme and supermarket to the south east.

### **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area surrounding the PDS is a mixture of commercial, retail and residential. The Victorian terrace buildings directly fronting on to Wellgate have largely been converted into shops, offices and takeaways. Leading off from Wellgate, the surrounding streets are typical Victorian terraced properties, brick built with, predominantly, tiled roofs. Building height, with the exception of the office blocks on Mansfield Road and the aforementioned multi storey car park, is no higher than two storey.

**4.2.2** It could be argued that the area has suffered in the 21<sup>st</sup> Century from external economic forces that have led to the re-location of a number of prominent business uses, not least the car dealership that occupied the PDS.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** At present the PDS makes a negative contribution to both the adjacent heritage asset and the surrounding area as a whole.

**4.3.2** Since the vacation of the PDS and subsequent demolition of the on-site buildings in 2005, the site has been boarded up and secured to prevent public

access. The blue hoardings used are unsightly and severely damage the setting of Wellgate Hall.

**4.3.3** The site itself is overgrown and subject to frequent fly tipping. The rear elevation of the Hall is now almost totally obscured. The site, in its current condition, is an eyesore and detracts both from the setting of this important building but also from the surrounding area, which in addition to the commercial businesses on the frontage of Wellgate, also has a large number of residential homes.

## **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** Wellgate Old Hall is a late 17<sup>th</sup> Century former house (a date of 1679 is noted on the restoration plaque outside, erected in 1979 when the building was restored) It occupies an important manorial site possibly associated with St. James' Chapel that was situated opposite. Re-used timbers within the building have been tree ring dated to 1479. (source; P. F. Ryder, notes in County Ancient Monuments and Sites Record, Sheffield)

**4.4.2** The building is two storeys built of course, rubbled sandstone with, unfortunately, a 20<sup>th</sup> Century cement tiled roof, presumably from the 1979 restoration. A Tudor arched fireplace from the building now stands on display in the forecourt.



Figure 3 Wellgate Old Hall in 2001 with the car dealership business still in operation

**4.4.3** The photograph above shows Wellgate Hall in 2001 when the car dealership was still in operation on the site. As this illustrates, the setting then was far from ideal. To the buildings left was the main showroom and office building which was built far too close to the listed building (it was listed in 1951 not in 1987 when the majority of buildings in the town centre were re-surveyed and listed).

**4.4.4** The area to the other side and rear was a large car parking area with vehicles being sold on the forecourt area of the listed building.. The car parking area was also surrounded by grey, pallisade fencing more suited to an industrial building than the setting of an important 17<sup>th</sup> century building on the fringes of the town centre.

**4.4.5** However, it is sad to say that the situation has deteriorated even more in the last 15 years as illustrated by the photographs below.



Figure 4 Wellgate Hall September 2015

**4.4.6** On its Hollowgate and Wellgate frontages has now been erected a 3 metre high, solid wooden fence painted light blue apart from where local graffiti artists have moved in to improve it somewhat (see below) This is clearly adversely affecting the setting of the Hall.



Figure 5 Work on the surrounding fence by local graffiti artists

**4.4.7** The site itself is overgrown and subject to frequent fly tipping. The rear elevation of the Hall is now almost totally obscured. The site, in its current condition, is an eyesore and detracts both from the setting of this important building but also from the surrounding area, which in addition to the commercial businesses on the frontage of Wellgate, also has a large number of residential homes.

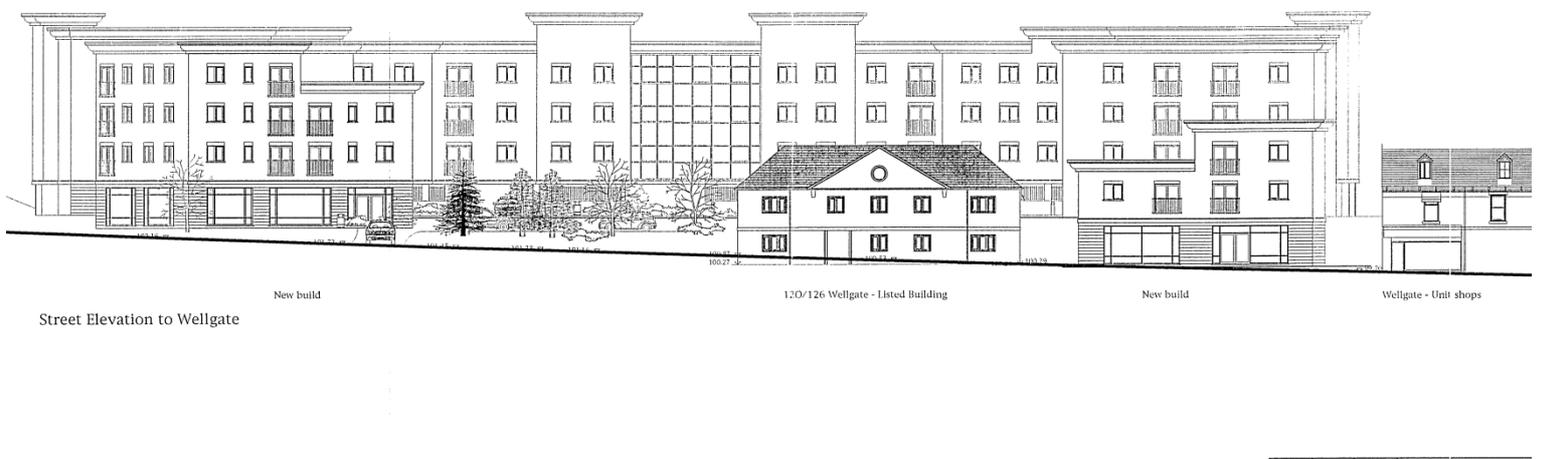


Figure 6 The Hall from the rear. August 2015



Figure 7 Security measures to protect the rear of the building

**4.4.8** The 2006 planning permission for residential development on this site failed to address the setting of Wellgate Old Hall. The proposed apartment blocks, at four storeys, would have totally overwhelmed the building and would have resulted in a situation far worse than when the car dealership occupied the site.



Street Elevation to Wellgate

New build

1/0/126 Wellgate - Listed Building

New build

Wellgate - Unit shops

Figure 8 Proposed elevation for the 2006 planning approval, thankfully now lapsed

## **5. Mitigation Measures**

**5.1** Fortunately, this planning permission has now lapsed and any future proposal needs to be re-examined in line with current policy and guidance. Whilst appreciating the location of the site requires a high density of dwellings, the following mitigation measures should still be applied;

- On the Wellgate frontage a building line should be established running in line with the rear elevation of Wellgate Old Hall. This area should be landscaped ensuring that views of the Hall both up and down Wellgate are not obscured.
- The previous planning permission on this site was for high density, four storey apartment blocks which should no longer be considered appropriate on a sensitive site which surrounds on three sides such an important heritage asset such as Wellgate Hall.

## **6. Conclusion**

**6.1** Wellgate Hall, despite its Grade II listing, feels more significant than this. The sensitivity of the PDS is made more potent by its locality whose appearance and architectural quality has taken a sharp decline over the last twenty years.

**6.2** At present the site is an eyesore and desperately needs cleaning up which residential development would undoubtedly achieve but it must not be at the expense of the Hall.

**6.3** The PDS is in the ownership of the Local Authority and they must be made aware of their responsibilities in this matter. There are already meetings in the pipeline to make sure they are.

## Appendix: Wellgate Old Hall by Agnes Bockley (date unknown)

Wellgate Old Hall, a Grade II Listed building, was re-roofed with Welsh slate and converted into four cottages in the mid 19th century coinciding with completion of the superb Moorgate Estate which was to attract the wealthy new industrialists of that Century. It became fashionable to live on the edge of the pleasant countryside which surrounded the Town.

The original site of Wellgate Old Hall was a large one bounded by Mansfield Road, Wellbourne Terrace, Roger Lane (now known as Hollowgate) and fronting Wellgate. It included the great tythe barn which was demolished in the 1960's. Members of Rotherham Archaeological Society made an informal survey of the surface of the demolition site and discovered footings of a group of early buildings commensurate with a Manorial establishment comprising a brew-house, tannery, and an animal slaughter-house together with relevant artifacts. A small timbered barn remained standing at the South West corner of the site but was demolished during re-development by Kirkby Central.

The cottages were, eventually, condemned and the occupants re-housed. A fascinating and mysterious atmosphere stayed with the empty Hall, dark and brooding but never sinister. Sadly it fell into serious disrepair and was purchased by Kirkby Central who wanted to develop the site. It was converted into offices over a two year period in the 1970's.

Four months prior to the extensive alterations proposed by Kirby Central which involved drastic internal demolition, Rotherham Archaeological Society was given a free hand to take down cottage walls, ceilings etc., and carry out as much investigation as possible before the builders came in. Thus, there was just enough time to expose a splendid timber framed structure standing, intact, on a stone cill. There was evidence of three phases of re-building over the 15th, 16th and 17th centuries and re-use of massive timbers which ring dated to 1479.

Two impressive stone stacks of the 16th century were, surprisingly, surmounted by limestone chimneys and contained four fireplaces, two on the lower floor and two on the upper floor. The left hand fireplace on the upper floor, in what would have been the 'solar' of the house, was of fine quality and in good condition. It had raised balls in the spandrils of a flat, pointed arch and may have been a 15th or 16th century piece re-used. It was the opinion on site that the raised balls referred to by Ryder which bore faint tracery may have been part of a medieval rose and vine religious symbol. A senior Inspector from the Department of the Environment came to inspect the exposed interior and was adamant that this particular fireplace should remain inside the building, if

possible 'in situ' but, if the stacks must be sacrificed in the interests of space, he suggested that it be set flush to the wall.

At ground level in the right hand stack was an enormous arched kitchen fireplace with a keystone and stone baking ovens, its base being at the lower 14th century level commensurate with and near to a drain which contained fragments of medieval pottery. Cruck bases were also exposed at this level indicating clear evidence of the 14th century structure. We hope these have been left in place. An exploratory trench at the front of the house produced a quantity of oyster shells and domestic debris of a midden but there was little else. Another trench, at the rear of the building, yielded a number of large animal bones and an abundance of cow horns.

The 15th century timber framed, wattle and daub building appears to have been encased and roofed in 'Rotherham Red' sandstone in the 17th century. Possibly, at this time, the building became known as Wellgate Old Hall. It certainly now had the refinements of a well appointed building of quality. Obviously some effort had been made to bring this old building into line with the newer buildings in the neighbourhood by adding front and rear pediments over a central doorway in the front elevation. At this period the front and rear elevations were identical, and are still so today.

The presence of the midden suggests that the Westerly aspect, with its gardens and distant views over the Moor and of Moorgate Hall, may in the 17th and 18th centuries, have been considered preferable as the Main Elevation of the building rather than Wellgate which was a busy thoroughfare with its frequently overflowing stream.

There has always been great interest in Wellgate Old Hall perhaps because so little is known about it. The absence of specific documentation has made it almost impossible to form a clear picture of its contribution to the life of the Town.

Archaeology, however, with the exposure of 14th century floor levels has proved that the basic building was indeed standing some five hundred years ago. It is to that period we must turn in order to piece together, in the light of archaeological information, how the artifacts unearthed relate to the various stages of re-building. This, together with snippets of knowledge gathered over the years from old Charters, reference books, maps and theories, should produce a reasonably convincing story of Wellgate Old Hall and the part it has played in the Town's history.

Based in parts on theory, yes, but quite possibly true . . . .

The Town of Rotherham in the County of York is listed in Domesday as Roderham, 'the Saxon Acun, having five caracutes - Nigel Fossard has there one caracute with eight villains and three borders two ploughs and a half and one mill of ten shillings. There is a priest and a church, four acres of meadows and possible woods of seven acres.'

William the Conqueror gave the Manor of Rotherham to his half

brother, the Earl of Mortain who sub-let to Eustace de Vesci who in turn passed the Manor to his relative, John de Vesci. Early in the reign of Henry III, John granted the lands of Rotherham to William Stonegrene, Abbot of Rufford Abbey. The original Charter has been lost but a copy, dated 1272 survives. The Manor appears to have been held by the monks until the Dissolution of Monasteries when it would pass to the Crown along with the rest of the Rufford possessions.

Rotherham being a large Manor of some distinction in the Middle Ages must have had a manorial residence somewhere near the Town, but the exact location, or even its existence has never been defined. Of the two most likely sites, Eastwood Farmhouse, landscaped into the parklands of Eastwood House by Carr of York, now demolished, and Wellgate Old Hall which is and always has been the strong favourite.

That sturdy little 'cruck' structure with its appurtenances standing lonely on the edge of the moor and later to be incorporated into three phases of re-building. Then and now it occupied a prominent position on the main route South and is thought to have had some connection with the Chapel of St James which stood directly opposite and which was demolished in the first half of the 16th Century.

It is possible that, if Wellgate Old Hall was the Manorial establishment, the monks would farm the land themselves and it was probably they who raised the great tythe barn. It seems likely that they would place a priest in the house to serve the Chapel and extend hospitality to weary travellers from the South in counterpart to the little Chapel of our Lady on Rotherham Bridge at the Northern entrance to the Town.

Medieval Rotherham was greatly influenced by its powerful Gilds and it flourished with its markets and fairs. Thomas Rotherham's College of Jesus, raised on the site of his birthplace, drew scholars and visitors from afar. The North of England having very few opportunities for higher education in those days. Rotherham was, indeed, a thriving town when neighbouring Sheffield was but a village. Its great Norman Church was replaced by the monks who commenced re-building in 1407 and completed the magnificent edifice in the perpendicular style, which still dominates the Town today, towards the end of the 15th century.

The days of fame and prosperity were almost over and the shadow of the Dissolution of Monasteries loomed ahead. The whole country was shaken by the Reformation and the subsequent Suppression of Colleges, Chantries and Gilds was to bring down the splendid College of Jesus.

During this unsettled period Wellgate Old Hall is thought to have housed Henry Cundall, 28th and last Abbot of the Cistercian Abbey of Roche who is known to have lived in Wellgate after his surrender of the Abbey in 1538. It would be reasonable to assume that, being a pensioner of the Crown and, as such, a responsibility of the Crown, a residence belonging to the Crown would be provided for him. It is interesting to note that the names Cundall and Cundel appear in at least two 19th century deeds of adjacent properties in

Wellgate which would indicate the Abbot might have been making a few investments with a view to better times ahead, which did not materialise.

Once the upheaval of the Reformation had settled down and Queen Elizabeth I was on the throne Rotherham's fortunes took a turn for the better. A Charter of Elizabeth I, dated 3rd August, 1589, referred 'inter alia' to 'My cottage in Wellgate'. This she would have inherited from her Father and was returned to the Crown by the Queen along with other properties and benefits with the establishment of the Feoffees and would thus be administered by them. We surmise that Abbot Cundall was already installed at 'My cottage in Wellgate' and had now become a tenant of the Feoffees. This is pure conjecture based on theories and enhanced by impressions made during the dismantling of the interior of the Old Hall. It's layout would have been ideal and the presence of small fragments of Cistercian pottery and use of a certain amount of limestone suggests that the 16th century alterations were to make what hitherto would have been a very plain interior more comfortable for the Abbot.

The Feoffees' duties became heavier with the demise of the Gilds, they undertook duties which would, today, be carried out by Local Authority and administered revenue from the Common lands and used them for the benefit of the Townsfolk.

The Feoffees were also responsible for the Town's water supply which came from the many springs and wells, the most important being that which sprang from a stream at the top of and ran down Wellgate until it disappeared underground near High Street. A detailed account of the lands, tenements and herbage money of the Feoffees, by the hand of Francis West, son of William West in 1611 refers to 'Vxor Slack for a cottage in Wellgate with a garden now in occupation of Henry Slack and for certain lands in Rotherham feild.'

How long the building remained in the possession of the Feoffees requires further research but it is hardly likely that they would undertake the expensive re-building programme of the 17th century which implies it was leased by others until it's conversion to cottages in the 19th century.

The medieval Town Centre contained several fine houses. Sir Thomas Rotherham (family name Scot) and his wife Alice, the parents of Thomas Rotherham, Chancellor of England and holder of many high offices, including the Archbishopric of York and Founder of the aforesaid College of Jesus, lived in Brook Gate, later known as Jesus Gate and now College Street. A large beautiful house next to the vicarage in the Church Yard and another mansion which stood on the site now occupied by the Royal Bank of Scotland. All these disappeared long ago, but the high residential quality of the Town continued into the 17th and 18th centuries. The important Buck family occupied large houses in the Bridge Gate which, like Wellgate Old Hall, were earlier buildings given a slight face-lift to compliment the 18th century re-development of the Town.

Fairbanks' survey of 1761 records the names of adjoining owners or tenants of Wellgate as Widow Wheatley, John Watson, Lord Duncannon and Bartholomew Houndsfield. The Duncannon family name was Ponsonby and, in the time of George I, William Ponsonby M.P. for Kilkenny, was created Baron Bessborough; and a year later Viscount Duncannon, both of the Irish Peerage. In 1761 Lord Duncannon owned land in the part of Wellgate near the site of Wellgate Old Hall which may have come into his possession through his friendship with the Fitzwilliams of Wentworth; as a few years later Lady Charlotte Ponsonby, daughter of Lord Bessborough, married William, the then Earl Fitzwilliam. Also in Wellgate and listed under Gentry and Clergy in the 1822 Directory were Mrs Elizabeth Crawshaw, Mrs Gladham Jepson, William Pearson, Gent., Francis Squire, Gent., and John Aldred, Trustee of the Dissenter's Chapel and Chemist (pyrolignous acid) who occupied Wellgate House, a large Georgian residence now demolished.

Today Denham's fine well-preserved Georgian building bears solitary witness to this affluent period of Wellgate's history. So too does the small Georgian teapot of fine Leeds biscuit ware found in Wellgate Old Hall and a child's leather shoe. We wonder whose hand dispensed the tea and whose child wore the delicate little shoe. We all know the price of tea in the 18th century was prohibitive. So too was the price of fine china and oysters, of course, were a favourite delicacy of the times. We can therefore assume that the occupants of the Old Hall were of the same social standing as their neighbours, and might well have been one of the families recorded in the Fairbanks' survey in 1761.

An Exor of John Aldred appears in a later Directory as a Manufacturing Chemist of Wellgate. The Gentry seemed, by then, to have given way to professionals and artizans. An excellent example of artizan dwellings in the Town is Wellgate Terrace and No. 1 Wellgate Terrace incorporates the remains of one of the Town's first street lamps in its boundary wall.

Wellgate Old Hall was purchased in 1982 by Cannon as an Area Office for their South Yorkshire and Humberside Areas, and remains in their possession. It is a building of great charm and character and stands proudly as a tribute to Rotherham's heritage.

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# LDF 0566 Land off Doncaster Gate, Rotherham

## English Heritage Comment

### 1.The Site

1.1 A 1.47 hectare site bounded by Doncaster Gate to the north, the commercial properties on Wellgate to the west, Wellgate Mount to the south and Chatham Street to the east.



Figure 1

1.2 The proposed development site was, up until 2014, the site of the former Doncaster Gate Hospital, an imposing building that was well loved by citizens of the town. Occupying an elevated position above Doncaster Gate the original central section of the building was completed in 1870. Its impressive north frontage, built of (Thrybergh) stone, in a Tudor Revival style featured a large canted bay window with many mullioned and transomed windows. The front section of the hospital was extended to its east wing in the 1920's and again to its west wing in the early 1950's. Both of these extensions copy the original and are were much in keeping with it. To the casual observer, the building demolished in 2014 may well have appeared to have been built during the same Victorian period.



Figure 2 The former Doncaster Gate Hospital. Taken in 2011

**1.3** By 2010, the former hospital had passed from the ownership of the Primary Care Trust and into the hands of Rotherham Council. Following a temporary use as offices by the Council, it was considered expedient to demolish the building. Permission for demolition was not required and despite a vociferous public campaign to save it, the building was levelled last year. The area where the hospital stood is now grassed over and surrounded by an unattractive, temporary wire mesh fence.

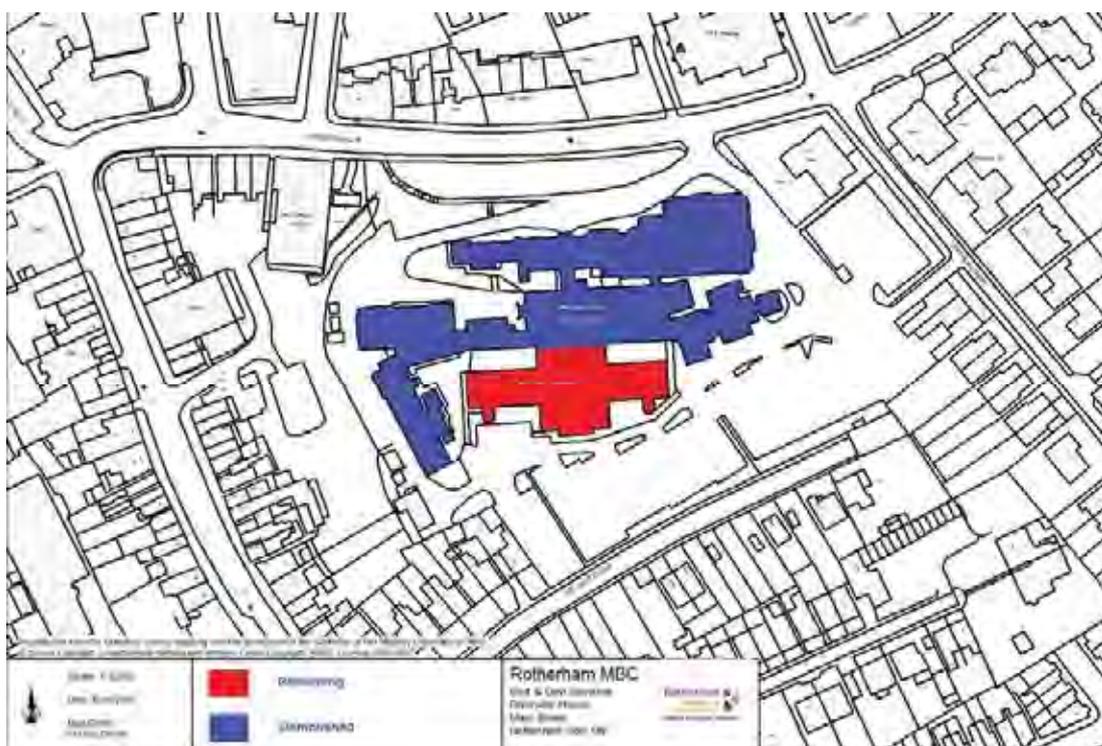


Figure 3 Plan showing the extent of the former hospital demolition

**1.4** Remaining on the site are the three storey, brick built Medical Centre and pharmacy with associated car parking.



Figure 4 The PDS today with the medical centre to the rear

**1.5** Topographically, the site has a steep drop of 10 metres from east to west. In terms of vegetation cover, there is an impressive band of mature trees running along the Doncaster Gate frontage and around the western boundary of the site.

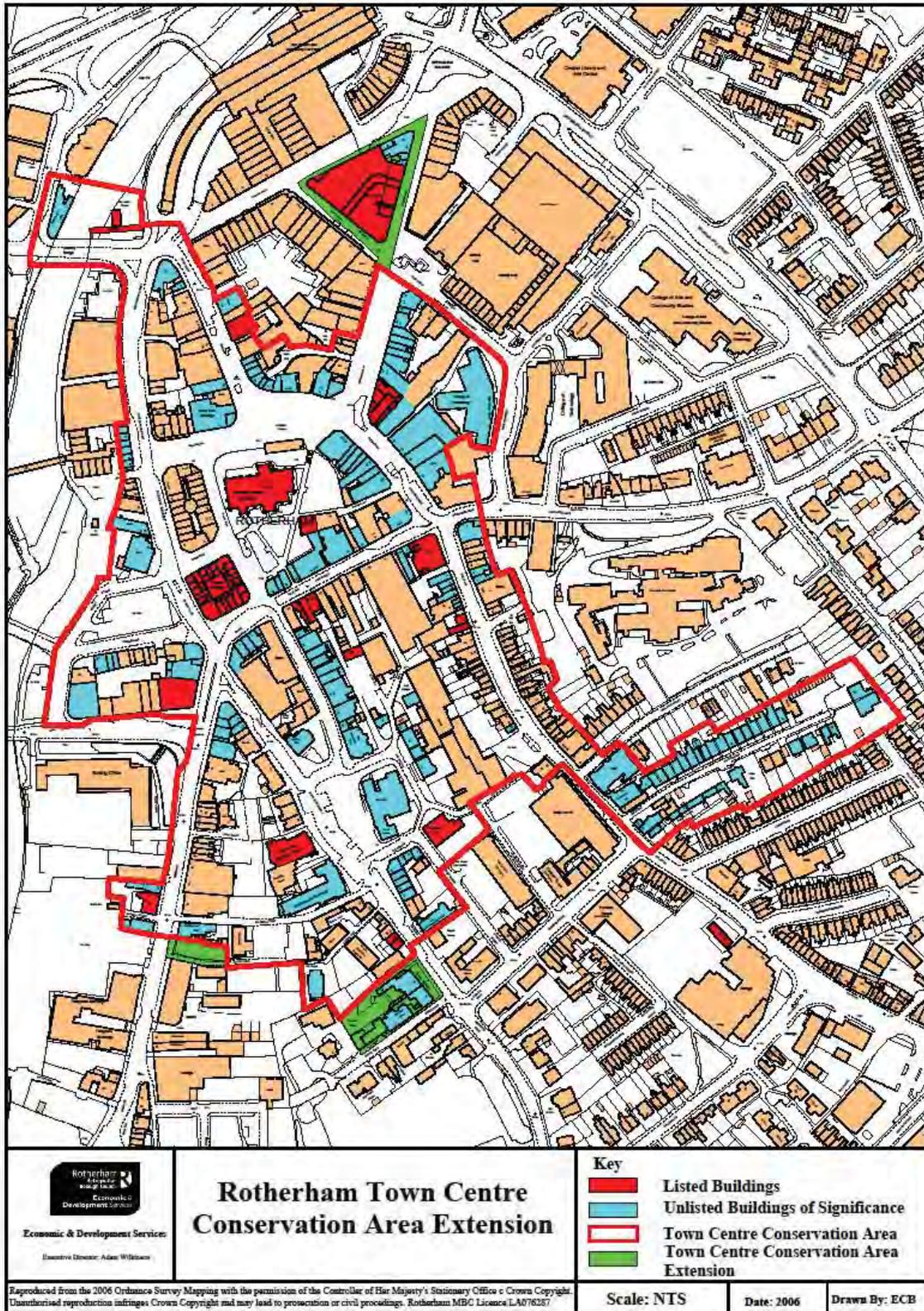
## 2. Proposed Development

**2.1** The former Doncaster Gate Hospital, is allocated for Community Facilities in the Unitary Development Plan and most recently used by the Council for civic offices, but it is now vacant, however part of the site continues in use as a medical centre / GP services and these facilities are to remain on site. The site is suitable for other community facilities, given its location near to the town centre. It is also suitable for residential development which would contribute towards the Renaissance aspirations for the town centre in meeting housing requirements in a sustainable urban location.

**2.2** The site is considered suitable for a range of uses and therefore it is proposed that the site be allocated for mixed use - MU13 - the menu of acceptable uses is set out in the Sites and Policies document and accompanying mixed use areas background paper.

### 3. Designated Assets Affected by the Proposed Allocation

3.1 There are no listed buildings likely to be affected by any proposed development on the site, however, the site directly abuts the Town Centre Conservation Area on two sides, to the west and the south. The Town Centre Conservation Area has an appraisal and management plan produced in 2007 and revised/updated in 2014.



## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** As alluded to earlier, the site has had a controversial recent history. The decision by the Council to demolish the former Victorian Hospital building met with a storm of protest, a petition opposing it of thousands of signatures and the involvement of the local Member of Parliament.

**4.1.2** The hospital had been an important landmark development in the social history of the town. With many of the towns workforce employed in the heavy industries of iron and coal, accidents were a frequent occurrence making immediate medical aid indispensable. Throughout the 19<sup>th</sup> Century, this had necessitated transporting the injured persons, often by open cart, to the Sheffield Infirmary, a distance of six miles or more. Understandably, both the public and the authorities could not allow this situation to continue.

**4.1.3** An initial attempt in 1863 to raise public subscriptions for funding a hospital failed. However, by 1867 a committee was set up with the task of raising the necessary funds to establish a suitable facility in the town. Donations came not only from the philanthropic and the wealthy, but also from the pockets of workers in the factories, mines and workshops. By 1869 the site and finances were in place and a competition was held to find a suitable design for the building. Ninety two designs were submitted with the contract finally being awarded to Messrs Mallinson and Bakewell, architects of Leeds and Dewsbury. The completed hospital was opened to the public in May, 1872.

### 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** The site and the surrounding area, whilst not containing any listed buildings, certainly has much to recommend it from a heritage perspective. An appraisal of the area carried out in 2010 described the area thus. Nb. The appraisal was written before the demolition of Doncaster Gate Hospital took place;

#### **4.2.2** Architectural Style

**4.2.3** The proposed Conservation Area extension is small enough to describe each building individually.

**4.2.4** At present, the Rotherham Town Centre Conservation Area ends at the western end of Doncaster Gate at the junction with Wellgate and College Street including both the WH Smiths building and Disrealis Public House.

**4.2.5** Heading eastwards out of the Conservation Area up Doncaster Gate, numbers **4 and 6 Doncaster Gate** are a pair of three storey Edwardian shops with accommodation above. Constructed of red brick with ashlar dressings, their most

significant feature are their four eaves dormers crowned by Dutch Gables with spiked finials. These compliment the adjacent public house building, Disraelis, which is within the Town Centre Conservation Area. Between the existing and proposed areas is a passageway headed by a stone framed door case with swan knecked pediment.

**4.2.6** Heading further east, number **8-12 Doncaster Gate (fig 5)** is an impressive, ashlar faced, three storey Classical Style building of circa 1930 with three bays of Venetian windows with smaller windows above. The building has a well detailed cornice and parapet and includes an unusual side entrance on its western side leading to Royal Chambers. Unusually, it retains in part an original timber shopfront currently occupied by Industrial Personnel Ltd.



Figure 5

**4.2.7** Continuing up the south side of Doncaster Road is the former **bingo hall** now vacant and awaiting demolition. Its ugly 1960's frontage hides an older brick range which runs back over 30 metres. Originally a cinema, this was once an architecturally striking if not somewhat bizarre building sporting onion shaped domes possibly influenced by pre-revolutionary, Tsarist Russian architecture. The current frontage blights the street, however, planning permission has recently been granted on this site for its replacement with a five storey block of 31 flats.

**4.2.8** Crossing the road at this point, the former **Rotherham Conservative Club (figure 6)** is an interesting brick and stone building built on the corner of Percy Street. Built in the Edwardian Classical Style, it features a strong curved corner with overhanging eaves to the roof and a striking design of keyed lintels to its windows, one of which at first floor retains an attractive piece of original stained glass bearing the initials “RUC”. This is a reminder of its aforementioned history, the Conservative Party in the United Kingdom being officially, though less commonly, known as the Conservative and Unionist Party. The building has a distinctive, wide front facing gable inset with large segmental headed windows. Its entrance has an ashlar surround with channelled rustication and an attractive arched fanlight.



Figure 6

**4.2.9** Attached to the former club building and of a contemporary period, are **27-31 Doncaster Gate formerly known as Mavano and Brantwood (figure 7)**. Built as a pair of semi detached villas and designed by Atkinson and Proude of Rotherham, they occupy an elevated position, set back from the road behind a Rotherham Red sandstone boundary wall. The adjacent property, **Guyscliff**, is another interesting brick building featuring an octagon corner turret with fish scale roof tiles. An Edwardian era building, it appears to be built onto an earlier (Victorian) stone built row of terraced houses, **1-4 Ash Mount, Doncaster Gate**. These mid to late 19<sup>th</sup> Century houses feature classical door cases with simple pilasters and a bracketed cornice. The front elevation stonework is rough faced but with a brick gable end which has been built onto an earlier Victorian building (circa 1870), **Clifton Court**

(formerly known as **Fern Bank**). An imposing building, built of ashlar stone with quoins, it has arched windows, a gabled two storey porch with impressive door case.



Figure 7

Its roof is also unusual and of note featuring over sailing eaves, wood boarded on their underside, supported by decorative wooden brackets with dropped finials.

**4.2.10** On the large corner plot between Clifton Court and the junction with Catherine Street is **The Civic Theatre (fig 8)**. Opened in 1867 as the Doncaster Road Congregational Church, it is a simple Gothic Revival building with gables. Features a south facing transept looking onto Doncaster Gate with four light tracery window with Gothic Arch, now blocked.



Figure 8

Adjacent to this on the south elevation is a recent (1993) stone walled and blue slate roofed extension which forms the entrance to the Theatre bar. On the Catherine Street elevation, the east window of the church has been removed and replaced by timber boarding forming a background to the name of its current occupier, “Rotherham Civic Theatre” who have occupied the building depuis 1960. To the rear of the Civic Theatre is its former Sunday School. Contemporary to the Church, it is built in a similar style and materials and is now used by the theatre as storage and dressing rooms.

**4.2.11** To the east of Catherine Street along Doncaster Gate is **Highfield Terrace (fig 9)**, a row of mid to late 19<sup>th</sup> century terraced properties their front elevations built of stone with brick to the rear. A high quality terrace set back from the road with canted bay windows and superimposed stone door cases. Numbers **2 and 3 Highfield Terrace** are double fronted with a two light window to the left of the door and a canted bay window to the right, an unusual combination. After number 3 is a subtle break in the terrace with the next group of three properties differently aligned following the curve in the road. The corner building, **the Elms**, has a double frontage with an entrance set in its gable end facing Wharnccliffe Street. Attached to the north east corner of **The Elms** is a later (circa 1910) single storey stone built extension with a pitched roof, now occupied by a car hire business. This and the garden of **The Elms** form the easterly limit of the proposed Conservation Area extension.



Figure 10

4.2.12 On the opposite side of Doncaster Gate at this point is **1, Clifton Lane (fig 10)**. In use as a surgery/clinic since the 1960's, this is another interesting Edwardian brick built building with stone dressings. Multi gabled, it also features over sailing eaves and barge boards, one with highly individual decorative bracket supports.



Figure 11

4.2.13 Heading west down Doncaster Road the adjacent property, **Burghwallis (fig 11)**, is a large detached property, built in brick in an Edwardian style featuring projecting, full length bays with coped gables. The property was one of the former residences of Dr Francis Charles Collinson (1872-1970) who was made honorary surgeon at Doncaster Gate Hospital in 1904, a position he held until his retirement in December, 1936.



Figure 12

A tireless campaigner for the improvement of facilities at the hospital, his distinguished career also involved spells as Deputy Borough Coroner, police surgeon, General Practitioner and Justice of the Peace. It is said that no one did more for Doncaster Gate Hospital. Its neighbour **Glengarth**, is another brick built detached property with a wide door case and double doors which retains its original coloured glass overhead. Glengarth appears to be a later replacement for an original house which is shown as Clifton Cottage on the 1850 map and Cawdor House on the 1888 map.

**4.2.14** Directly opposite on the corner of Chatham Street and Doncaster Gate is **Chatham House**. Built in the mid 19<sup>th</sup> century of channelled stonework, it comprises a double hipped roof with rear wings. Its frontage to Doncaster Gate features a former rusticated door case, now a window with canted bay windows to both sides.

**4.2.15** To the west of Chatham House is the former site of **Doncaster Gate Hospital (fig 12)**, what was the most significant building within the proposed Conservation Area extension. Occupying an elevated position above Doncaster Gate the original central section of the building was completed in 1870. Its impressive north frontage, built of (Thrybergh) stone, in a Tudor Revival style, it features a large canted bay window with many mullioned and transomed windows.



Figure 13

To the left of the main entrance door, a battlemented parapet includes a central feature of a carved shield inscribed “AD 1870”. The main entrance door itself is contained in a projecting porch with a Tudor arched doorway with carved shields

above featuring three identifiable local coats of arms (fig 13). These are from left to right;

- The central part of the Earl of Effingham coat of arms.
- Part of the old Rotherham coat of arms, quite different from the one presently in use.
- The central part of the Wentworth Fitzwilliam coat of arms.



Figure 14

**4.2.16** The Earl of Effingham and Lord Howard jointly owned the original site and the Fitzwilliam family made a contribution of £500 towards the original appeal.

**4.2.17** Curiously, and inexplicably, the second from the left of these stones has been left uncarved. Above the carved shields is a four light mullioned and transomed window with hood mould with straight returns. The central entrance section is topped with a crow stepped gable, an unusual feature found on earlier buildings in the Rotherham district such as Brampton Hall at Brampton en le Morthen. To the west of the main entrance an octagonal corner turret with projecting gargoyles, defines the extent of the original building. The front section of the hospital was extended to its east wing in the 1920's and again to its west wing in the early 1950's. Both of these extensions copy the original and are very much in keeping with it. To the casual

observer, the building we see today may well appear to have been built during the same Victorian period.

**4.2.18** To the rear, the hospital buildings are more functional and therefore, from an architectural perspective, less interesting. Much of the 19<sup>th</sup> and 20<sup>th</sup> century parts of the building are now obscured by the medical centre and pharmacy completed in 2004. The exception to this, on both counts, is the side elevation to the eastern extension of the main hospital which is visible to visitors of both the hospital and the medical practices to the rear. Built in the 1920's, it features chamfered mullioned windows in a Jacobean Style with a high walled parapet topped with roll moulded coping. Above the wide segmental arched entrance is set another stone plaque. The building is reminiscent of the work of Sir Edwin Lutyens (b1869, d1944) in his later period that featured sheer walls with windows punched in and high parapets screening the roof. This was a style widely copied in the inter war period.

### Boundaries

**4.2.19** A strong feature of the proposed Conservation Area extension are its high quality boundary walls primarily defined by sandstone walls of varying heights generally topped with neat, chamfered copings. Some boundary walls to the street frontage are of older origin being evidence of the earlier field stone boundary wall.



Figure 15

Others have similar stone dressing to the house behind them revealing a similar period of construction. A good example of this can be found at Chatham House where the boundary wall features horizontal channelling reflected in the adjacent house, clear evidence of its contemporary nature.

**4.2.20** Many of these boundary walls are backed by good quality, well maintained hedges. Notable examples can be seen at The Elms (privet) and Chatham House (beech). Many properties also retain original stone gate piers though these tend to be less ostentatious than those found further up Doncaster Road in the recently designated Doncaster Road Conservation Area.

**4.2.21** In addition, there are a number of interesting examples of ironwork attached to walling, notably around the Civic Building where the former pedestrian gateway on Doncaster Gate still retains its original wrought iron gate featuring Gothic detailing. These locked steps wreathed by ivy, greatly add to the buildings character. Also of interest is the hooped iron arch at Highfield, Doncaster Road. Set atop a fine pair of original gate piers with a central lantern holder, this is a fortunate survivor of the Second World War when much of the Victorian and early 20<sup>th</sup> Century ironwork was requisitioned and removed for use in the munitions industry. The iron railings on the attached boundary wall were not so lucky!

**4.2.22** In the majority of cases, the properties are significantly higher than their front boundary wall which has helped prevent their demolition for car parking, a phenomenon common to other areas of the Borough. Conservation Area status would further help in preventing this damaging form of development.

### Detrimental Aspects

**4.2.23** As per many other areas of the Borough, there has been an inevitable and cumulative loss of the historic character of buildings, particularly alterations to and replacement of windows, doors and roofs. These are predominantly changes which have not required planning permission, making regulation difficult.

**4.2.24** Replacement of original windows with UPVC or a variety of stained hardwoods can be particularly damaging often changing the form and pattern of the originals. The effect which fenestration has on a buildings character should not be underestimated. Even slight changes to details, such as glazing bar profile or width can dramatically alter the character and appearance of a building. This inappropriate replacement has taken place in the area but fortunately this has been surprisingly less widespread than in other similar areas of the town. Original wooden sash windows remain in many of the buildings on Doncaster Gate. For example, Highfield Terrace sports both 16 pane Georgian Style windows to its rear elevation contrasted with its larger 4 pane sash windows with segmental heads on its side and front. Perhaps significantly there is a link here with ownership with many of the privately owned buildings retaining their original windows, the publically owned buildings having opted for less appropriate replacements. Exemplified by;

- Doncaster Gate Hospital
- Chatham House
- Clifton Court
- Glengarth. Included as the ground floor has UPVC replacements , however the first floor retains original sashes.

## Open Spaces and Trees

**4.2.25** As befits its location on the fringe of the Town Centre, open spaces are at a premium.

**4.2.26** To the north of Highfield Terrace on Percy Street is a surface car park site originally occupied by Clifton Hall, a former Drill Hall built in the 1880's and sadly demolished exactly a century later. It is not proposed to include this site in the Conservation Area extension. Another significant area of open space lies to the south of Doncaster Gate hospital. This is again used as a surface car park, specifically for the patients of the adjacent medical centre. Again, it is not proposed to include this area in the proposed Conservation Area extension.



Figure 17



Figure 16

**4.2.27** Within the proposed boundary, there are no specific Tree Preservation Areas. However, there is an abundance of mature trees and shrubbery which help compensate for the lack of green spaces accessible to the public and make a positive contribution to the areas character. The trees fronting both sides of Doncaster Gate create a magnificent natural archway that helps frame the significant view looking west towards The Minster. Also of note are :-

- The Ash tree to the rear of Highfield Terrace
- The Red Horse Chestnut tree in the side garden of Chatham House (fig15)
- The Lime tree fronting The Surgery on Clifton Lane Corner. Provides a defining feature to this eastern corner of the proposed Conservation Area extension. (fig16 )
- The lawned garden to the front of The Elms. Located on the prominent corner of Doncaster Gate and Wharncliffe Street, this immaculately maintained garden is set behind a neatly trimmed privet hedge that rises above its stone boundary wall. Provides an attractive view towards the properties on the opposite side of Doncaster Gate.

## Views

**4.2.28** Significant views out of the proposed Conservation Area extension can be had from both main exit points of Doncaster Gate/Doncaster Road. To the west, the view arcs round up High Street while to the east exiting at the Clifton Lane junction offers splendid views down Doncaster Road and across to the main Clifton Park entrance with its gate piers, listed war memorial and spectacular tree canopy(fig 17 ).



Figure 18

**4.2.29** The only long distance view from the proposed area is from the rear of Highfield Terrace. The view from the top of Wharncliffe Street stretches all the way to the ridge line above Greasbrough, 2.5 kilometres away.

**4.2.30** Within the proposed Conservation Area, the key view is looking both ways along Doncaster Gate itself. The elevated view from the south side of Doncaster Gate is reminiscent of a Cathedral city featuring the magnificent Minster tower and spire rising above the buildings. This is a significant view that should be protected.

**4.2.31** It is quite clear from this excerpt from the appraisal that the Doncaster Gate area contains some outstanding examples of Victorian and Edwardian architecture that, despite the areas location on the fringe of the town centre, has managed to retain much of its charm and character.

**4.2.32** Whether an extension to the Town Centre Conservation Area should be carried out in the future is down to senior management and the appropriate Planning Board. Since the demolition of the Victorian Hospital it is unlikely that the PDS would merit inclusion though the trees at the Doncaster Gate frontage of the site are set behind the original stone boundary wall, a characteristic historical feature of the area. All on site trees have to be viewed as, at threat as none of them are subject to TPO's and, as explained neither are they protected by virtue of being in a Conservation Artea.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS occupies an elevated position on a principle rout into the Town Centre Conservation Area and, therefore, *could* make a significant contribution to the character of the surrounding area.

**4.3.2** Since the demolition of the former Doncaster Gate hospital, the site has been cleared, grassed and fenced off. Consequently, in its present state, the PDS is detracting from the surrounding area, not least because the appearance of the rear elevation of the surgery premises was given less consideration as it faced directly on to the rear of the hospital building.

**4.3.3.** To sum up, the PDS currently makes a negative contribution to the approach to the Town Centre Conservation Area, however, its potential to enhance the area with a well thought out development is high.

## 4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon Heritage Assets

4.4.1 As alluded to above, the allocation of this site has potential to positively enhance the surrounding area and, therefore nearby heritage assets, primarily the eastern approach to the Town Centre Conservation Area.

4.4.2 Previous proposals for the PDS have centred on potential residential development similar to the development that has taken place on the former bingo hall site to the west (fig18 below)



Figure 19

4.4.3 However, the Rotherham College of Arts and Technology are now interested in the site with a view to extending their Town Centre Campus. Carefully thought out, this may provide the opportunity to create a worthy successor to the Doncaster Gate Hospital, a building that many people in the town had a special affection for.

## 5. Potential Mitigation Measures

**5.1** If the site is to be developed, either for Community Use or residential then the following should be undertaken in order to reduce the impact on the surrounding area and in particular the adjacent Town Centre Conservation Area;

- Any on site buildings shall respect the form and massing of the surrounding area. The elevated position of the site should restrict any building to no higher than three storeys.
- The original boundary wall adjacent Doncaster Gate shall be retained, therefore, requiring that the existing site entrance adjacent Chatham House will be used for future site access. (fig 19)



Figure 20

- All on site, mature trees shall be surveyed by the Councils Trees and Woodlands Officer with a view to securing the preservation of as many of them as possible. Those mature trees fronting Doncaster Gate in particular shall be retained as they are a key feature of the site and integral to the key view down Doncaster Gate towards the Minster, the most important listed building in the Town Centre. (see fig 20 below)



Figure 21

## 6. Conclusion

**6.1** Despite its lack of on site or adjacent listed buildings, this is a key site with an important history on a main route into the town centre adjacent the Town Centre Conservation Area. The demolition of Doncaster Gate Hospital damaged local peoples perception of the Council and, for this reason alone, it is important that a high quality replacement building is striven for and achieved.

**6.2** Therefore, any development proposals need to be looked at very closely with careful regard given to both national and local policy

# LDF 0575 Land off Westgate, Rotherham

## English Heritage Comment

### 1.The Site

1.1 A site of 2.2 hectares bounded by Westgate to the east, Main Street to the north, Water Lane to the south and the River Don to the west. The site has a number of on-site buildings varying significantly in age form and character.



1.2 The northern third of the site is dominated by the Central Post Sorting Office. Built in the late 1960's on the site of the former Westgate Railway Station this three storey building is utilitarian and functional. (see below)



Figure 1 The Post Office Central Sorting Office

**1.3** The central section of the site has a number of buildings of varying quality fronting on to Westgate. These include the Cutlers Arms, a Grade II listed public house, the adjacent Alma Tavern, derelict and fire damaged and a tyre fitting business.

**1.4** The majority of the remainder of the site is in use as a temporary, surface car park. The southern section of the site is dominated by the seven storey, brick built British Telecom Exchange building which, though outside the Proposed Development Site, nevertheless dominates it.

**1.5** Prior to its demolition there was a sizable foundry on this site, producing metal baths, hence the sites commonly used name, the Bathworks Site. The foundry was established in the mid 19<sup>th</sup> century and survive into the 1980's when it was closed and demolished.

**1.6** Topographically, the site is relatively flat, though it should be noted that it is 6metres higher than the opposite side of the river where the former Guest and Chrimes building and the new Council Offices are located.



Figure 2 Aerial photograph 2009 showing central section of the site in use as a surface car park



Figure 3 1967 Still in use as a brass foundry- the "Bathworks Site"

## 2. Proposed Development

2.1 This site is currently allocated as Mixed-Use (MU21) in the UDP. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being previously developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy)

## 3. Designated Assets Affected by the Proposed Allocation

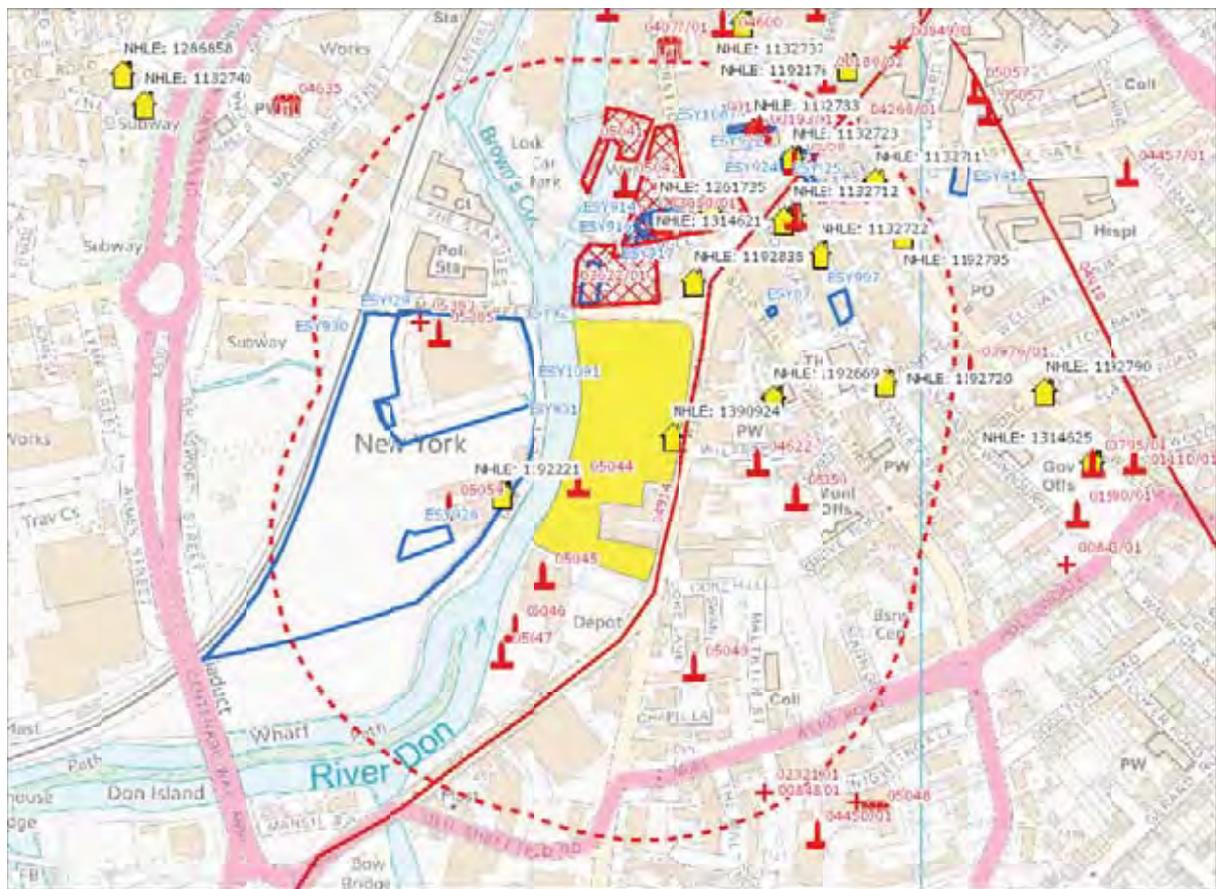


Figure 4

**3.1** As can be seen from the above map, there are a number of heriytage assets potentially affected by development on this site. Actually within the site boundary there is one listed building;

1. The Cutlers Arms, Westgate, Rotherham. Listed Grade II on 14<sup>th</sup> April 2004.

Within a hundred metre radius of the site there are an additional four listed buildings;

2. The former Premises of Guest and Chrimes, Don Street, Rotherham. Listed Grade II 19<sup>th</sup> February, 1986. (figure 5)
3. Numbers 7 and 9 Westgate, Rotherham. Listed Grade II 19<sup>th</sup> February, 1986.(figure 6)
4. Imperial Buildings, High Street, Rotherham. Listed Grade II 16<sup>th</sup> March, 1990. Figure 8)
5. Talbot Lane Methodist Church, Moorgate Street, Rotherham. Listed Grade II 19<sup>th</sup> February, 1986.(figure 7)



Figure 5



Figure 7



Figure 6



Figure 8



## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The medieval town of Rotherham was centred on the Parish Church of All Saints, the present building dating from the fourteenth century built on its earlier island site. The church sits at the centre of the town acting as a hub with streets running around the outer perimeter of the raised church yard island site. High Street to the south is an encroachment on the edge of the church yard and is a typical medieval development seen in other towns. Church Street is to the west and Jesus Gate to the east, linked to the church yard by Vicarage Lane. Bridge Gate to the north formed an important link between the bridged crossing over the River Don and the church. The town was also accessed via Westgate (to the west), Wellgate and Doncaster Gate (to the east) all of which directly linked to the High Street. The term “gate” is from the Anglo-Danish word for street – ‘gata’ or ‘gatan’.

**4.1.2** As can be seen from the map of 1774, Westgate was already well developed and an area of the town where many people lived as well as worked. Very little remains from this period today, however, John Platt’s stone house of 1794 still stands at the junction of Westgate and Main Street and is a fine example of a house of this period. The house is Grade II listed.

**4.1.3** The main boost to Westgate’s development came as a result of the growth of the iron and steel industry in the town. Iron had been worked around Rotherham since the medieval period. However, the industry grew rapidly after 1740 when Samuel Walker and his brothers transferred their business from Grenoside, attracted by the local availability of coal and ironstone and easier transportation on the newly built Don Navigation. This was the real start of the industry that would dominate the town until the mid-twentieth century. In 1743 the population of Rotherham was approximately 4,300. In 1801 the first official census recorded a population of 8,418 and by 1837 it had risen to 13,539. The population in 1901 was recorded as 50,855, an increase of nearly 700% in 100 years. The growth in manufacturing industry and the consequential rise in population was to have dramatic influence on the physical appearance of the town.

**4.1.4** Westgate became one of the hubs of this new industry and became famous for its brass foundries. The PDS has historically been known as the Bathworks site by people in the town.

**4.1.5** As a result of this rapid growth, Westgate was chosen as the site of the Towns first railway station. Opened in 1838, the original building was a substantial stone built affair on the junction of Westgate and Main Street, the site of the current Post Office sorting building. Closed in 1952, no trace of the building or the rail track remains. The former public house across the road on Westgate was named The Station up until the 1970’s.

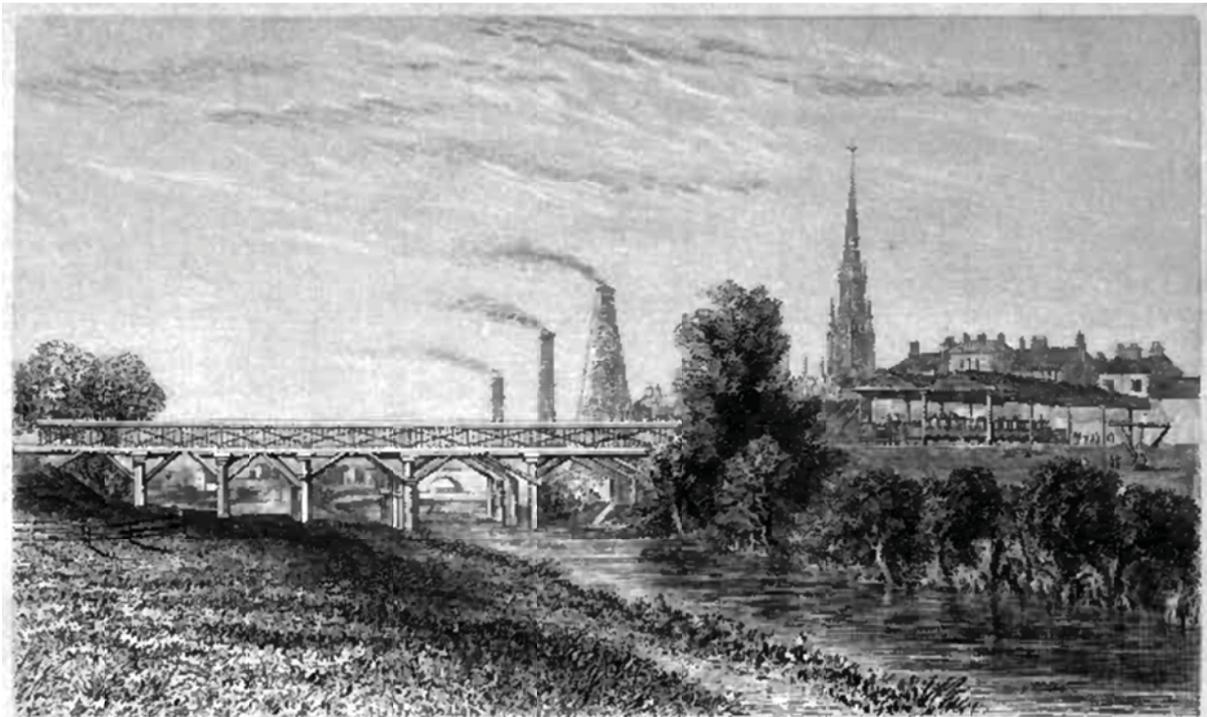


Figure 10 View over the River Don showing Westgate Railway Station, 1840's

**4.1.6** In the 1950's and 60's two major changes on Westgate were delivered by the construction of the 7 storey Telephone Exchange building and the Post Office sorting office.

**4.1.7** With the decline of the iron, steel and brass industries the appearance of Westgate began to change rapidly during the latter years of the 20<sup>th</sup> Century, the Bath Works building on the PDS being demolished in the 1980's. With industrial decline, there has been a corresponding decline in population. Today very few people live in the vicinity of the PDS.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The area of Westgate is at the boundary of the conservation area. Its historic character has been damaged by unsympathetic 20th century infill in parts but still retains many buildings of interest, which give it a distinct late Victorian and Edwardian character. The Grade II listed public house, the 'Cutlers' Arms' and the neighbouring Alma Tavern and Wellington Inn opposite are good examples of early 20th century public houses and have excellent group value. Likewise, the faience-clad office building at No 22 Westgate copies the architectural detailing of these buildings in a more contemporary, modern manner.

**4.2.2** At the northern end of Westgate is Main Street. This street and the area behind at Domine Lane is currently primarily used by car drivers for access to a supermarket and a car park. The buildings vary in style from the late 18th century, such as 7-9 Westgate (Grade II listed) to the attractive Victorian old post office on Main Street. The majority are 3 storey. Whilst the Westgate, Main Street, and Moorgate area is

varied in architectural style most of the buildings are three storeys and built from either brick or stone, giving the area a red and white/stone colour palette.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** At present, the PDS is occupied on the northern third of the site by the Post Office, which comprises various buildings and ancillary car parking. The southern two thirds of the site are in use as a temporary surface car park. As such, the contribution currently made to nearby heritage assets is relatively neutral.

**4.3.2** The demolition of the Bath Works foundry building has opened up and enhanced the setting of the the on-site listed building, the Grade II Cutlers Arms and the Post Office building is a maintained, functional 1960's building that may not enhance the Conservation Area but certainly does not detract from it.

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The allocation of this site, if carefully designed could have a positive effect open both on site and surrounding heritage assets.

**4.4.2** The key heritage asset affected by any development on the site will be the Grade II listed Cutlers Arms. The Cutlers is a public house built in 1907 by Sheffield architect James Wigful for Wm Stones brewers. There were previous "Cutlers' Arms" on the site before the current building, the first appearing in a directory of 1825. The pub was re-built in 1866 when it became a Stones tied house. The 1907 rebuilding was part of a general rebuilding in Westgate to provide a broader highway into the town to relieve traffic congestion.

**4.4.3** The inclusion of the building is a relatively new addition to the List of buildings of significance and came about due to the lobbying of both CAMRA and members of the public who identified a perceived threat to the buildings future. While the buildings exterior is a good example of Edwardian public house architecture, the principle reason for its listing is its remarkably well preserved interior which is one of the few surviving examples in South Yorkshire. The business had struggled for many years, finally shutting its doors in 2013 and effectively being mothballed. However, it has now been given a new lease of life by Chantry Brewery, a Rotherham based firm, who have spent a large sum of money restoring the interior and exterior to its former glory.

**4.4.4** Renovation of the interior has, in particular, revealed many more original features including the mosaic tiled main entrance to one of the previous buildings. The business is now playing a pivotal role in the regeneration of the towns night time economy. Therefore, it is important that the impact on the listed building of any development on the adjacent land is kept to a minimum.



Figure 11 The recently renovated Grade II Cutlers Arms with the fire damaged Alma Tavern next door

**4.4.5** The photograph above shows the buildings principle elevation facing directly onto Westgate. It includes the adjacent Alma Tavern, which although currently vacant, provides group value along with the former Wellington Inn across Westgate which despite a change of use to a music school, has retained its Edwardian pub exterior. (see photo below) This elevation, along with the south/side elevation, is the most striking architecturally, constructed of dressed, glazed faience blocks with glazed green brick skirt. All ground floor windows have the original stained glass, increasingly rare in the town centre.



Figure 12 The former Wellington Inn

**4.4.6** The Westgate frontage, therefore, needs protecting. Any new development on the Westgate boundary of the site should be restricted to no higher than three storey's in order to prevent an over bearing impact on the listed building

**4.4.7** The rear elevation to the Public House is less remarkable as shown in the photo below. Built in red brick, the elevation retains its original sliding sash windows but is otherwise unremarkable and relatively common across the surrounding area. Outside, There is a later single storey toilet block extension and a yard area that goes back 24 metres from the main elevation and includes an outside stage. Consequently, this elevation is less needy of protection from any future development, however, the existing curtilage of the pub should be maintained therefore preventing any massing to the rear.



Figure 13

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings
- As a highly visible site on the south western edge of the Town Centre Conservation Area and its proximity to listed buildings, including the Grade I Rotherham Minster, makes it essential that development reflects existing character and quality of the wider townscape. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes

positively to its location and does not have an adverse impact on heritage assets

- In terms of mitigating impact on the character and setting of the Cutlers Arms, development on the Westgate frontage should be restricted to no more than three storey's in height

# LDF 0761 Land to the east of Harding Avenue, Rawmarsh

## English Heritage Comment;

**“The development of this site would result in development approaching the ridge-line of the hillside to the north-east of the Grade II\* Registered Park and Garden of Wentworth Woodhouse. Before allocating this area, it would need to be demonstrated that the loss of this currently-open area and its subsequent development would not harm any key views from this important designed landscape.”**

## 1.The Site

**1.1** A 7.2 Hectare site to the north of Upper Haugh bounded by Wentworth Road to the north, Harding Avenue to the west and the residential properties on Haugh Green to the south.

**1.2** The site is currently arable land with no public rights of way. Topographically, the site slopes down from a height of 90 metres in its north west corner down to 80 metres in the south eastern section adjacent the houses on Haugh Green (figure 18). There is no previous planning history pertaining to development on the site.



Figure 1 The PDS looking north west from off Haugh Green

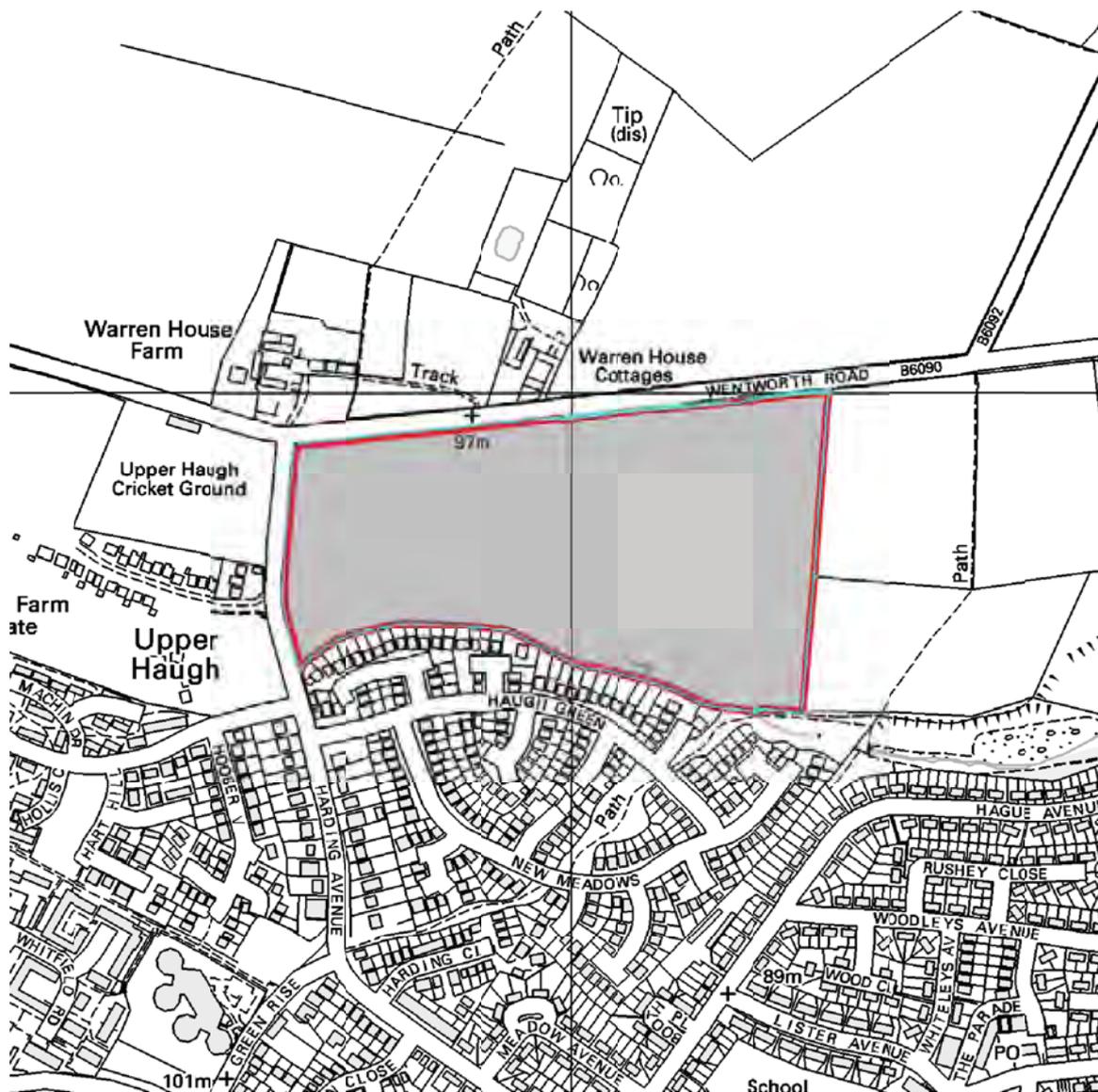


Figure 2 The PDS

## 2. Proposed Development

2.1 The allocation of 7.2 hectares of land for residential purposes is being considered through the emerging Local Plan. The precise scale and form of any development plans that might be brought forward under the proposed allocation are unknown. No such designs currently exist. Therefore this strategic level assessment is based on a series of assumptions relating to the Site's capacity and the nature of development reasonably anticipated.





Figure 4 Milepost south side Wentworth Road. Listed Grade II

## 4. Analysis

4.1 As with the sites above at Stubbin Road, English Heritage concerns are not with designated heritage assets on or immediately surrounding the site but rather with **“The development of this site would result in development approaching the ridge-line of the hillside to the north-east of the Grade II\* Registered Park and Garden of Wentworth Woodhouse”**

4.2 At its closest point, the site is 1.3 km from the boundary of the Registered Park and Garden of Wentworth which is, again as above, the area at Rockingham Plantation. Topography, the housing development of the Manor Farm Estate to the south west, constructed in the 1960's, mean that any view from the site to the Registered Park and Garden is effectively occluded. Similarly to sites 0045 and 0046 above there is a current long distance view from the edge of Harding Avenue towards the Grade I listed Hooper Stand (Figure 19). However, the land to the west

of the site has planning permission for 279 dwellings, the details of which were granted planning permission in 2010. Works on this development have commenced and will remove this view of Hooper Stand when completed.



Figure 5 View towards Hooper Stand from the northern section of Harding Avenue

## Verdict/Magnitude of Impact

### **No change**

The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

## Potential Mitigation Measures

None required



# LDF 0793 Land north of Harold Croft, Greasbrough

## English Heritage Comment

### 1. The Site

1.1 A 2.48 hectare on the edge of the settlement of Greasbrough. The site is bounded to the south by residential properties on Scrooby Street, open fields to the west and north with Greasbrough Park to the west. The site is essentially a well used allotment site with the exception of the north western parcel of land off Harold Croft.

1.2 The allotment portion of the site has no substantial planning history other than for uses ancillary to the allotments. However, the parcel of land off Harold Croft had planning permission granted in 1992 for the erection of a detached dwelling with granny flat.

1.3 Topographically, the site slopes down from south west to northeast towards a brook running along the northern edge of the site.



Figure 1

## 2. Proposed Development

### 2.1 Residential

### 3. Designated Assets Affected by the Proposed Allocation

3.1 There are no listed buildings potentially affected by development on this site, the nearest being at Greenside, 270 metres away at Greenside. The entrance to the Wentworth Park Grade II\* Registered Park and Garden is over 260 metres to the north west where it enters the park at Cinderbridge Plantation. With the houses on Harold Croft in between, there are no views to or from the proposed development site of this nationally significant asset.

3.2 The site abuts the eastern edge of the Greasbrough Conservation Area.

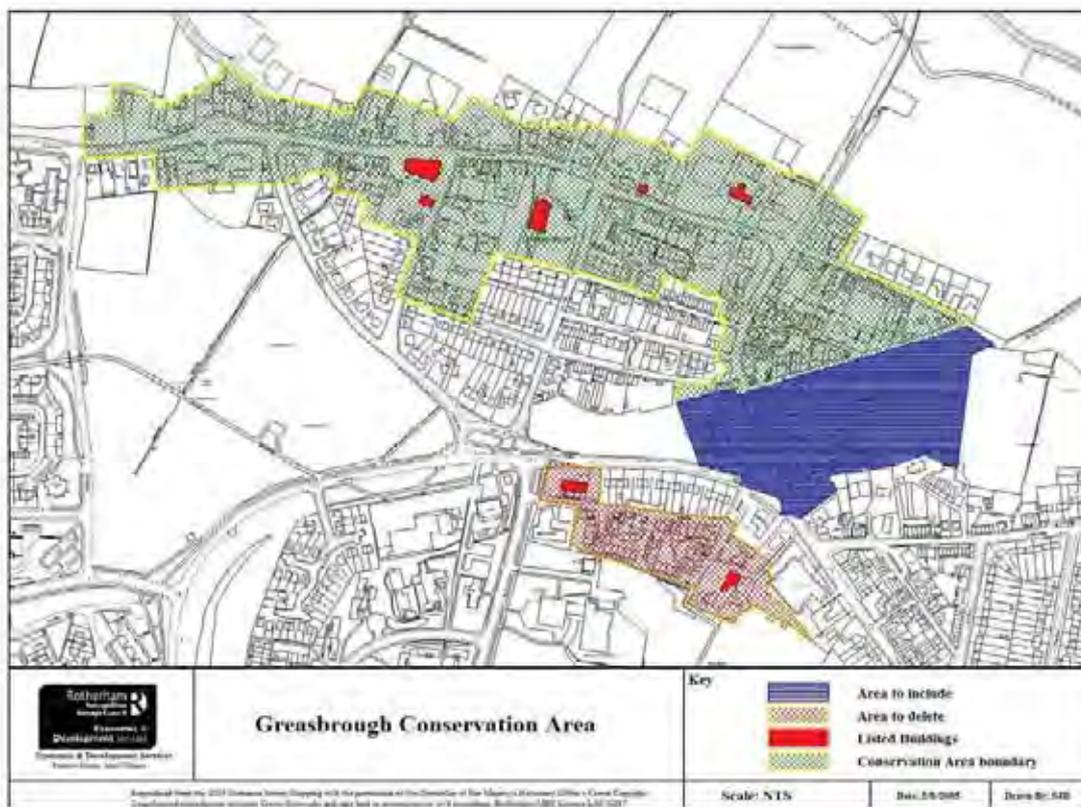


Figure 2 Greasbrough Conservation Area. Designated 9<sup>th</sup> March 1977

### 4. Analysis

#### 4.1 History and Development of the Settlement

4.1.1 There is evidence for human activity on the land around Greasbrough dating from the Iron Age. The 'Roman Ridge', commonly regarded as an earthwork defence of ditch and rampart passes through the village. Its origin is unknown,

however it is possible that the Brigantes constructed the defence to stop the advance of the Roman invasion, or that it was a geographical marker of Iron Age tribes. Evidence of Roman occupation/trade has been found along the Roman Ridge; in 1940 eleven 3<sup>rd</sup> century coins minted between 238AD and 282 AD were discovered.

**4.1.2** The earliest evidence for occupation as Greasbrough is at the end of the Anglo-Saxon period. A Manor was established and divided between two lords, Godric and Harold Godwinson.

**4.1.3** The village is recorded in the Domesday Book of 1086 by which time half the land of Greasbrough had been presented to Roger de Busli and the other half to the Earl of Warren. In the Domesday Book the village is recorded as 'Greseburg, Gresebroc and Gresseburg. All probably meaning 'grassy brook' or 'grassy stream'.

**4.1.4** Barbot, Earl of Warren, Povey, Gargreave, Wentworth all held Greasbrough over the centuries. The 2<sup>nd</sup> Marquis of Wellington (1730-1782) was the last of the Wentworths, after which the Fitzwilliams came to Wentworth Woodhouse<sup>1</sup>.

**4.1.5** The Wentworths and the Fitzwilliams significantly impacted the development of Greasbrough. Their wealth from mining, canals and railways can be seen around the village through donations for the construction of the Parish Church and land for a recreational park.

**4.1.6** The village has developed within the boundaries of Church Street to the north, Coach Road to the south and west, and Main Street to the east. These are the main thoroughfares though the Greasbrough and were clearly established by 1850. This is the area of the earliest settlement and the area of the first conservation area. All later development has occurred on the south side of Coach Road to the south of the village.

**4.1.7** Development within this area between 1850 and today is associated with the later industries and religious activity and schooling in the village. By 1888 New Street, Chapel Street, and Mill Street and new housing had been constructed, gaining their names from the United Methodist Free Church 'Mount Zion' built in 1856 and the Corn Mill. A new Congregational Church was built in 1866 on Green Street (now demolished) and a new Wesleyan Chapel was built on Church Street in 1893 (the Working Men's Club now occupies the site).

**4.1.8** Evidence for schooling in the village is seen on a map from 1777 in Fitzwilliam Square and again in 1850. It is not until 1888 that a purpose built school buildings are seen in the village. Greasbrough Board School was built in 1880 on the corner of Cinderbridge Road and Harold Croft, and Greasbrough National School, built in 1888 on Church Street. A third school was opened in 1873 in the smaller building next to the Congregational Church on Green Street (now demolished).

**4.1.9** The village green at the Church Street, Green Street junction and the site of a water pump became the location for the village war memorial, and to the south of the

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<sup>1</sup> Wilson, C. 1994. Greasbrough. A history. Rotherham Archives and Local Studies Unit: Rotherham.

village a pasture field and orchard was given to the people of the village by Earl Fitzwilliam and was opened in 1930 as a pleasure park.

**4.1.10** Greasbrough is a fine example of a village that has maintained its ancient thoroughfares and agricultural heritage whilst reflects the changes in societal needs particularly during the late Victorian and early 20<sup>th</sup> century.

## **4.2 Character of the Area in the Vicinity of the PDS**

**4.2.1** The main thoroughfare passing through the conservation area is Church Street and reflects the village's development. The east and west boundaries of the conservation area on Church Street are denoted by 18<sup>th</sup> and 19<sup>th</sup> century farms emphasising the village's agricultural past. Along Church Street most of the public buildings are located, St Mary's Church, the War Memorial, the School, public houses as well as housing from a variety of eras. Church Street is the only street in the conservation area that reflects the historic development to this extent. Other streets i.e. Main Street and Green Street comprise mainly of Victorian terrace or 1920s/30s houses.



Figure 3 Greasbrough War Memorial, Church Street. Listed Grade II

**4.2.2** There is no predominant style of building in the conservation area or any 'planned' feel to the village except in areas of more recent development. All buildings are generally two storeys in height with St Mary's Church being the highest structure in the village. A variety of materials are used throughout Greasbrough, again reflecting the period of building. The building plots all vary in size, some houses have front gardens, whilst neighbouring properties will have doorsteps on the

pavement. However stone or brick walling are a common feature, presiding over hedges or fencing.



Figure 4 Church of St Mary, Church Street. Listed Grade II

**4.2.3** The centre of the village in terms of traffic and pedestrian flow is Main Street. Here there is a small selection of shops, bakers, newsagents and a bank and vacant butcher's premises. These are converted terraced housing rather than purpose built premises.

**4.2.4** The variety of housing from small terrace to large detached houses indicates that there were varying levels of wealth within in the village probably as a result of its urban fringe location.

**4.2.5** Greasbrough does not have any predominant architectural style. All eras have contributed to the make up of the village. There is a variety of building materials including stone, brick, rendered brick. There are no timber framed buildings. The style of roofs include, hipped, gabled, ridge using many roofing materials, stone slate, slate, and modern tile.

**4.2.6** The buildings in the conservation area include 18<sup>th</sup> and 19<sup>th</sup> century farms, Edwardian detached and semi detached houses, 1930's semi detached, Victorian terraces, 1970s detached houses and modern houses in sympathetic styles on infill plots. There are some good examples from all periods.

**4.2.7** As expected with buildings from so many periods there are many styles of architectural features, windows and doors. Wooden round bays, stone canted bays, sash, metal framed with stained glass. There is no unifying window style. A large

proportion of the houses have had modern uPVC windows fitted, often in an inappropriate style unsympathetic to the house and area.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS lies to the east of the Greasbrough Conservation Area and as such is part of the green buffer between that flank of the Conservation Area and the residential properties on Scrooby Street to the south east. However, as a result of the topography of the area, views towards the eastern flank of the Conservation Area are extremely limited.

**4.3.2** For the reasons explained in more detail below, the contribution made by the PDS to the Greasbrough Conservation Area is considered neutral.

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The south eastern boundary of Greasbrough Conservation Area is strongly defined by Rossiter Road which, to its north side only, has a row of high quality, mainly stone built 19<sup>th</sup> century houses (see below) mixed in with some 20<sup>th</sup> century infill. Interestingly, up until the early 20<sup>th</sup> Century, the road was known as Willow Garth.



Figure 5 Houses on Rossiter Road

**4.4.2** The area to the south of Rossiter Road is Greasbrough Park which gives an open, green outlook from the southern fringe of the Conservation Area. On the

photograph below can be seen the park area. The Proposed Development Site lies behind the hedged area in the middle distance.

**4.4.3** This open outlook from Rossiter Road is a key view out of the Conservation Area and should be protected. The north western boundary of the PDS is only 36 metres from the north western corner of the PDS and could, therefore, have damaging implications for this view.



Figure 6 View from Rossiter Road looking towards the PDS

**4.4.4** The western perimeter of the PDS is fortunately heavily screened by dense foliage/bushes. However, the photo below clearly shows the terrace properties on Scrooby Street which are far higher than the perimeter foliage



Figure 7 Again, the view from Rossiter Road, this time closer to the PDS showing the extensive boundary vegetation

## 5. Mitigation Measures

**5.1** If the site is to be used for residential purposes, then to protect the setting and views out of the Conservation Area then the following mitigation measures should be put in place;

- Crucially, the western boundary of the PDS should have its screening foliage retained and, if necessary, enhanced.
- In terms of the locality, no house type should be higher than two storey.
- On the western edge of the site there should be a concerted effort to set back any houses and these should ideally be single storey. Topography and the dense hedging would then obscure any evidence of development for this key view.



## 6. Conclusion

**6.1** Housing development on this site will be controversial, not least because it is a well used allotment site that was bequeathed to the population of Greasbrough by a generous benefactor.

**6.2** However, from a heritage asset perspective it is clear that no major assets will be affected and the setting of the Greasbrough Conservation Area can be protected by the suggested mitigation measures.

# LDF 0822 Land off Munsbrough Lane, Greasbrough

## English Heritage Comment

### 1. The Site

**1.1** A 1.79 hectare site in the heart of Munsbrough/Greasbrough. The western half of the site is the Greasbrough Cricket Club and occupying the eastern half, separated by a strong boundary of trees is a garden centre/nursery. The cricket ground section is grassed, the garden centre area has a large number of buildings associated with its use.

**1.2** The surrounding area is predominantly residential with a varied mix of housing types. On Potter Hill to the eastern boundary and Munsbrough Lane to the south there are a mix of mid to late 20<sup>th</sup> century detached and semi detached properties. To the south east is the Munsbrough Estate. Built in the 1970's by Rotherham Council, it radically transformed the character of Greasbrough, which until then had been a largely rural settlement. It is predominantly characterised by low rise townhouses and three storey apartment blocks. To the west of the site are the playing fields and buildings of Greasbrough Primary School.



Figure 1 The Munsbrough Estate

**1.3** There is a pronounced drop in height across the site from 60 metres asl at its south western point to 40 metres asl at the northern point of the listed building at Greenside. There are a large number of trees and bushes around the perimeter of the site, particularly around the cricket pitch, presumably to provide protection for the surrounding properties and greenhouses.



Figure 2

**2.1** This site is currently allocated as part urban greenspace/part residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, part of the site being previously developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

### **3. Designated Assets Affected by the Proposed Allocation**

**3.1** The north eastern corner of the PDS is 23 metres from 1, Greenside, Greasbrough which was listed Grade II on the 13<sup>TH</sup> May, 1969



Figure 3 | Greenside, listed Grade II

**3.2** The north western boundary of the PDS also abuts the southern half of the Greasbrough Conservation Area centred on Greenside.

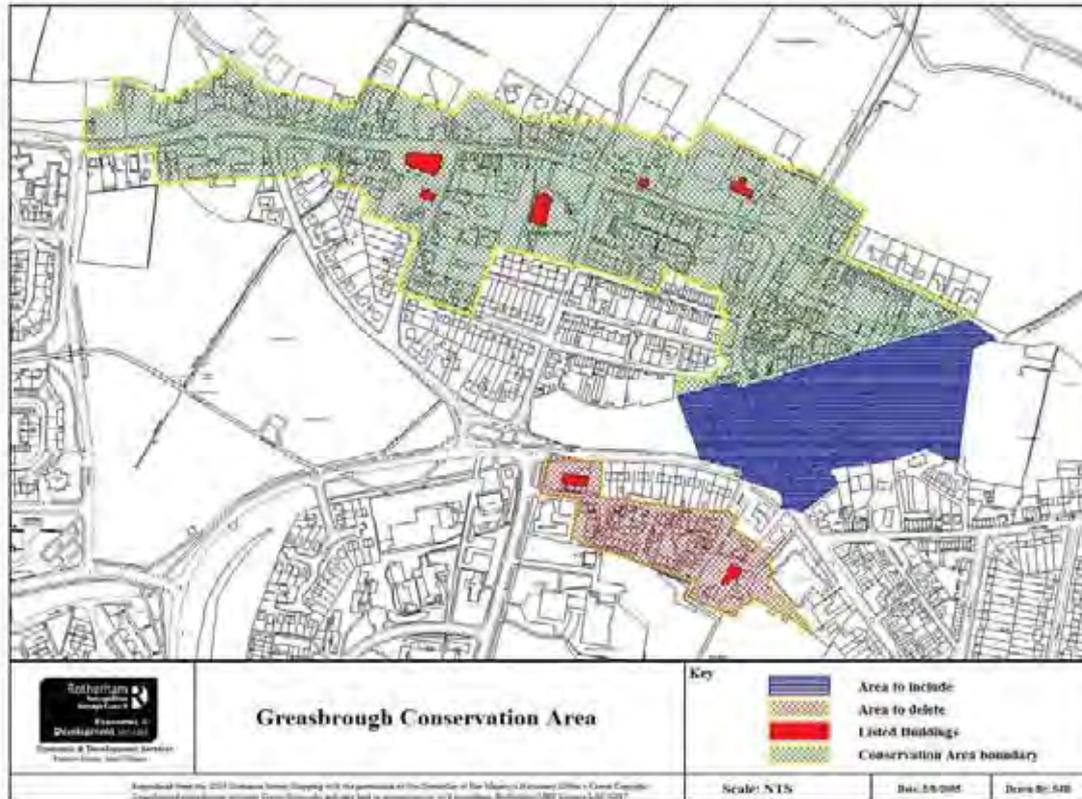


Figure 4 Greasbrough Conservation Area designated 9<sup>th</sup> March 1977

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The historical development of the settlement of Greasbrough and the reasons for it, has been outlined in more detail as part of the appraisals of other development sites, notably LDF 0170

**4.1.2** Prior to the 1970's when Greasbrough had a distinctively rural feel to it, this southern 'island' of the Greasbrough Conservation Area was surrounded by relatively open countryside. Centred on the old cottages of Greenside, the architecture reflected the rural setting.

**4.1.3** At the beginning of the 1970's, the Local Authority embarked on a massive house building programme which led to the building of what is now known as the Munsbrough/Wingfield estate. This radically changed the nature of the settlement giving it the suburban feel that we see today.

**4.1.4** In 1985 the old cottages at Greenside were also demolished and replaced with sheltered housing and a new doctors surgery built by the North British Housing Association and Rotherham Council.



Figure 5 The new Greenside

## 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** The character of the area has been defined by the recent history of re-development outlined above.

**4.2.2** The surrounding area is predominantly residential with the exception of Greasbrough Primary School to the west and a small area of business/retail use at the bottom of Potter Hill. With a few notable exceptions, the architectural style is distinctly 1970's and 80's dominated by red brick and tiled roofs. The height of building is predominantly low rise though there are 3 storey apartment blocks included in the 1970's housing development. All the housing is of good quality and well maintained, however, it is not of historical or architectural significance.

**4.2.3** There are only two buildings in the area that are of significance and these are both listed as grade II as outlined above. These are The Chapel House on Coach Road (now houses) and No 1 Greenside, an early 19<sup>th</sup> century house. The development of this area since its designation as a conservation area has resulted in a complete loss of its architectural or historic significance except for the two listed buildings.



Figure 6 The Grade II listed Chapel House, Coach Road

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** As previously outlined, the PDS is currently occupied by a cricket pitch and a market Garden business. While making a positive contribution to the area as a whole, it provides little benefit to the character and setting of nearby heritage assets. Therefore, its contribution to these is considered neutral, a situation which is explored in more detail below.

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** For ease of analysis this can be broken down as follows;

#### **Listed Buildings**

**4.4.2** Restored in 2004 No 1 Greenside is an early 19<sup>th</sup> century house constructed of coursed, squared and dressed sandstone with a Welsh slate roof. An interesting feature is the porch in angle with the wing has reused masonry and an old studded door said to have come from the Chapel of the Holy Trinity demolished in 1827. At the time of restoration, the building was a derelict shell. The restoration attempted to replicate the internal layout of the original building.

**4.4.3** The building has lost any relationship it had with its historical context and setting. Even as late as the 1950's, 1 Greenside was very much a sit alone structure, clearly visible from the main thoroughfare to the east, Potter Hill and with the original buildings of Greenside as a backdrop to the west. Since then the building has been progressively boxed in with a doctor's surgery immediately to the west, a large nursing home to the east, the 1980's Greenside re-development to the west and two modern detached dwellings to the south.

**4.4.4** Consequently, any extended or long range views of this building are extremely restricted. Any building on the PDS is not going to make this situation any worse.

#### **Conservation Area**

**4.4.5** As previously noted, the PDS abuts the southern section of the Greasbrough Conservation area at its north western boundary. The character, setting and historical context of this area was destroyed by the re-development of the area that took place in the 1970's and 80's.

**4.4.6** As a result, it is recommended that the area's Conservation Area status should be reviewed and possibly removed. The Chapel House and No 1 Greenside will retain protection through their grade II listed status." This same recommendation was made in an appraisal carried out in 2005 This recommendation was never carried out, however, the analysis is still valid.

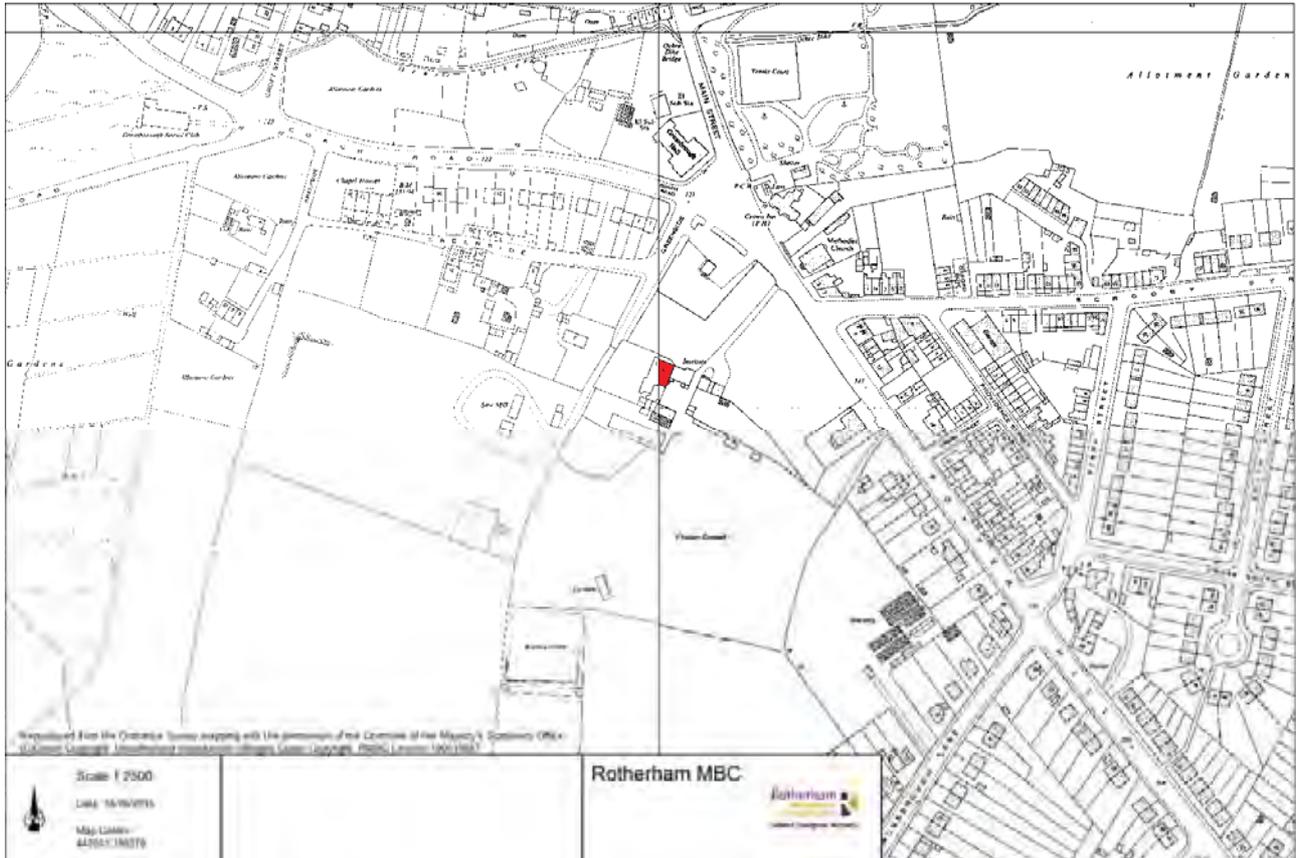


Figure 7 Ordnance Survey Map of 1957

**4.4.8** The area, as designated, no longer exists and should be de-designated.

## 5. Mitigation Measures

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of off-site assets that may be affected and to assess the impact of development upon them and their settings



# LDF 0823 Land off Corporation Street, Rotherham

## English Heritage Comment

### 1.The Site

**1.1** A site comprising 0.11 hectares and currently occupied by two fire damaged properties, one a two storey, 20<sup>th</sup> century brick built former nightclub, the other a single storey brick built 1930's former restaurant. The former was severely damaged by fire in 2007, the latter suffered the same fate in 2011.

**1.2** The site, within the Rotherham Town Centre Conservation Area fronts Corporation Street and is surrounded by commercial properties on both Corporation Street itself and Bridgegate to the east. Corporation Street is a major vehicular thoroughfare forming the western edge of the town centre pedestrianized zone. Topographically, the site falls slightly from north to south.



Figure 1

## 2. Proposed Development

**2.1** This site lies within Rotherham town centre and includes properties which have been vacant for a number of years following fire damage. The sites are detrimental to the quality of the town centre environment and redevelopment would improve the street scene and contribute towards the vitality and viability of the town centre. It is therefore proposed to identify the site as a retail development site.

**2.2** Discussions have already taken place between potential developers and Rotherham Council as reported by Rotherham Business News;

**2.3** Early stage discussions are taking place between developers and Rotherham Council regarding a high quality mixed use development on the site of two large burnt out buildings on Corporation Street in Rotherham town centre.

**2.4** Outline plans have been drawn up for a six storey building that would incorporate retail units on the ground floor with four floors of apartments topped by two penthouses with terracing and roof gardens set to be owned and occupied by the developers.

**2.5** The "unique and high architectural quality" building would replace the former Envy nightclub building, which suffered a malicious fire in 2007, and Muskaan restaurant, which was closed after a fire in 2011. Left empty ever since, and whilst not structurally unsafe, the buildings are widely acknowledged to be an eyesore.

**2.6** Plans show that the owner of the former nightclub site is looking to purchase the adjacent former restaurant site to enable a larger development of 48 two bedroom apartments to come forward, a prospect which makes more financial sense than a development on a single plot.



Figure 2

**2.7** The plans, drawn up by architect Mark Morley, state the client intends to use high quality materials throughout such as crisp white render, stepped out windows and glazed balustrades. This is echoed by the fact that the client himself (along with his business partner and co-funder) intend to take residence in the two penthouses.

**2.8** The plans state: "The removal of two fire damaged properties on this key node

point within the central Minster Gardens [area] is all important and that in itself will drastically improve the perception of the town centre.

**2.9** "The developer aims to purchase the adjacent site and create a bespoke, beautiful architecture building that will further enhance the overall regeneration of the area and introduce social and economic benefits through the retail units.

**2.10** "Perhaps more important will be the introduction of a new sustainable city centre living community which will ultimately benefit the immediate area."

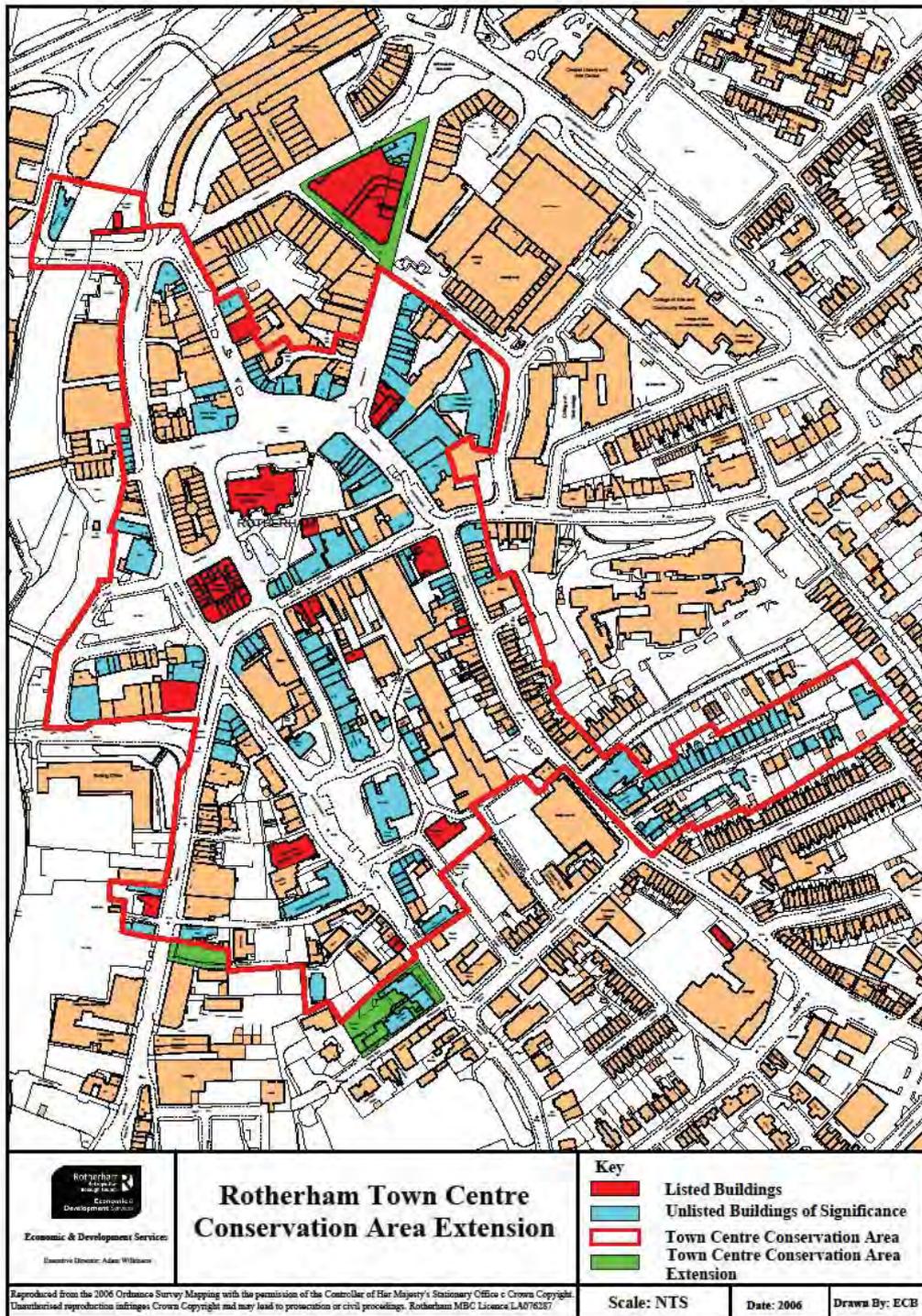
**2.11** A full planning application is expected to follow."



Figure 3

### **3. Designated Assets Affected by the Proposed Allocation**

**3.1** As previously stated, the site is within the Rotherham Town Centre Conservation Area and, therefore, has a number of significant heritage assets within close proximity (see Figure below)



**3.2** In terms of listed buildings the following are of significance;

1. Church of All Saints (Rotherham Minster) Church Street, Rotherham. Listed Grade I 19<sup>th</sup> October, 1951. (figure 5)
2. Chapel of Our Lady, Bridge Street, Rotherham. Listed Grade I 19<sup>th</sup> October, 1951. (figure 6)
3. Rotherham Bridge, Bridge Street, Rotherham. Listed Grade I 19<sup>th</sup> October, 1951. (figure 6)
4. 31 Bridgegate, Rotherham. Listed Grade II 29<sup>th</sup> May, 1958. (figure 7)

5. Imperial Buildings, High Street, Rotherham.  
Listed Grade II 16<sup>th</sup> March 1990. (figure 4)



Figure 4

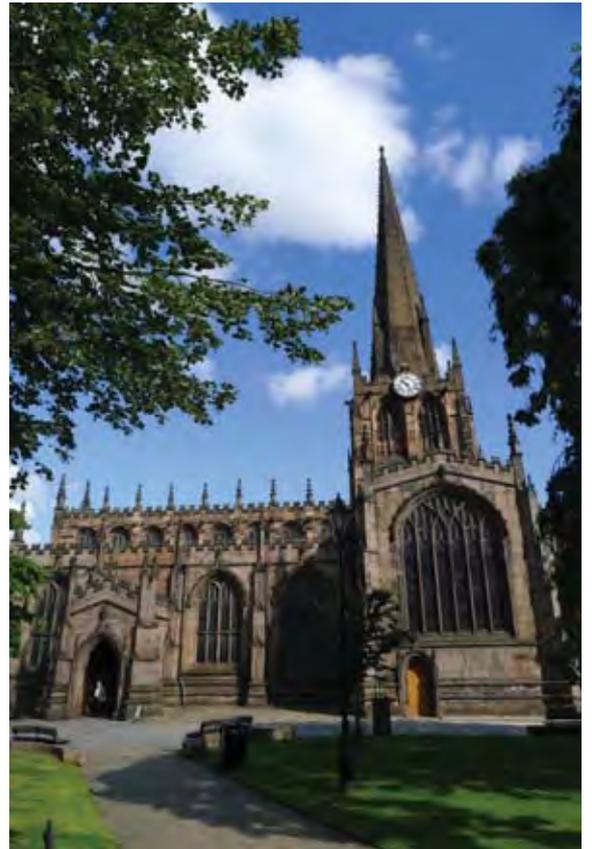


Figure 5



Figure 6



Figure 7

## Analysis

### History and Development of the Settlement

4.1.1 The medieval town of Rotherham was centred on the Parish Church of All Saints, the present building dating from the fourteenth century built on its earlier island site. The church sits at the centre of the town acting as a hub with streets

running around the outer perimeter of the raised church yard island site. High Street to the south is an encroachment on the edge of the church yard and is a typical medieval development seen in other towns. Church Street is to the west and Jesus Gate to the east, linked to the church yard by Vicarage Lane. Bridge Gate to the north formed an important link between the bridged crossing over the River Don and the church. The town was also accessed via Westgate (to the west), Wellgate and Doncaster Gate (to the east) all of which directly linked to the High Street. The term “gate” is from the Anglo-Danish word for street – ‘gata’ or ‘gatan’.

**4.1.2** The main boost to Westgate’s development came as a result of the growth of the iron and steel industry in the town. Iron had been worked around Rotherham since the medieval period. However, the industry grew rapidly after 1740 when Samuel Walker and his brothers transferred their business from Grenoside, attracted by the local availability of coal and ironstone and easier transportation on the newly built Don Navigation. This was the real start of the industry that would dominate the town until the mid-twentieth century. In 1743 the population of Rotherham was approximately 4,300. In 1801 the first official census recorded a population of 8,418 and by 1837 it had risen to 13,539. The population in 1901 was recorded as 50,855, an increase of nearly 700% in 100 years. The growth in manufacturing industry and the consequential rise in population was to have dramatic influence on the physical appearance of the town.

**4.1.3** By the standards of Rotherham Town Centre as a whole, Corporation Street is a relative newcomer. At the beginning of the 20<sup>th</sup> century the east bank of the River Don leading down to Rotherham Bridge looked very different from what we see today. The Ordnance Survey map of 1901 has this area named Lower Millgate. As a result of the area’s propensity to flood, major works were carried out before the First World War leading to the creation for the first time of Corporation Street. The reclaiming of the land to the west of the road allowed for the building of another cattle market for the town and a picture house which still stands today and is currently used as a bingo hall. Both of these were completed by the outbreak of the Second World War by which time Corporation Street was one of the main routes of the town’s tram system.

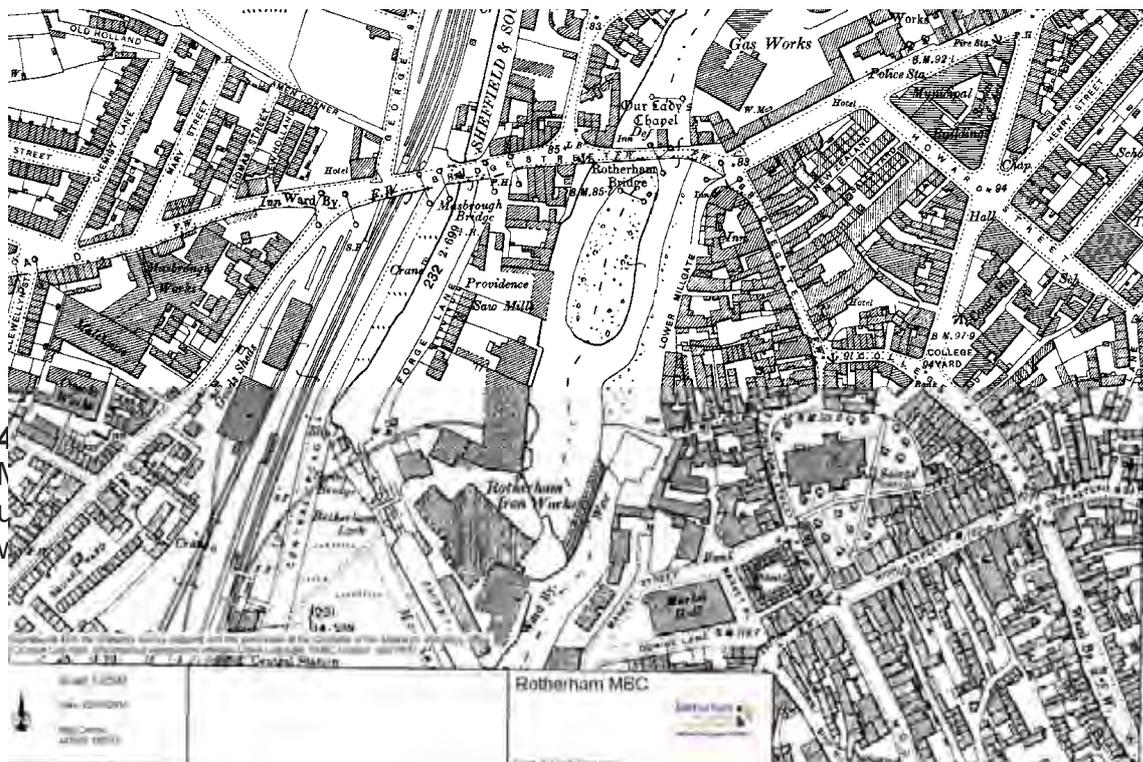


Figure 8 Ordnance Survey Map of 1901

**4.1.5** Perhaps the most significant development affecting the image of Corporation Street came in 2010. To the west of All Saints Minster, between Church Street and Corporation Street stood All Saints Buildings an austere block of shops and offices started in the 1930's and finished in the 1950's punctuated by the 6 years of the second world war.

**4.1.6** In the noughties it was decided to demolish this building and replace it with an iconic, landmark building. However, the recession of 2008/09 intervened after the building had been demolished. A new solution was needed and partly due to public lobbying it was decided not to replace the previous building but instead to create a pocket park. This has proved to be a great success as, for the first time in centuries the west transept of the Minster has been revealed in all its glory.



Figure 9 2007 Before



Figure 10 After

## 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** Largely for the reasons outlined above, the area in the vicinity of the PDS is predominantly retail and commercial and almost entirely constructed in the 20<sup>th</sup> century. Building materials are predominantly brick and building height is 3/ storey. Unlike much of the Town Centre Conservation Area, Corporation Street is not pedestrianized and is a busy vehicular route out onto the ring road.



Figure 11 Looking south from the bottom of Corporation Street

**4.2.2** The block of which this site is a part forms the north eastern corner of the Rotherham Town Centre Conservation Area. The present Town Centre Conservation Area was designated in October 1995 and incorporates three previously designated areas; the All Saints Conservation Area (designated 1969); the Crofts Conservation Area (designated 1969); and the Clifton Bank Conservation Area (designated 1973). A Conservation Appraisal and Management Plan has been produced by the Council. It defines the special character of the Town Centre Conservation Area, identifies its core qualities and assesses their significance. The form and content of the appraisal has been updated and follows the advice of English Heritage contained in the guidance leaflet "Conservation Area Appraisals" (English Heritage, 2006).

**4.2.3** The Conservation Area covers a significant part of the town centre (14.12 hectares). It includes the streets around the medieval Parish Church which still

conform to their medieval layout as well as large areas of later 19<sup>th</sup> and 20<sup>th</sup> century development that reflect the growth of the town during this period due to Rotherham's booming industries. The conservation area is therefore a splendid mix of medieval, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century development surrounding one of the largest and stateliest parish churches in Yorkshire.

### 4.3 Contribution that the PDS makes to nearby Heritage Assets

**4.3.1** At present, the PDS is having a strong negative impact on the whole street scene. Both the Envy nightclub and the Muskaan restaurant have been subject to serious fires that closed both businesses. Both buildings have been boarded up for approaching ten years, the Envy building was constructed in 1990 and has rarely been open since its completion.



Figure 12 View looking south east from the Bingo Hall Car Park towards the Minster

#### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** The allocation of this site for future retail use could, given a well designed scheme, give a massive boost to both the nearby heritage assets and the town centre as a whole.

**4.4.2** However, as outlined above, within 100 metres of the PDS is an important cluster of buildings as signified by their gradings.

**4.4.3** The Grade I listed Minster of All Saints' is one of the finest examples of medieval perpendicular architecture in the north of England. The 180ft spire topped with its 7ft gilded weathervane rises above the town centre as it has done for over 500 years.

**4.4.4** There has been a church on this site for over 1000 years. The Saxon church was documented in the Domesday Book of 1086. The Norman church, built in the late 11th century, had a nave, chancel, north and south transepts and a short central tower. The Perpendicular church, built in the early 15th century, is largely the one you still see today.

**4.4.5** The Chapel of Our Lady on the Bridge is one of only four surviving medieval bridge chapels in the country. It has enjoyed a long and chequered history, and is truly a hidden gem right in the heart of Rotherham. The chapel was built in 1483, part of a new bridge across the River Don. The Chapel, Bridge and Minster were sketched by JMW Turner on a visit to the town in 1797 (figure 13 below)



Figure 13

**4.4.6** In addition to being a Grade I listed building the Bridge and Chapel are a Scheduled Ancient Monument under the Ancient Monuments and Archaeological Areas Act 1979.

**4.4.7** Arriving at Rotherham train station, visitors to the town head right onto College Street and onto Chantry Bridge, built in 1930 as a replacement for the adjacent Medieval Bridge. With the Chapel and bridge on the left this affords a spectacular view of the Minster, 200 metres to the south east.

**4.4.8** As figure 12 above clearly illustrates, this is a significant view that needs to be protected. Standing between the photographer and the Minster is the proposed development site. Corporation Street itself is composed of 20<sup>th</sup> century, predominantly brick built commercial buildings with a maximum height of three storeys.

**4.4.9** Redevelopment of the PDS has to be beneficial for the appearance of the Town Centre. These fire damaged buildings have been an eyesore for a number of years. However, as can be seen above, any future development of this site has to respect the existing street scene, particularly in terms of height which in turn, will help protect this key view of the Minster.

**4.4.10** Consequently, future build should not exceed three storeys. The development proposed in Rotherham Business News (above) does not meet these requirements. The illustrations show a structure comprised of five/six storeys which towers over the adjacent public house ( the County Borough) and would drastically reduce the view of the Minster from Chantry Bridge. In particular, this would totally obscure any view of the north transept, leaving only the spire remaining.

**4.4.11** The aforementioned restriction in height aside, redevelopment of this site should be welcomed and encouraged.

## **5. Mitigation Measures**

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon nearby listed buildings, in particular Rotherham Minster, the Chapel of Our Lady, and Rotherham Bridge and their wider settings. All three of these buildings/structures are Grade I listed and, therefore, of national significance. In addition, the Chapel of Our Lady and Rotherham Bridge are a Scheduled Ancient Monument
- As a highly visible site within the Town Centre Conservation Area and its proximity to the listed buildings referred to above, it is essential that development reflects existing character and quality of the wider townscape. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to its location and does not have an adverse

impact on heritage assets. In particular, the height of any new development shall not exceed three storeys in height

## **6. Conclusion**

**6.1** This is a key site within the Rotherham Town Centre Conservation Area that holds the key to a key view obtained by rail visitors to the town of the most important building in the Town Centre, Rotherham Minster.

**6.2** Consequently, in spite of its degraded appearance, future consideration of any development proposals on this site have been and will be, looked at very carefully. The protection of this view will be of paramount consideration and despite the fact that there are no listed buildings on or adjacent the site, it is RMBC's intention to consult Historic England if and when a detailed proposal is received.

# LDF 0826 Fosters Garden Centre, Thrybergh

## English Heritage Comment

“The cartshed granary and stable building approximately 20 metres to south of Chestnut Tree Farmhouse are Grade II Listed Buildings. We would encourage proposals which would secure a sustainable future for these assets.

Given the change that has taken place already to their setting, there are no objections in principle to the allocation of this area. If allocated, Plan should make it clear that development proposals would need to ensure that those elements which contribute to the setting of these buildings are not harmed”

## 1.The Site



Figure 1



**1.1** A 1.25 hectare site with a 150metre frontage onto the main A630 Doncaster Road. The surrounding area is predominantly residential though the western boundary of the site is the beginning of a large area of Green Belt where the land dips away towards Thrybergh Bar Mill and the Aldwarke Steel complex.

**1.2** To the immediate north of the site is the recent residential development on Chestnut Court. The site itself is flat and currently occupied by Fosters Garden Centre, a long established family run business.

**1.3** There are a number of buildings currently on site including car parking storage, workshops and a petrol filling station in the southern section and the Garden Centre

in the north abutting Chestnut Grove. The central portion of the site is tarmacked and laid out for car parking associated with the adjacent Garden Centre.

**1.4** There is a significant planning history relating to both the garden centre and the petrol filling station. Included within the garden centre complex is one listed building, the details of which are given below.

## 2. Proposed Development

**2.1** Part of this site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

## 3. Designated Assets Affected by the Proposed Allocation

**3.1** There are three heritage assets on or within 250 metres of the proposed development site (PDS) One sits within the PDS;

1. Cartshed, granary and stable building approximately 20 metres to the South of Chestnut Tree Farmhouse, Doncaster Road, Thrybergh. Listed Grade II 21<sup>st</sup> August, 1985



Figure 2 The Grade II cartshed, granary and stable building

### 3.2 And two outside;

2. Church of St Leonard, Doncaster Road, Thrybergh. Listed Grade II\* 29<sup>th</sup> March, 1968.
3. St. Leonards Cross situated 22 metres to the south east of Church of St Leonard. Listed Grade II 21<sup>st</sup> August, 1985.



Figure 4 Church of St Leonard Grade II\*



Figure 3 St Leonards Cross listed Grade II

## 4. Analysis

### 4.1 History and Development of the Settlement

**4.1.1** The name Thrybergh comes from the old English word for three hills. The age of the nearby church suggests there has been a settlement here for a thousand years. The village was recorded in the Domesday Book as Triberge when it was gifted to William de Perci who was a chief aid to William the Conquerer.

**4.1.2** The most influential family associated with the village, the Reresbys, first receive mention towards the end of the 13<sup>th</sup> Century. The ancestral home of the Reresby's was the Old Hall built in the late 14<sup>th</sup> Century near the site of an earlier house possibly with thatched roof. The Old Hall was situated immediately to the

north of St Leonards Church and was a crucial element in the development of the settlement we see today. The Old Hall was initially built mostly of timber. Generations of the Reresby's added to the original building and rebuilt parts in local stone, but it was not until the early 16<sup>th</sup> Century when Thomas Reresby became squire that considerable enlargement took place.

**4.1.3** Sketches such as the one below (figure 5), show it to have been a most imposing three storey Manor House of such proportions as to dwarf the nearby church. In the 17<sup>th</sup> Century, Sir John Reresby and his son, also Sir John, set about extensively restoring the Hall and gardens adding a maze, summerhouse, fountains and developing extensive kitchen gardens and a cherry orchard. The latter Sir John Reresby rose to become Governor of York and one of the most important men in England during the late 17<sup>th</sup> Century, his memoirs and diary now used as a key reference by historians researching this period. Unfortunately, Sir William, the son and heir of Sir John, was a prolific gambler and showed no interest in the upkeep of the Hall and gardens. Both were effectively abandoned to nature and lost forever.



Figure 5 Thrybergh Hall

**4.1.4** Thrybergh became a site for a reservoir, built at a cost of £180000, to provide water for the Doncaster area. Since 1980, this has been in the ownership of Rotherham Council, and is now known as Thrybergh Park, one of the area's top natural attractions.

**4.1.5** However, the largest impact on the local scenery, came with the arrival of the coal and steel industry. Steel production had begun as early as 1664 with the establishment of the "Thrybergh Steele Forge". By the mid 18<sup>th</sup> Century, the forge had passed into the hands of the Walker family of Masborough who by this time had an international reputation.

**4.1.6** Coal mining had become a major industry in the Parish by the time of the demolition of the Old Hall and the Fullerton family shared in its prosperity. In 1859 a colliery, later to become known as Kilnhurst Colliery, was sunk initially working the area beneath the Old Park at Thrybergh. This was followed by the opening of Silverwood Colliery in 1900 requiring the building of large areas of new housing which, by the 1930's had effectively merged Thrybergh with Rotherham.

## 4.2 Character of the Area in the Vicinity of the PDS

**4.2.1** The character of the surrounding area is largely residential to the south and east of the PDS and Green Belt to the west and north.

**4.2.2** As a result of the history outlined above, the village has a diverse range of architectural styles. The older, pre 1900 buildings are exclusively built of sandstone though with a mixture of slate and tiled roofs, with a significant number of these having been renewed.

**4.2.3** The type and quality of 20<sup>th</sup> Century development varies widely illustrated by the infill development undertaken on Doncaster Road. For example, there are some fine examples of inter-war semi-detached properties. Numbers 202 and 204 are built in stone in the Old English Style with good quality brick detailing and mock timber framed gables. 180 to 190 Doncaster Road are by contrast, three pairs of inter war brick built semis with paired gables, 180 featuring segmented bay windows. These are all set back from the road behind much older stone walls.

**4.2.4** The quality of build deteriorated in the 1970's with a number of bungalows being built using artificial stone and concrete roof tiles exemplified by the development around Three Hills Close. In recent years, however, new development has utilised better quality materials more in keeping with the characteristics of the locality.

**4.2.5** The Manor Farm Court development, completed in two phases by two different developers during the 1990's, unified by their use of natural stone, slate roofs and hardwood windows with stone lintels all set behind a well built stone wall with copings. This adds definition to the street while reflecting the older stone walls on the opposite side. This positive trend has been continued by the recently completed "Walled Garden" development off Doncaster Road, comprising a development of sympathetically designed stone houses with grey slate roofs and a light orange brick detailing set behind a newly constructed stone wall with buttresses and offsets.



Figure 6 The "Walled Garden" development. St Leonards Church in the background

**4.2.6** In addition to the listed buildings there are a number of unlisted buildings that contribute to the character of the hamlet namely;

- The Rectory. This is a replacement building completed in 1753 by Elizabeth Saville who had inherited the Thrybergh Estate from her father John Saville who had in turn taken over from the Reresby's who had been forced to relinquish the estate through gambling debts.
- 181, the Manor House, Doncaster Road. A large stone built detached house built in three stages during the early to mid 18<sup>th</sup> Century. This building retains many original features.
- 183 Doncaster Road. Adjacent stone built property retaining windows with wedge shaped lintels cut with false voussoirs. Built circa 1800.
- Manor Farm, Doncaster Road. An 18<sup>th</sup> Century double pile stone house with twin gables of different dates. The south elevation features a three bayed symmetrical façade and retains original 16 paned sash windows.
- Old Oak Farm, School Lane.



Figure 7 The Manor House, 181 Doncaster Road

**4.2.7** A feature of the journey through the village is the impressive sandstone boundary walls which flank the roadside. These have a variety of copings and in some cases, notably The Rectory and The Manor House, have retained their original gate piers. Many of the newer, twentieth century houses are set behind walls of a much older date. There is also a positive absence of modern brick walling, much of the recent development having natural stone boundary walling reflecting the architectural style of the village. However, as has been alluded to earlier, the

development of the village has been closely linked with the Old Hall and its surrounding gardens. The geometrical layout of the gardens to the west of Doncaster Road can be clearly seen on the map of 1850, forty years after the Hall itself was demolished. The garden was originally enclosed by a low, dry wall, remnants of which can still be seen today. These remains warrant further investigation as their historical significance has perhaps been overlooked in the past, particularly with the development that has taken place on this section of Doncaster Road during the latter half of the 20<sup>th</sup> Century. However, by naming the most recent development off Doncaster Road the Walled Garden, the developers have at least acknowledged the site's historic significance.

**4.2.8** The village has a number of curious features, not least of which its two standing crosses. The details on St Leonards Cross, in its current position in the churchyard, are well documented. However, less is known about the cross standing surrounded by modern bungalows on Three Hills Close, the area of the former village green. This cross is first recorded on the 1888 map but was not there on the map of 1850. A sandstone obelisk with crocheted sides, it is not unlike the pinnacle of a church tower. Further research is required to determine its history and origins. To the east of the settlement is Thrybergh cemetery, the original location of St Leonards Cross, which incorporates an interesting carved mortuary chapel built in 1911 now reduced to a shell.

**4.2.9** Consideration has been given in the past to designating Thrybergh as a conservation area. In previous reviews, it was considered to be of "insufficient merit". However, in light of the above, it is clearly a settlement with both historical and architectural interest and this decision should potentially be reconsidered.

### **4.3 Contribution that the PDS makes to nearby Heritage Assets**

**4.3.1** The PDS is currently occupied by Fosters Garden Centre in the northern portion of the site, the petrol filling station to the south with the remainder of the site given over to ancillary car parking.

**4.3.2** Both of these existing uses are successful, long established and well maintained businesses. However, in terms of their contribution to the setting of the on site listed building and other heritage assets in the immediate vicinity, they can be considered neutral at best for the reasons given below

### **4.4 Evaluation of the Impact which the Allocation of this area is likely to have upon the Heritage Assets**

**4.4.1** With this background, it is important that any future residential development on the PDS should aspire to be of a high quality. The most immediate consideration is the listed building within the site boundary. Built in 1816, this is a former cartshed, granary and stable built of horizontally tooled sandstone with a renewed tiled roof. The building would originally have been tied to the unlisted Chestnut Tree Farmhouse located 20 metres to the north east. This is itself a high quality late 18<sup>th</sup>

century stone farmhouse, albeit unlisted. The former cartshed is currently used as part of the garden centre and houses, amongst other things, the businesses café/restaurant. The photo's below shows its roof structure



Figure 8 Roof structure of the Grade II listed cartshed

**4.4.2** At present, the listed buildings setting is poor as clearly illustrated by the photographs below





Figure 10 Various illustrations of the current setting of the on site listed building

**4.4.3** Residential development could provide a great opportunity to enhance the setting of the building. The removal of the security fencing and signage associated with the garden centre will greatly improve the appearance of the building, as will the removal of the petrol filling station on the south of the site.



Figure 11 Plan showing the extent of listin with petrol filling station to the south

**4.4.4** A positive example for any future residential development is provided by the houses built in 2012 on Chestnut Court on the northern boundary of the PDS (see below) Further up Doncaster Road is the “Walled Garden” which comprises a sympathetically designed development of stone houses with grey slate roofs and a light orange brick detailing set behind a newly constructed stone wall with buttresses and offsets



Figure 12 Houses on Chestnut Court

**4.4.5** The two listed buildings outside the site boundary, 170 metres to the north of the PDS are the Grade II\* Church of St Leonard and St Leonards Cross which is situated 22 metres to the south east of the church. The Church of St Leonard is a Grade II\* listed building and therefore of national significance. It is a place of worship with Saxon origins dating back to 900 AD. A number of periods of construction can be seen in its walls, including signs of a Norman apse. Much of the current structure is Norman, with the tower and window arches dating from the 1400's.



Figure 13 the impressive Grade II\* listed Church of St Leonard which has recently undergone substantial renovation

**4.4.6** There are an interesting number of monuments are mounted on the nave and chancel walls, starting from the Tudor period with the Reresby Chantry up to a Fullerton aviator lost in World War 1. They include an Elizabethan memorial to the Reresby family showing eight sons and ten daughters!

**4.4.7** The south east nave window has some fine stained glass, brought together from fragments of 15th century glass. The stained glass windows had been badly damaged during the Civil War, leaving only small sections in individual windows.

**4.4.8** One of the larger monuments is to Sir John Reresby. He was a Minister of the Government, Royalist Cavalry Leader, a Burgess and a Magistrate of York. The monument is of black and white marble, with weapons and skulls all over it. A smaller one is a memorial to John Reresby from his son, saying that his purse was insufficient to provide a larger monument through his fathers financial loss.



Figure 14 One of the many outstanding monuments on the church walls

**4.4.9** The cross shaft is Grade II listed in its own right. Probably late 12<sup>th</sup> century/early 13<sup>th</sup> century it was resited in this position in the 20<sup>th</sup> century.

**4.4.10** The church and cross occupy an elevated position. The photograph below is taken from the boundary fence at Chestnut Court. Between the PDS and the church there is an open field of grassland and the new house on Chestnut Court. The building in front of the church is the 18<sup>th</sup> century former vicarage, unlisted but providing group value with the church behind.

**4.4.11** Consequently, none of these valuable heritage assets would be affected by residential development on the PDS



Figure 15 View looking north from Chestnut Grove towards the Church and Rectory



Figure 16 The (unlisted) Chestnut Tree Farm

- A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings
- The listed building, along with the unlisted ancillary buildings, shall be restored and enhanced for positive re-use, residential usage will be favourably considered
- The courtyard to the north formed by these buildings shall be used as curtilage for any future development thereby protecting the setting of this grouping of significant buildings. Development proposals to the south shall also respect the setting of this group of buildings
- As a highly visible site on the south western edge of the historic core of Thrybergh and its proximity to listed buildings it is essential that development reflects the existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to the location and does not have an adverse impact on heritage assets
- Any walled boundary to the frontage of the site should reflect existing boundary walling which is a noted feature of the settlement

## 6. Conclusion

**6.1** Another key site where the change of allocation from commercial use to residential offers a great opportunity to improve and enhance the setting of a listed building.

**6.2** Currently, Fosters Grden Centre is a succesfull family run garden centre which has made good use of the buildings, including the listed one in their ownership for many years. However, the need for on site parking and site security has necessitated a frontage more suited to an industrial estate with large areas of tarmacking and palisade fencing.

**6.3** A well crafted and designed housing scheme with the above mitigation measures should improve this important vista from a busy main road immensely.



Figure 17 View of the PDS from the main Doncaster Road with the listed building in the middle of picture

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