

Heritage Impact Assessment

June 2014

Prepared by Rotherham Borough Council in Response to
Comments on the Draft Local Plan by English Heritage



Introduction

Rotherham's Local Plan

Rotherham's Local Plan is intended to guide future development in the Borough until 2028. It will progressively replace Rotherham's existing Unitary Development Plan. The Council is preparing two key parts that form the basis of its Local Plan. These are the Core Strategy and the Sites and Policies document.

The role of the Sites and Policies document is to identify specific sites, the site allocations for each settlement to meet the Core Strategy targets, both for new housing and employment land.

As part of the consultation process, English Heritage have identified a number of sites where there is a potential impact on designated heritage assets.

Aims and Objectives

Proposed allocations

Several of the areas which have been put forward as possible allocations lie within, or would impact upon the setting of, a number of Rotherham's Conservation Areas as well as a number of listed buildings.

In our comments, below, we have identified several sites whose development would involve the loss of open spaces within the boundary of a Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, if it is proposed to allocate them, there will need to be some assessment of what contribution these plots of land make to the character of their respective Conservation Areas. If it is concluded that they do contribute to the significance of the designated area, then the plan will need to explain why the loss of these open areas and their subsequent development is considered to be acceptable.

There are other sites where developments are being proposed on the edges of Conservation Areas. The NPPF makes it clear that the significance of heritage assets, such as Conservation Areas, can be harmed through development within their setting.

Consequently, if it is proposed to allocate these sites, there will need to be some evaluation of what contribution, if any, these areas makes to the character or setting of the respective Conservation Area and why the development of these areas is considered to be acceptable.

Only a few of Rotherham's Conservation Areas have up-to-date character appraisals.

Consequently, we would strongly recommend that the Conservation Area Appraisals are produced for all the settlements where sites are being proposed as Allocations. This will:-

- Assist the Council in determining the most appropriate form of development for each particular site.
- Help provide the necessary evidence the Council will need to justify the allocation of these areas. This is particularly true for those sites where the loss of a particular open area or the demolition of a building might be questioned on the grounds that it would not preserve or enhance the special character and appearance of that Conservation Area.
- Identify which buildings contribute to the character of the Conservation Area and, therefore, should be retained in the development of a particular allocation.

The consultation advice received from English Heritage requested an assessment that:

- identified heritage assets in the area, along with elements which contribute to their

significance;

- assessed how development of the sites might impact upon this significance; and
- set-out ways in which harm to the significance of these assets might be avoided.

The aim of this impact assessment is therefore to consider the potential impacts to heritage assets that might arise from the allocation of the sites. In order to achieve this, the report aims to:

- identify heritage assets within a defined study area that might be affected by development;
- identify the elements that contribute to the significance of the heritage assets, including their setting and the contribution made by the sites to this significance;
- predict the level of impact resulting from development at the sites and assess any subsequent harm likely to be experienced by the heritage assets; and
- identify appropriate mitigation to reduce the level of harm arising from development at The sites.

The specific layout of development will be determined during the design process of subsequent planning applications, and therefore the precise detail and layout of development across all the sites is unknown at this stage. The impact assessment has therefore assumed a worst case scenario in order to predict **all potential** impacts to heritage assets.

Assessment Methodology

Legislative and Policy Context

The following legal frameworks and planning guidance apply:

- The Ancient Monuments and Archaeological Areas Act 1979;
- Town and Country Planning (Listed Buildings and Conservation Areas) Act, 1990; and
- National Planning Policy Framework, 2012.

The following guidance documents are relevant:

- Planning for the Historic Environment: Practice Guide; and
- The Setting of Heritage Assets, English Heritage 2011.

Significance of Cultural Heritage Assets

Definition of Significance

The term significance is used to describe the value or weight given to a heritage asset and is

defined (for heritage policy) in Annex 2 of the National Planning Policy Framework (NPPF): *'Significance is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Allocating Levels of Significance

The Ancient Monuments and Archaeological Areas Act 1979 is the central piece of legislation that protects the archaeological resource. The first section of the Act requires the Secretary of State for National Heritage to maintain a schedule of nationally important sites. A set of criteria, defined as survival/ condition, period, rarity, fragility/ vulnerability, diversity, documentation, group value and potential, assist in the decision making process as to whether a site is deemed of national significance and best managed by scheduling. The significance of heritage assets is determined by professional judgement, and guided by statutory and non-statutory designations, national and local policies, and archaeological research agendas. Paragraph 132 of the National Planning Policy Framework (NPPF) (Department for Communities and Local Government, 2012) recognises that heritage assets with the highest level of significance comprise Scheduled Monuments, registered battlefields, Grade I and II* listed buildings and registered parks and gardens and World Heritage Sites. At paragraph 139 the NPPF also recognises that non-designated heritage assets of archaeological interest may be of equivalent significance to a scheduled monument, and in such cases are to be considered subject to the policies for designated assets. Since this report is limited to consideration of heritage issues, it uses the word 'significance' as being a measure of a heritage attribute's value to this and future generations resulting from its archaeological, architectural, artistic or historic interest, whether derived from its physical presence or from its setting. The EIA process differs in this respect, and to avoid confusion limits use of the word 'significance' to only describe effects. EIA process describes importance or value ('significance' in the terminology used in this report) on a relative scale. Table 1 summarises the factors used to evaluate the importance/ significance of heritage assets.

Table 1: Factors determining the importance/ significance of heritage assets

High

Assets identified in national policy as being of the highest level of significance notably: Scheduled Monuments, Grade I and Grade II* Listed Buildings, Grade I and Grade II* Registered Parks and Gardens, Registered battlefields, and remains of inscribed international significance, such as World Heritage Sites.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments

Moderate

Grade II listed Buildings.

Conservation Areas.

Grade II Registered Parks.

Sites of high archaeological resource value as identified through consultation with local authority archaeologist.

Historic Townscapes with historic integrity in that the assets that constitute

their make-up are clearly legible.

Low

Non-designated buildings, monuments, sites or landscapes that can be shown to have important qualities in their fabric or historical association. Locally important historic or archaeological sites, sites with a local value for education or cultural appreciation and of medium archaeological resource rating.

Parks and gardens of local interest.

Negligible

Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade.

The Site of a find spot removed from its place and with no surviving contextual associations.

Setting

English Heritage guidance relevant to this assessment includes *The Setting of Heritage Assets* (English Heritage 2011). The guidance states that an assessment of the impact of a proposed development should identify whether the development would be acceptable in terms of the degree of harm to an asset's setting. This can be identified by using a broad 5-step approach that identifies: (1) which assets and settings are affected; (2) how and to what degree these settings make a contribution to the significance of the heritage asset; (3) assess the effects of the proposed development; (4) explore ways to minimise harm and maximise enhancement; and (5) how to document the decision and monitor outcomes. There are a number of factors to consider when determining how, and to what degree an asset's setting contributes to its significance. These factors include an appraisal of the asset's physical surroundings, such as topography, layout, land use and history, to the experience of the asset which includes views to and from including intervisibility with other assets, the wider landscape character, visual dominance of the asset, or the sense of place. Other factors of setting that can contribute to significance embrace attributes such as a level of historical or cultural association with other assets and local social and cultural traditions. As such, setting is understood to embrace all of the surroundings from which the heritage asset can be experienced, and does not have a fixed boundary. Views to and from an asset will play an important part in the way that the asset is experienced, but other factors such as the character of the view, screening and cumulative impacts of existing structures within the view need to be taken into consideration. This separates the concept of 'setting' from that of the 'view'; and therefore the perception or understanding of an asset or its context can still be appreciated despite changes within its view.

Assessing Impact

The term 'impact' is used to refer to changes or perturbations arising from the proposed development *e.g.* loss of heritage asset or changes affecting an asset's setting. The effect experienced by a heritage asset as a consequence of an impact can be assessed as being beneficial or adverse. In this way, the same impact may result in a beneficial effect from the perspective of one asset, and an adverse effect from the perspective of another.

A heritage asset might be affected by direct physical impact, including destruction, demolition and alteration, but may also be affected by changes to its setting. This could include changes to the historic character of an area, or alterations to views to and from a site which can give rise to an adverse effect on the asset's setting. Factors for measuring the magnitude of a potential impact are described in Table 2.

Table 2: Factors for measuring the magnitude of impact

High

The significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

Medium

The significance of the asset is affected. Changes such that the setting of the asset is noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

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.

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.

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.

Assessing Level of Harm Arising from Impact

Within the NPPF, impacts are considered in terms of their causing ‘substantial’ or ‘less than substantial’ harm. There is a presumption against granting consent if the harm to significance is substantial, or there is a total loss to significance (Paragraph 133). Where impacts are less than substantial, the harm should be weighed against the public benefits of the proposed development (Paragraph 134).

The NPPF does not quantify or provide an explanation of what constitutes ‘substantial’ or ‘less than substantial’ harm. A judgement of whether an impact causes ‘substantial harm’ is based on what constitutes the significance of the asset, including its setting, and how this is affected.

NPPF practice guidance published for testing and comment states that the scale of proposed works is not necessarily determinative of whether any harm caused is substantial or less than substantial, and substantial harm is likely to be caused by an impact that affects key elements which contribute to the significance of an asset and ‘*goes to the heart of why the place is worthy of designation*’. However local planning authorities are only expected to consider guidance that is in effect when plans are prepared or decisions taken, and consequently the weight of any material consideration associated with this draft guidance is for the decision taker to determine.

Sources of Information

In summary the work has involved:

- the collation of data on designated and non-designated assets held by the South Yorkshire Sites and Monuments Record;
- the collation of data on designated assets held on the National Heritage for England List;
- the collation of data on locally listed buildings and Conservation Areas from Rotherham Borough Council;
- a site walkover survey and photographic survey. The walkover survey made an assessment of the setting of heritage assets in the study area and the contribution that parts of the Site make to this setting. The contribution of the Site to the setting of assets is determined by archaeological and historical associations as well as key views of historical significance and relevance as well as third viewpoints which were recorded during the site visit, *i.e.* viewpoints from where the asset can be understood and appreciated. The zones of the Site that contribute to the setting and significance of heritage assets are illustrated on Figure 4.

In addition, a site inspection of all the sites was made on 20th May 2014 with both representatives of English Heritage (Ian Smith and Diane Green) and RMBC (Jonathan Bell and Matthew Peck) Comments, observations and recommendations made at these visits have been incorporated into the report.

The Sites

LDF 0785. Land at Moorhouse Lane, Whiston

English Heritage Comment;

“The Grade II* Listed Church of St Mary Magdalene lies just over 200 metres to the east of this area. If allocated, development proposals would need to ensure that those elements which contribute to the significance of this high-Grade designated heritage asset are not harmed.

In addition, this site also adjoins the edge of the Whiston 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.”

The Site

A 2.6 hectare site to the south west of Moorhouse Lane in the Parish of Whiston. The site is currently rough grassland and is well used by locals, particularly those out exercising dogs. In addition to the public right of way along its southern boundary, there are a number of informal pathways criss-crossing the site. (figure 1)



Figure 1

Topographically, the site rises from a height of 50 metres along its eastern boundary with Moorhouse lane up to 60 metres on its western boundary adjacent the cricket club land. Looking at the 1850 map of Whiston (figure2), the site is defined from the original field boundaries from this period. At this time the southern boundary was flanked by a more significant track joining Moorhouse Lane to the Church rather than the present day public footpath.

There have been no previous development proposals on the site.

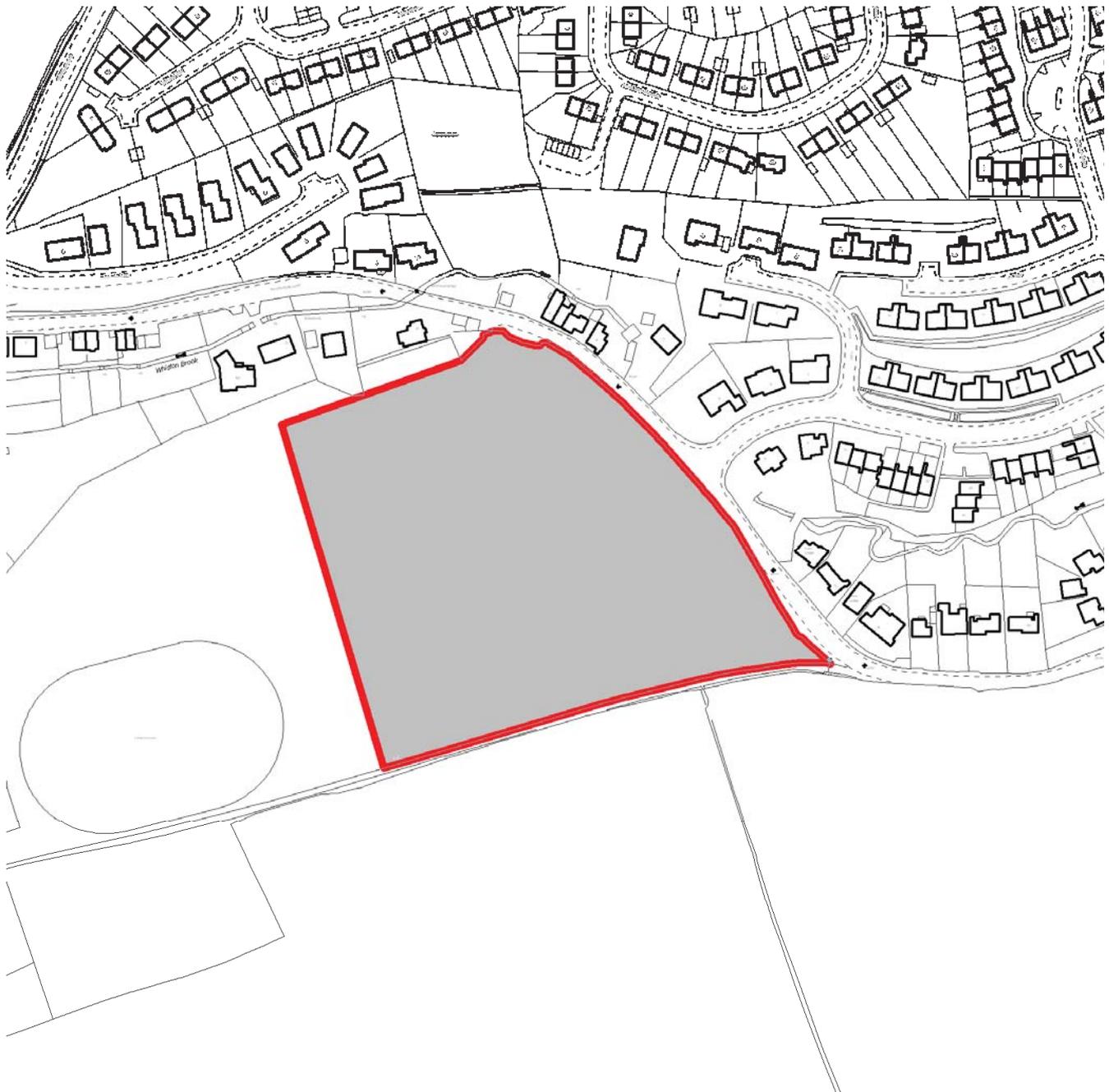




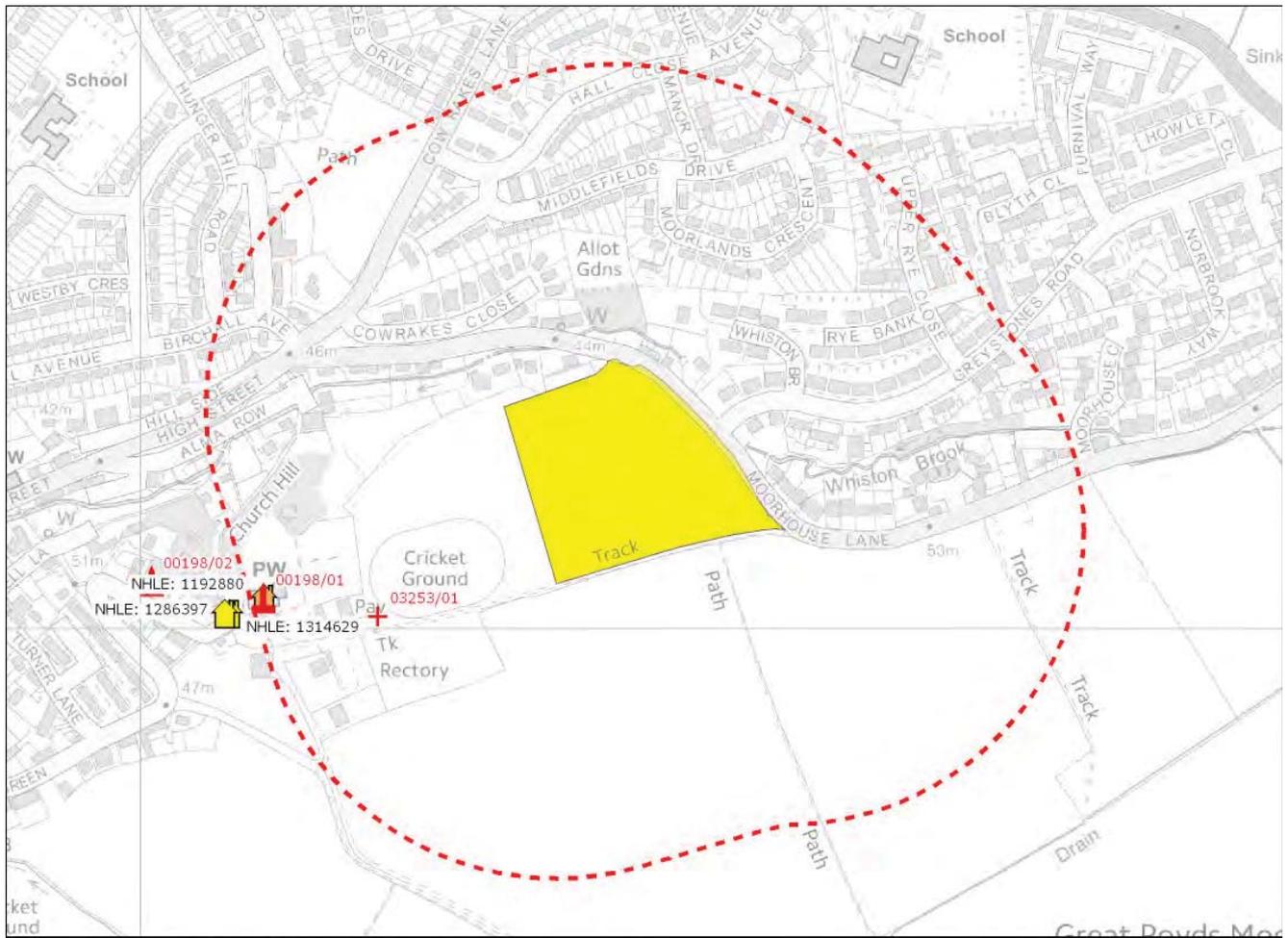
Figure 2 1850 Map of Whiston

Proposed Development

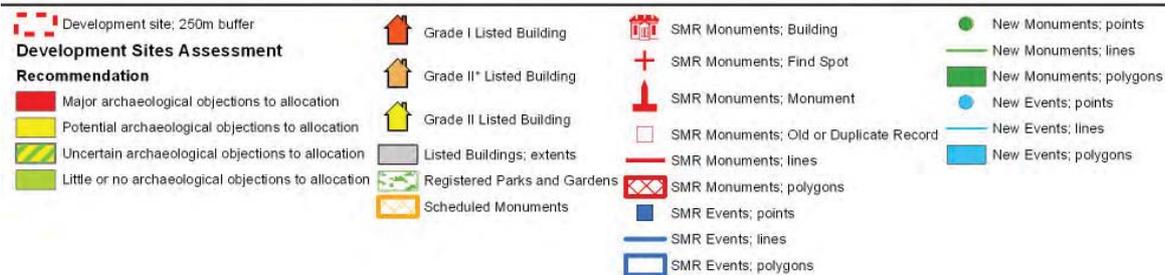
The allocation of 2.6 hectares of land for residential purposes is being considered through the emerging Local Plan. The precise scale and form of any development plans that might be brought forward under the proposed allocation are unknown. No such designs currently exist. Therefore this strategic level assessment is based on a series of assumptions relating to the Site's capacity and the nature of development reasonably anticipated.

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.

Designated Assets Affected by the Proposed Allocation



Development Site: LDF0785



Within a 500metre radius of the proposed site there are three statutorily listed structures;

1. The Church of St Mary Magdalene, School Hill, Whiston. Grade II*, first listed on the 29th March, 1968. Within the grounds of the church there are a further two structures listed in their own right, namely;
2. Village stocks, dated 1786, approximately 15 metres to west of the church tower. Grade II. First listed, 19th February, 1986.
3. Headstone to Rebekah Cutt approximately 11 metres to west of the church tower. Grade II. First listed, 19th February, 1986.

Additionally, the site abuts the eastern section of the Whiston Conservation area, designated 7th April, 1976.

There are no designated archaeological assets on or within 500 metres of the site. The SMR records a Roman coin find spot, 150m west of the site.

Listed Buildings

In terms of the listed buildings, the latter two structures identified above can be discounted due to their size and location to the west of the church and, therefore, their lack of visibility from the proposed site. The Church of Saint Mary Magdalene is an altogether different matter. Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*. This represents an important ecclesiastical structure of 13th Century origins. (figure 3)



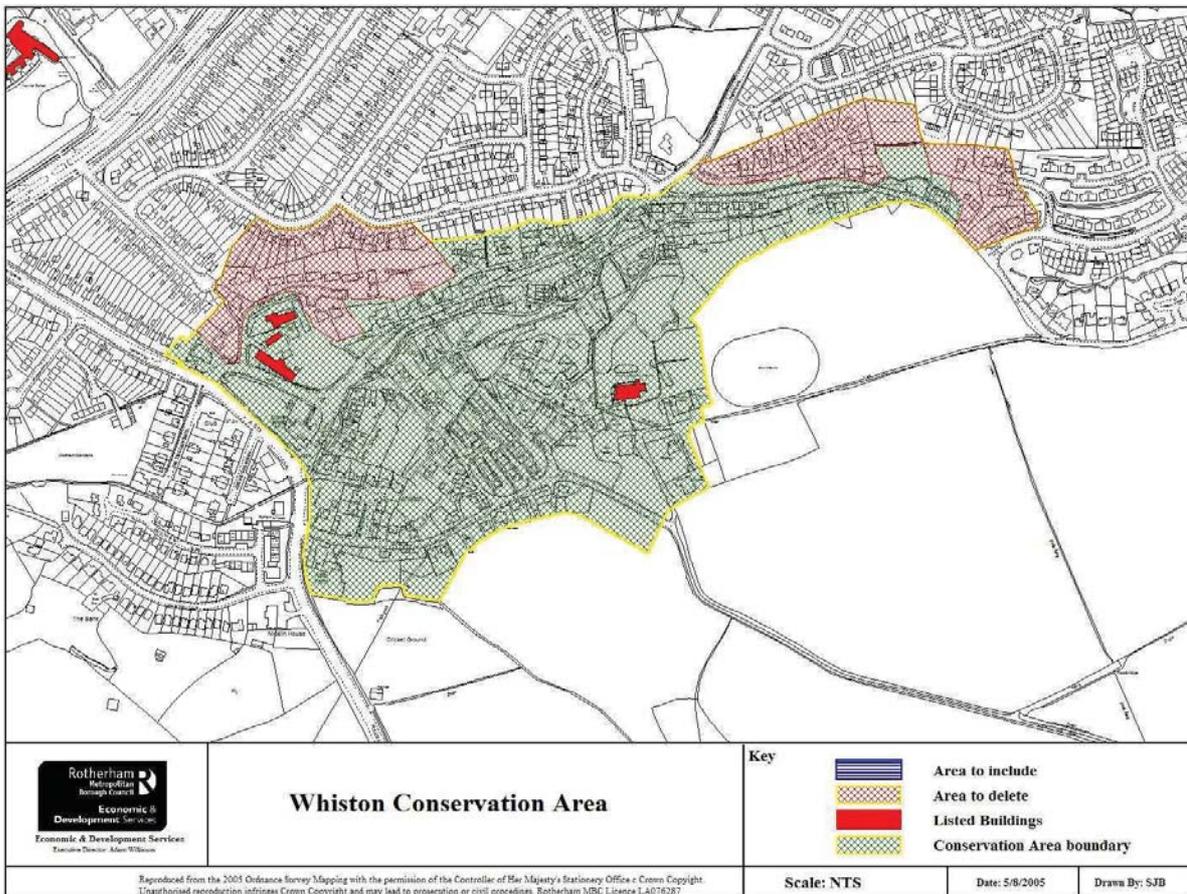
Figure 3 Church of St Mary Magdalene

The setting of ecclesiastical structures is defined primarily by their position as a focal point for a community and/or their intervisibility with each other. The topography around Whiston means intervisibility with other ecclesiastical structures is not an issue, as it is for example in land to the south, the church at Laughton en le Morthen being a prime example. However, situated on the highest point in the village, the church is undoubtedly a focal point for the community. The church is 214 metres from the western edge of the proposed development site. Views to and from the church across both the site and the adjacent cricket ground are important and contribute to its setting, albeit for much of the year views of the church are obscured by trees and vegetation (see figure 3a) Although the church itself is not prominent in views from the east, from the eastern end of its churchyard, the land falls away and provides views out across the cricket pitch to the open countryside beyond. This contributes both to the setting of the church and to the Conservation Area.



Figure 3b looking from the edge of the proposed site towards the church which is obscured by the mature trees behind the far sight screen

Whiston Conservation Area



Despite the proximity to Rotherham and the motorway network Whiston is a settlement that retains a distinct village identity. The conservation area covers the historic core of the village which was already established by Norman times. It was primarily an agricultural village although now there few farms in operation. Two buildings that reflect the village's long history are the Hall Barn and the church of St Mary Magdalene. The magnificent barn dates from the 13th century and is one of the earliest surviving timber framed structures in Yorkshire. However, the church has its origins in the 12th century. Both of these buildings are recognised as having significant importance and as such are listed as grade II*. In addition there are many buildings of interest in the village. Whiston Hall dates from the early 16th century and Abdy Farm dates from 1749. Many of the buildings were constructed during the 18th century.

There is no predominant architectural style although most buildings are two storey and are constructed from dressed sandstone with slate pitched roofs, some with kneelers and gable copings. Boundaries are commonly denoted by sandstone walls.

Whilst the buildings provide particular character, their relationship with the natural landscape ensures that this area is worthy of conservation area status. The village is built along a valley floor following the brook and up the steep valley sides. The topography allows for many steep footpaths and far reaching views over roof tops to surrounding countryside. The village has widespread tree cover, many tree preservation orders are in place and green spaces such as the Green and access to the brook are all important factors that contribute to the character of this area. The quality of the conservation area has been undermined in

numerous ways. These include the replacement of windows with inappropriate styles and materials. The lack of maintenance to boundary walls has resulted in the loss of stone and the collapse of some parts of them. Inappropriate strap pointing on walls and buildings is also evident.

There are isolated areas within the conservation area that would benefit from enhancement. These are areas that neither complement the area due to poor design and use of materials or detract from it as a result of neglect. Such areas include Sorrelsykes Close and land along Well Lane.

An internal report from 2004 recommended retention as a conservation area but with a reduction in size. It was suggested that housing built in 1980s/1990s along Chaff Lane at the northwest boundary should be removed together with the 1970s housing along Cowrakes Close along the northern boundary. Neither area contributes either architecturally or historically to the character of the conservation area. Housing at the eastern boundary along Greystones Road and Whiston Brook View should be removed to ensure that the conservation area has a boundary that truly begins with the historic heart of the village. Neither of these recommendations have been followed through.

Analysis

Conservation Areas are designated to protect and enhance their special architectural and/or historic interest. This protection encompasses both the designated area and key views into and out of the boundaries. The significance of a conservation area can be enhanced by the listed buildings it encompasses. As such, the contribution these make to the special interest of the area is an important consideration. In addition, the setting of a listed building can often be defined by its position within the designated area, as part of an historic streetscape, or associated with an important open space.

Whiston is a medium sized village located to the south of Rotherham. The conservation area encompasses the historic core of the village, following Moorhouse Lane and High Street. Situated at the centre of the village and creating a focal point is the aforementioned Grade I listed Church of St Mary. The built form of the village is characterised by two-storey stone dwellings fronting directly onto the street. Although of historic interest, the many of the buildings have undergone unsympathetic alteration which diminishes their architectural value.

Despite its urban location, the designated area retains its rural character, reflecting its development as a farming settlement. This is highlighted by the dominance of greenspace and mature vegetation. However, it is the open greenspace that characterises the special interest of the conservation area. This is reinforced by many large gardens associated with the properties with mature vegetation and trees creating a pleasant rural character. (Fig 4)



Figure 4

The wider setting of the conservation area, which contributes to its significance, is characterised by the agricultural landscape and (former) farmsteads surrounding the village

Significance and setting

The character and setting of the conservation area is to a certain extent, inward looking and contained, however, there are significant views from the southern edge of the conservation area looking south/southeast across Royds Moor towards the ridge line in front of the M1 motorway.



Figure 5

The Site contributes to the wider setting of the conservation area and helps place the village's origins in context.

Views from the Site on edge of the conservation area contribute to an edge of settlement sense of place, and as such the Site does contribute to the character of the conservation area (**Figure 5**). and this physical connectivity and historical association contributes to the significance of the village and therefore the conservation area.

The views south and south-east towards the Site also contribute to the sense of openness at the edge of the settlement, and maintain the settlement's link with the wider agricultural landscape.

In conclusion, it is assessed that the Site does contribute to the setting of the conservation area by emphasising the edge of settlement and by characterising the agricultural character of the landscape between settlements.

It is clear that the site, in its current form, makes a significant and positive contribution to the character and setting of both the Conservation Area and the Grade II* listed church. It is therefore inevitable that any development of this site would have a negative and detrimental effect.

This is exemplified by the view looking west across the proposed site from the churchyard. The contribution that this prospect makes to the character of the Conservation Area and the appreciation of its wider landscape setting cannot, and should not, be underestimated. The site is clearly viewed as part of the open countryside to the south of the village. The loss of this area and its subsequent development would erode this rural setting harming both the character of this part of the Conservation Area and the setting of the Grade II* Church.

In addition, the site is integral to the character of the eastern part of the Conservation Area. At present, the width of Moorhouse Lane and the hedgerow and trees along the site's northern edge give the impression of a rural lane. The site itself is also considerably higher than the road level adding to the sense of enclosure. In order to gain access to this site, it is already established with the Highway Engineers that the road will need to be widened, street lighting provided, and that a large proportion of the hedgerow and trees will need to be removed in order to obtain the necessary visibility splays. This will radically alter the eastern approach to Whiston. Moreover, because of the difference in levels between Moorhouse Lane and the proposed site, any dwellings (even bungalows) would dominate this approach to the village. Overall, the development of this area would be likely to urbanise this current rural entrance to this part of the Conservation Area, radically affecting its character.

Verdict/Magnitude of Impact

Medium

The significance of the assets are affected. Changes such that the setting of the assets are noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource's and their historical context and setting.

Potential Mitigation Measures

There are no measures which could mitigate the harm to the character of this Conservation Area. Moving development away from the northern boundary (assuming that it was possible) would still intrude on views from the churchyard and would, in any event, still result in a radical change to the approach to the east of the Conservation Area.

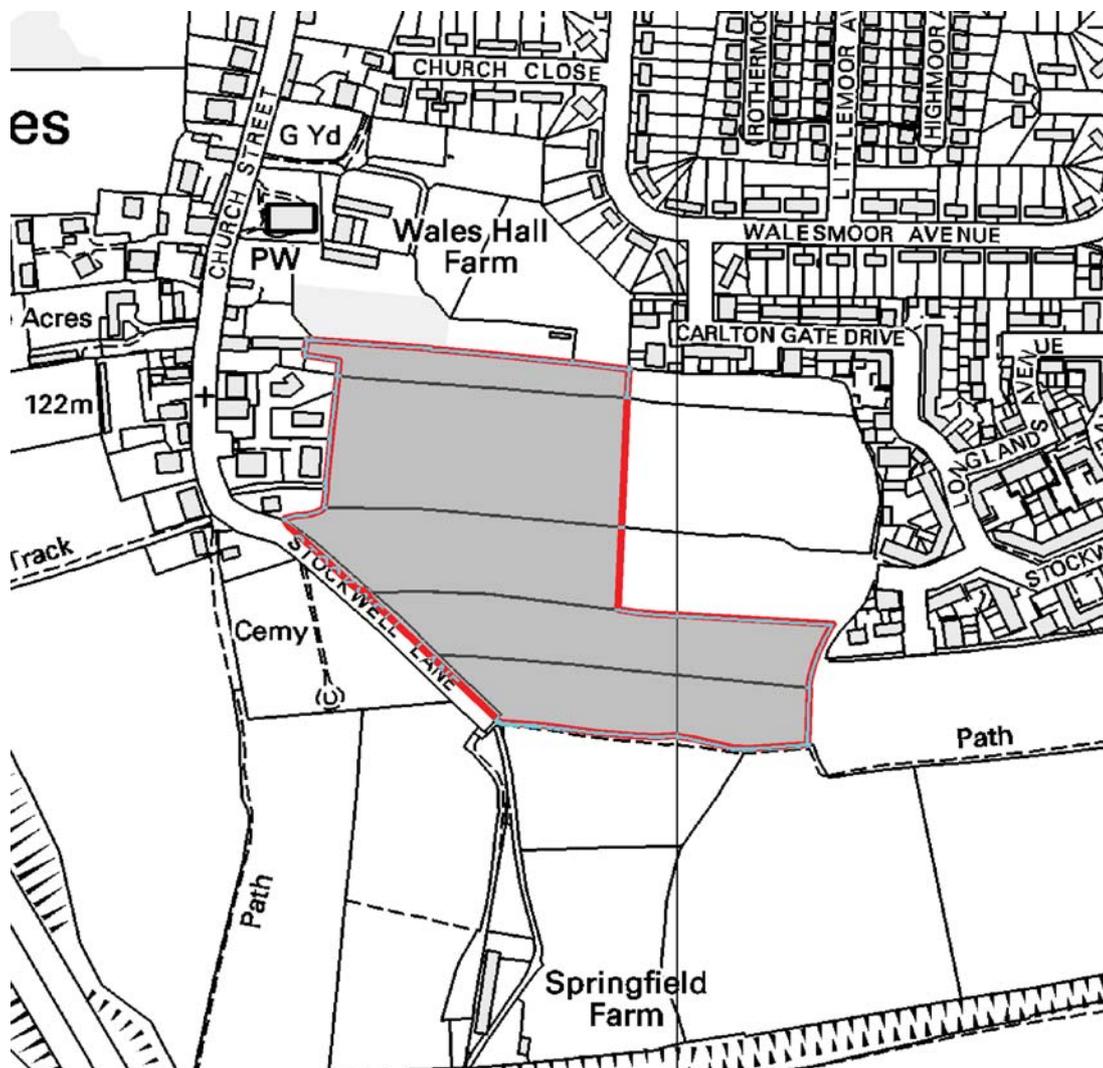
Because the harm to the special character and setting of the Conservation Area is incapable of being mitigated, the recommendation should be that this site is not allocated.

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.”

The Site

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. 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. Topographically, the site rises from approximately 108 metres in the east to 120 metres on its western boundary. Interestingly, the site has retained the original field boundaries shown on the map of 1850



Proposed Development

The allocation of 4.9 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.

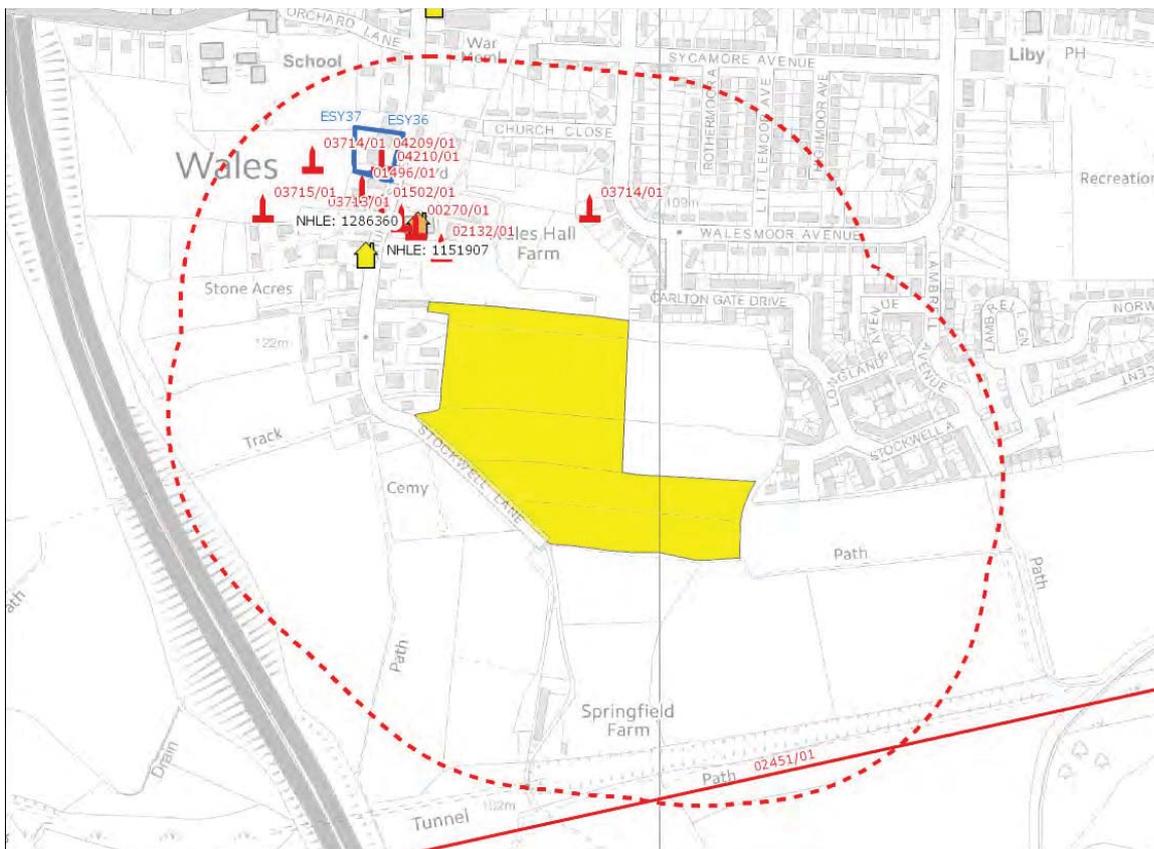
It is highlighted that any developments that are subsequently brought forward under the proposed allocation will, or course, be subject to normal planning considerations and the controls associated with them.

Designated Assets Affected by the Proposed Allocation

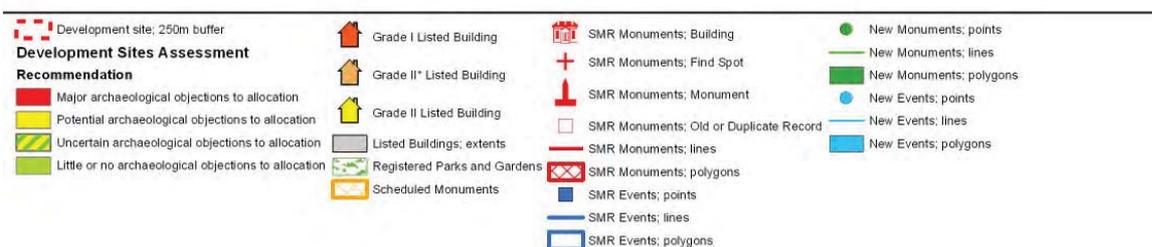
Within a 250 metre radius of the site there are two statutorily listed structures;

1. The Church of St John the Baptist, Church Street, Wales. Listed Grade II* on 29th May, 1966.
2. Step Cottage, 22 High Street, Wales. Listed Grade II on 15th October 1986.

In addition, the site abuts the eastern section of the Wales Conservation Area, first designated on 21st July, 197



Development Site: LDF0480



Listed Buildings

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

The Grade II* Church of St John the Baptist is a very important structure with its early 12th Century nave and chancel and its magnificent 15th 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. 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 16th 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.

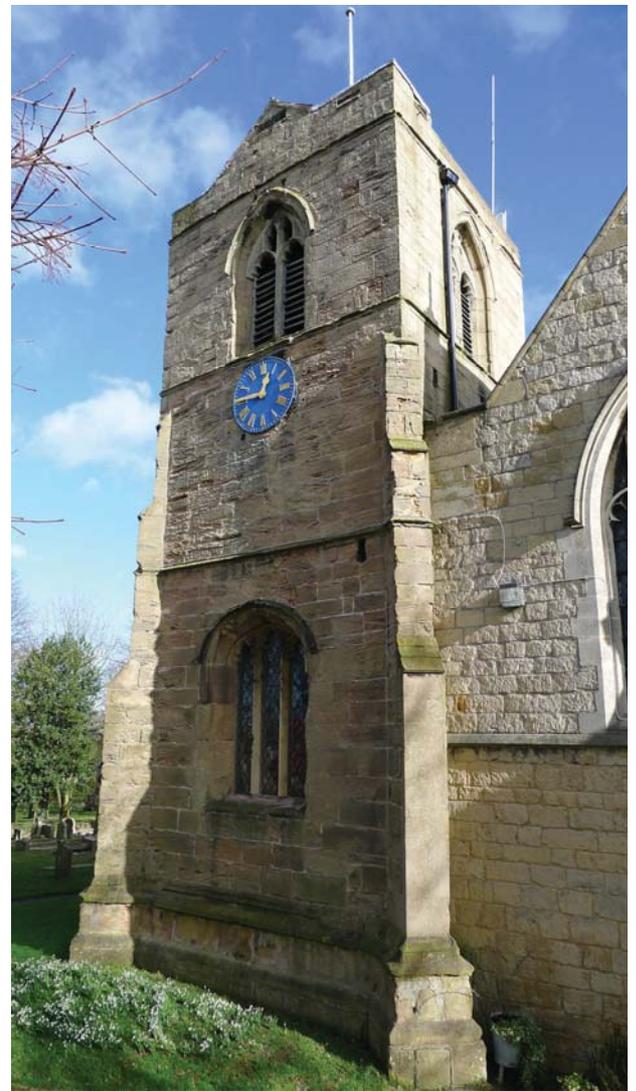
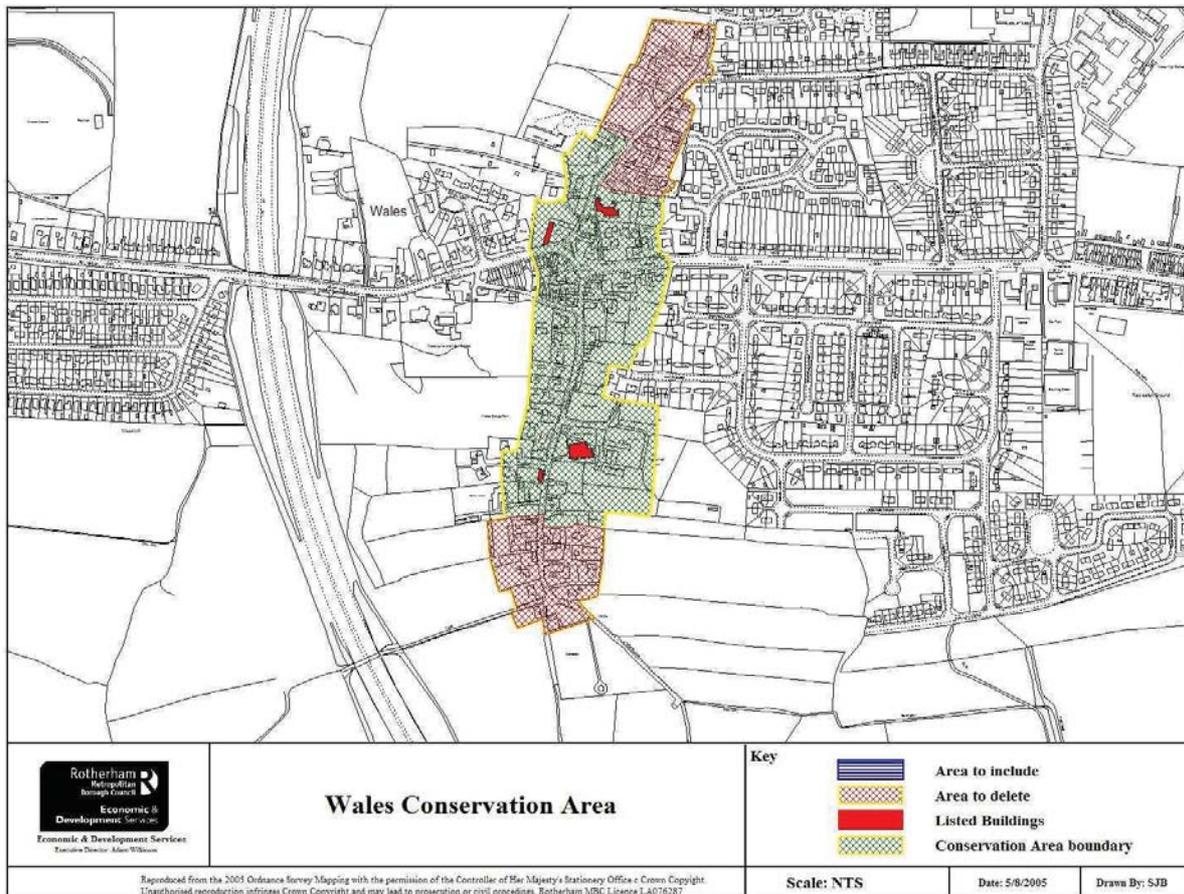


Figure 6



Figure 7

Wales Conservation Area



The conservation area at Wales is extensive and covers a traditional agrarian hamlet and a later 19th / 20th 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 12th 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.

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 16th century. By the 18th 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.

The late Victorian and early 20th 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.

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 20th 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.

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.

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.

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.

Analysis

The historic core of Wales village still contains evidence of its medieval origins including the 12th 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

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 8

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 9

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.

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 roofscape, to prevent development from obscuring or dominating distant views of both the church and eastern fringes of the conservation area.

LDF0413, Land at the Warren, Aston

English Heritage Comment;

“This site lies within the Aston 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.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character 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.”

The Site

A2.2 Ha site to the north of the village of Aston adjacent the cemetery and behind the properties at the Warren, Worksop Road. The site is currently a mixture of grassland and scrub with a scattering of trees particular towards the east adjacent the property, Oakdene. Public access to the site is extremely difficult with the cemetery to the west, residential properties to the south and a thick wooded area to the north. Potential access via a gate can

be obtained from the plot sized portion of the site that juts onto Worksop Road but this is not very welcoming and shows signs of having been sealed off in the recent past. A public footpath runs down Piper Lane and on to New South Farm but this veers north eastwards before it reaches the wooded area. Topographically, the site falls from north to south with the gardens of the properties on The Warren at approximately 98metres down to the beginning of the wooded area at approximately 90metres. Interestingly, the copse on the northern boundary of the site appears to been the site of a drainage pond and then marshland up to the beginning of the 20th century. The trees that stand on the site today only appear to have been planted after the Second World War.

There is significant planning history on all or parts of the site going back over 40 years, all of which has been refused. An application by Jones Homes for the construction of 22 dwellings on 1.37 Ha of the site is currently under consideration (see Figure 10below)



Figure 10

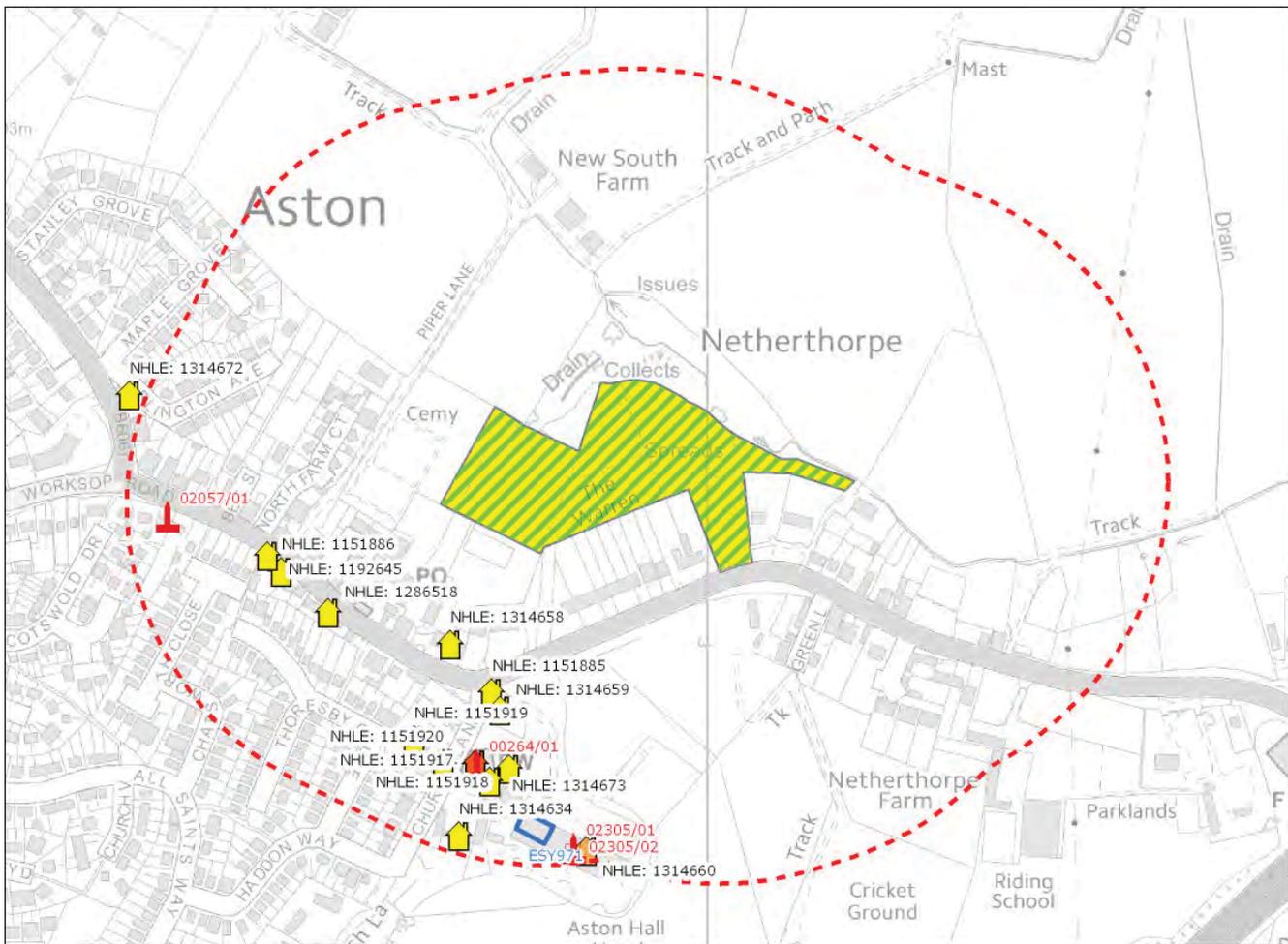


Proposed Development

The allocation of 2.2 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.

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.

Designated Assets Affected by the Proposed Allocation



Development Site: LDF0413

Development Sites Assessment Recommendation		SMR Monuments		New Monuments	
Development site: 250m buffer	Grade I Listed Building	SMR Monuments: Building	New Monuments: points	New Monuments: lines	New Monuments: polygons
Potential archaeological objections to allocation	Grade II* Listed Building	SMR Monuments: Find Spot	New Monuments: lines	New Monuments: polygons	New Events: points
Uncertain archaeological objections to allocation	Grade II Listed Building	SMR Monuments: Monument	New Monuments: lines	New Monuments: polygons	New Events: lines
Little or no archaeological objections to allocation	Listed Buildings: extents	SMR Monuments: Old or Duplicate Record	New Monuments: lines	New Monuments: polygons	New Events: polygons
	Registered Parks and Gardens	SMR Monuments: polygons	New Monuments: lines		
	Scheduled Monuments	SMR Events: points	New Monuments: lines		
		SMR Events: lines	New Monuments: lines		
		SMR Events: polygons	New Monuments: lines		

Within a 250 metre radius of the site there are thirteen statutorily listed structures;

1. Entrance Gateway and attached railings at the Lodge, Church Lane, Aston. Listed Grade II on 1st April, 1987
2. South Farm House, Worksop Road, Aston. Listed Grade II 30th October, 1972.
3. Church of All Saints. Listed Grade I 29th March, 1968.
4. Gate Piers 12 metres to east of Church of All Saints. Listed Grade II 1st April, 1987
5. High Trees, Church Lane, Aston. Listed Grade II 29th March, 1968
6. The Old Coach House, Church Lane, Aston. Listed Grade II 1st April, 1987
7. Outbuilding 15 metres to west of South Farm House, Worksop Road, Aston. Listed Grade II 1st April, 1987
8. 22 and 24 Worksop Road, Aston. Listed Grade II 1st April, 1986

9. East Wing, Coach House and West Wing, Aughton Court. Listed Grade II 29th March, 1968.
10. The Grange, Worksop Road, Aston. Listed Grade II 29th March, 1968
11. The Lodge, Worksop Road, Aston. Listed Grade II 1st April, 1986
12. . Aughton Court, Worksop Road, Aston. Listed Grade II* 29th March, 1968
13. Gravestone to Hill Family 5 metres to east of South Porch of Church of All Saints. Listed Grade II 1st April 1896.

Listed Buildings

As can be seen above, the village of Aston contains a significant number of listed structures emphasising its historical importance. Prime among these are the Church of All Saints and Aughton Court, now commonly referred to as Aston Hall.

The Church of All Saints has 12th century origins though the majority of the structure was constructed in the 14th and 15th centuries. It was the subject of a major restoration in 1863.

Aughton Court was constructed as a country house for Lord Holderness in 1772 by the renowned architect, John Carr. Lord Holderness, who was Secretary of State for the North between 1751 and 1761, built the house on the site of a previous house owned by the D'Arcy family. The significance of both these properties is reflected in their grade II* listing.

At their closest point, from the southern boundary of the site, these two buildings are 111 metres and 165 metres respectively. Visually, Aston Hall is shielded from the site. By reason of its height, the church is more visible. As previously noted, the setting of ecclesiastical structures is defined primarily by their position as a focal point for a community. All Saints at Aston is no exception. Located at a prominent position at the heart of the village views of it can be obtained at various points in the surrounding landscape. As afr as the proposed development site is concerned, the most significant of these views are obtained from the north of the village, see below.



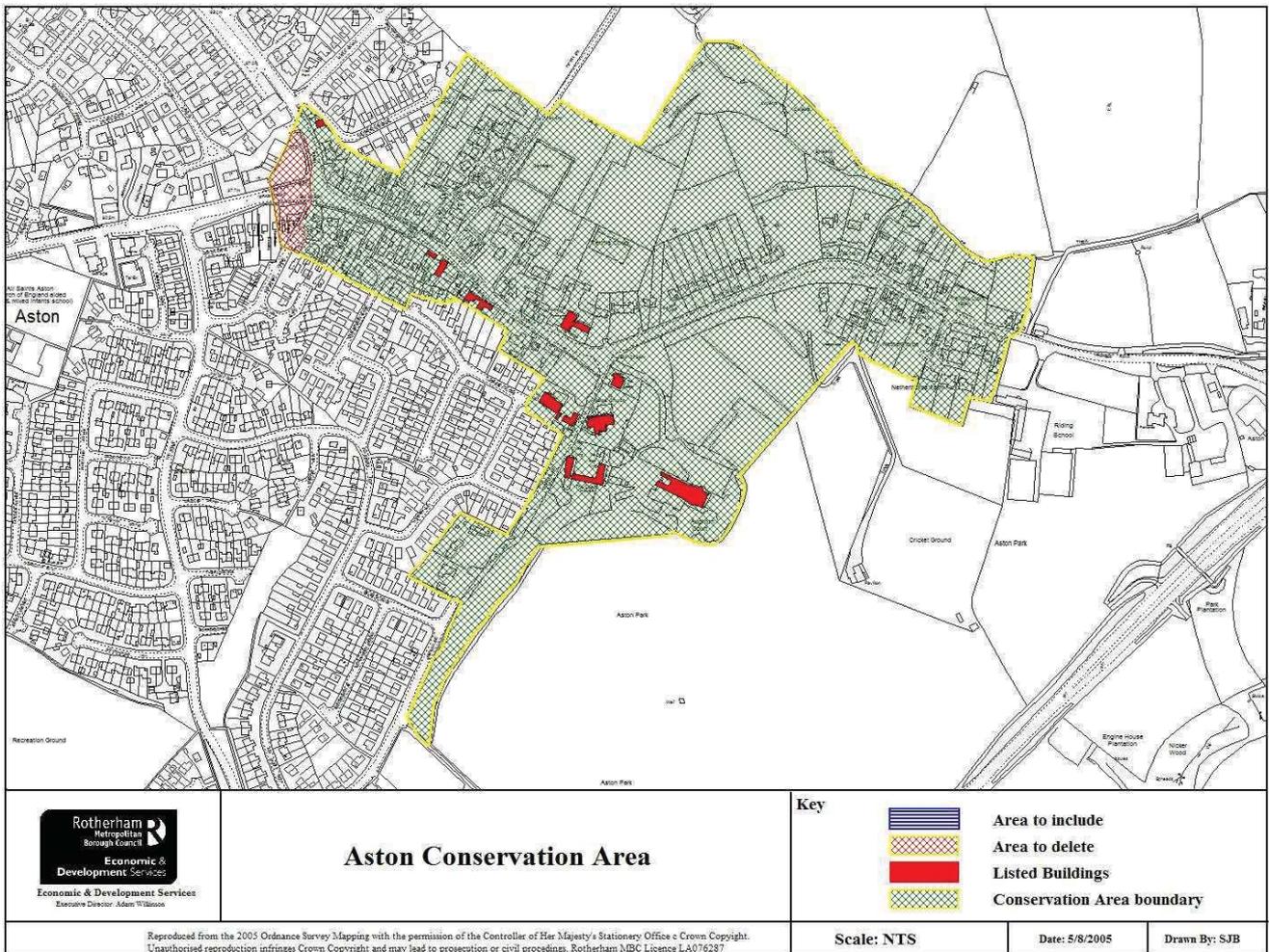
Figure 11

There are a number of Grade II buildings along Worksop Road, the closest of which to the site is The Grange, an early 18th century house, with later additions, that at its closest point,

is only 90 metres from the proposed site. However, as far as its setting is concerned, this is largely obscured by vegetation.

The shot above(Figure 11), taken from the public footpath east of New South Farm is looking south over the proposed sight (the aforementioned copse is in the foreground) towards All Saints Church. The photo has been taken using zoom and the church at this point is approximately 600metres away. As far of the church’s setting is concerned, this is an interesting shot. The proposed development site is behind the trees, in a dip. The photograph was taken in January, therefore with minimum vegetative covering,. The conclusion has to be that any development on this site would not damage or affect the setting of this Grade II listed structure. This photograph also shows that Aughton Court is not affected by the proposed site being to the left, rear of the church .

Aston Conservation Area



Modern Aston is a large village that has extended so it now merges with neighbouring areas. The conservation area therefore focuses on the historic heart of Aston around the church, Church Lane and Worksop Road. It is likely that this is the where the earliest settlement was in Saxon times, after all the name ‘Aston’ is derived from the old English, ‘east tun’ and is listed in the Domesday Book (1086) as ‘Estone’.

One of the most striking aspects of Aston is the many prominent and significant buildings. These include the grade I listed Church of All Saints’ that dates from the 12th century, the

grade II* country house, Aston Hall (Aughton Court) designed by the famous York architect John Carr c.1772. There are also many grade II listed buildings and structures. These fine buildings certainly ensure that Aston warrants conservation area status.

Although no farms are working today within the conservation area the historical development is clearly agricultural. The cottages mainly date from the 18th century as do the larger houses, and appear to be built within plots from earlier times. Early OS maps certainly show evidence of strip farming to the rear of these buildings. Generally views are short and closed yet fields can be glimpsed between buildings to the north of the area.

There is no predominant building type in the area, they range from small cottages to large country houses, stable blocks to 1920s/30s detached housing. Brick and painted render is used, however many of the earliest buildings are built from sandstone and is certainly the predominant material used, especially in the construction of the many boundary walls that range in height from 1-3 metres often with rounded copings. Building height varies too from 1.5 storeys to 3 with a range of roof styles, pitch, hipped and cross gabled. Many properties have been re-roofed with modern materials, but the traditional materials at Aston are clay pantiles or slate.

A notable architectural feature is the use of kneelers and quoin stones, these details have often been replicated on many of the recent new build properties in the area.

Traditionally many of the windows in the cottages would have been Yorkshire sash. Few properties still retain these and those that do should be encouraged to do so. The replacing of windows especially with uPVC is having a detrimental affect on the character of the area. The desirability of these windows is no doubt increased by the incessant traffic noise along the busy Worksop Road. This heavy traffic through the area is creating a noisy, polluted (dirty grass verges, buildings) area. This pollution and subsequent salting of the roads in winter months is also damaging the sandstone of some buildings and boundary walls.

Important features are the many large mature trees, most are covered by specific tree preservation orders and the removal of any must be considered carefully. In addition to the trees, the intermittent grass verges also contribute to the area and help to ensure that it retains an element of its once more rural past.

Another factor that detracts from the area is the poorly designed shop/business signs. Although not many in number their impact can be great if not designed with consideration for the overall character of the area.

In 2005 an appraisal recommended retention as a conservation area with minor change to north-western boundary. By removing the shops and car park a defined boundary can be created that focuses on the historic heart of the village. The boundary to the west and south remains unchanged, but it is important to note that this follows the line of an 18th century Ha-Ha that was probably associated to Aston Hall and is still visible in parts.

It was also recommended that the introduction of an Article 4 direction could be considered regarding the windows of Swiss Cottage at The Warren. This building is a prominent and unusual building and has historical connections with Aston Hall.

Analysis

The core of the village of Aston, centred around the church, still retains much of its historic origins. The conservation area as designated, has helped to protect and enhance this.

Despite development that has effectively merged the village with surrounding areas, it has still managed to retain much of its rural character, reflecting its development as a farming settlement. While many of the significant views associated with the conservation area are internal eg along Worksop Road and up and down Church Lane, the views from the edge of the Conservation, both in and out, are also of great significance as they reinforce the villages rural character. This is particularly true from the northern boundary behind which the proposed development site sits. However, as previously mentioned, the mature copse on the northern edge of the area completely blocks views into and out of the development site, therefore reducing to a minimum its affect on the setting of the conservation area. This tree and vegetation cover is protected by a blanket Tree Preservation Order and this will need to be maintained in order to protect the setting of the CA.

In general, the views into the proposed development site from the remainder of the Conservation Area are extremely limited. The main contribution that the site makes to the Conservation Area are its trees which are visible from Worksop Road, in views towards the site from the west (from the cemetery), and towards the Conservation Area from the public footpath to the north of the settlement.

The proposed access to the site is adjacent 91 Worksop Road. This would require a larger breach in the existing boundary wall (Figure 12). This will need to be done sensitively. As in other parts of the village, this is an original field boundary wall probably dating from the 18th century. These boundary walls are an important visual feature of the village. (see mitigation measures below)



Figure 12

Verdict/Magnitude of Impact

Medium

The significance of the assets are affected. Changes such that the setting of the assets are noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource's and their historical context and setting.

Potential Mitigation Measures

- Building height should be restricted to no more than 2.5 storeys high (9metres)
- Attention should be given to the design of roofscape, to prevent development from detracting from distant views of both the church and northern fringes of the conservation area.
- New development should work with the contours of the land rather than against them, the built form and detailed housing design should respond to the topographical character where the land descends from Worksop Road.
- Design considerations should take into account use of vernacular materials, definition and scale.
- Serious consideration should be given to type and position of street lighting in order to minimise urban glow.
- The proposed access to the site adjacent 91 Worksop Road should have the minimal impact on the original 18th Century field boundary wall, subject to highway requirements on visibility splays. The original gate piers must also be retained and reused
- It is essential that the trees on the northern part of the site and that part of the site visible from Worksop Road are retained (this may, however, mean that the anticipated yield from the site will need to be recalculated but this is absolutely necessary if the character of this part of the Conservation Area is to be retained)..

LDF 0773 Land east of Brampton Road, Brampton en le Morthern

English Heritage Comment

“This site lies just over 200 metres from the northern edge of the Brampton en le Morthern Conservation Area and Brampton Grange (a Grade II Listed Building). In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting and to have special regard to the desirability of preserving the setting of any Listed Building, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area and the nearby Listed Building. 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.”

The Site

A 4.4 Hectare site to the north east of the Brampton en le Morthen Conservation area bounded by Brampton Road to the east and the housing of the settlement of Thurcroft to the north. The site is currently arable land, not open to public access. There are no public rights of way either on or adjacent the site. Topographically, the site rises from approximately 120 metres at its eastern boundary to a peak of 130 metres 75 metres in from Brampton Road.

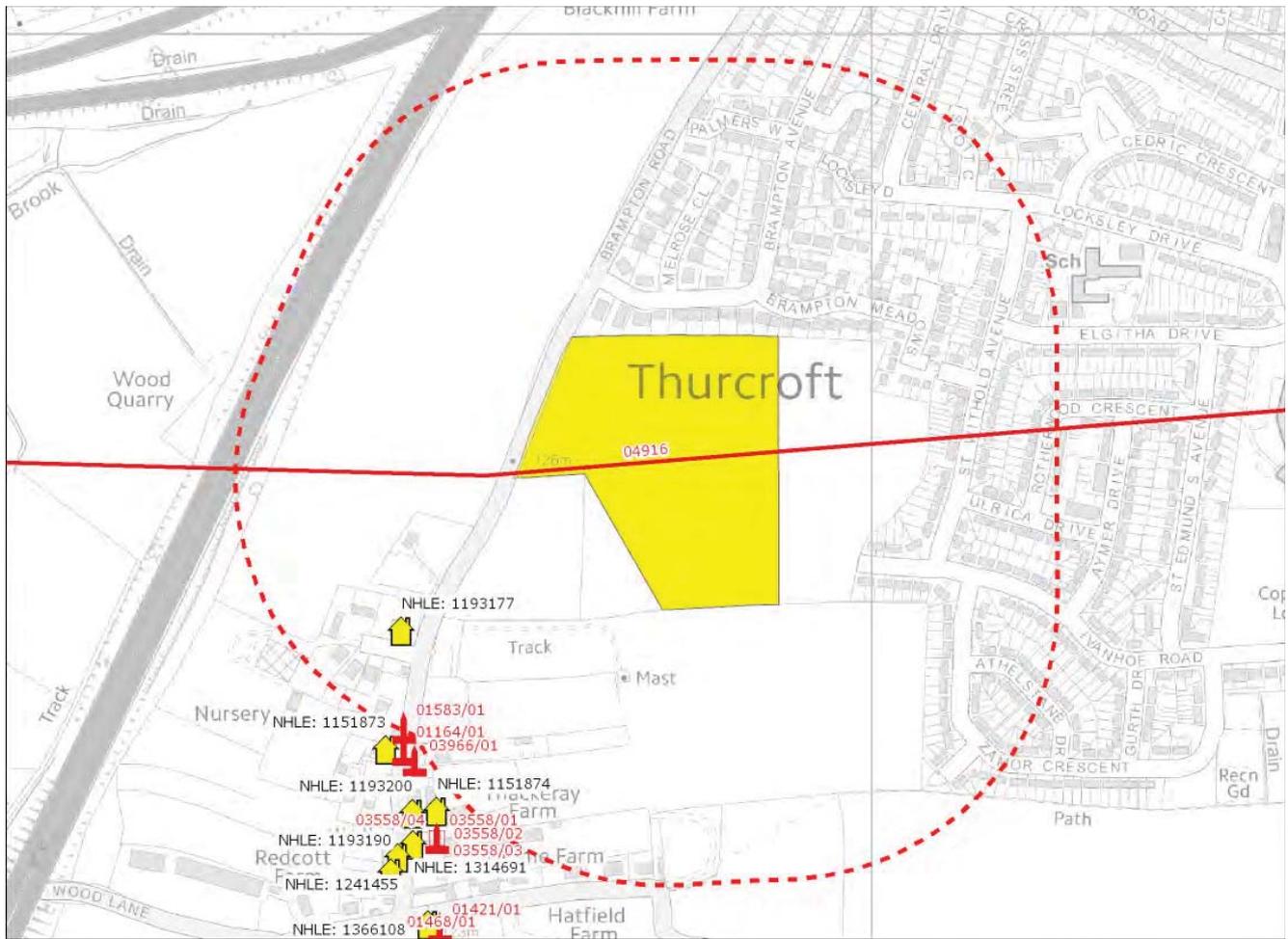
There is a history of planning applications for residential development on the site going back to the 1970's. These have all been refused, the last for 61 dwellings in 1995.



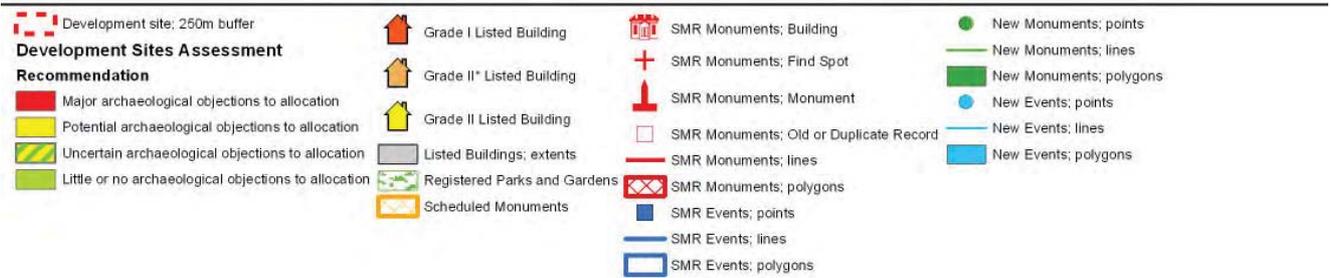
Proposed Development

The allocation of 4.4 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.

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.



Development Site: LDF0773



Designated Assets Affected by the Proposed Allocation

Listed Buildings

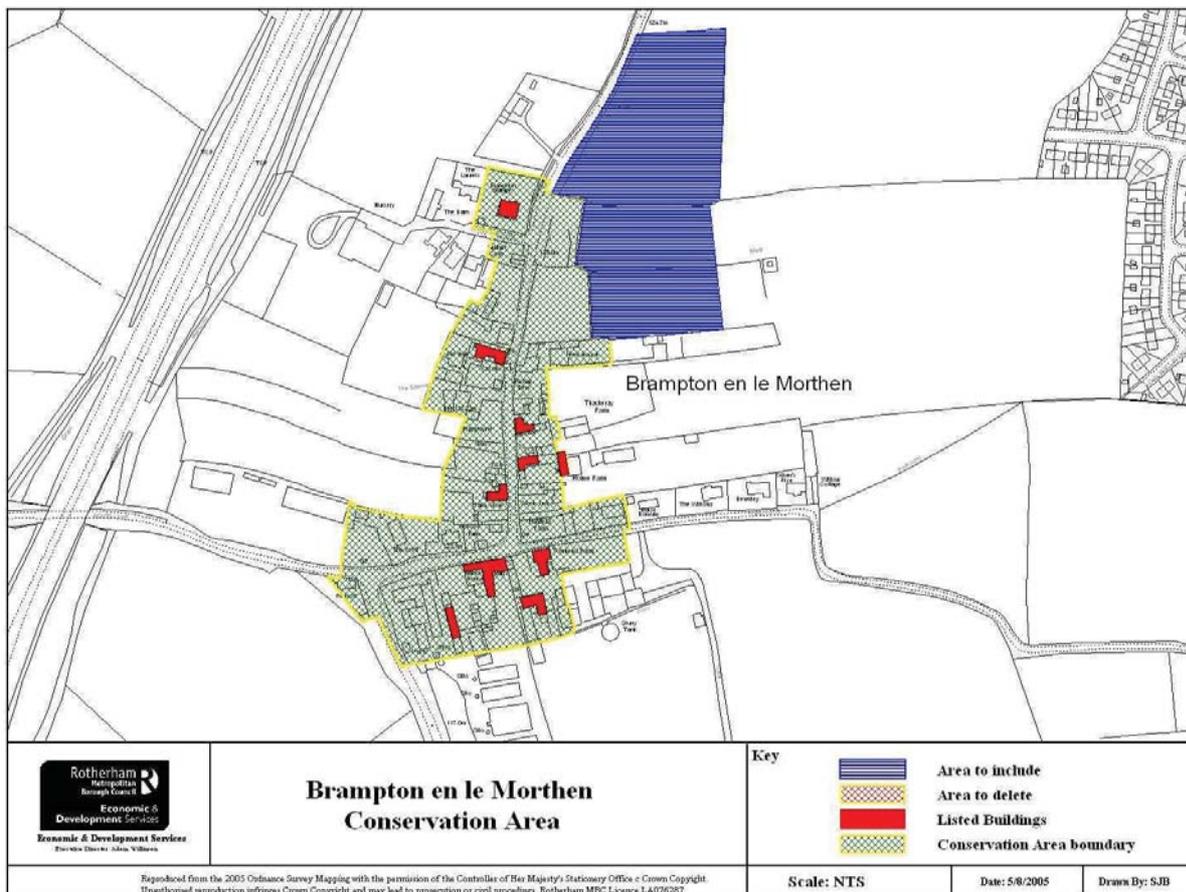
Within a 250metre radius of the site there is only one listed structure;

1. Brampton Grange, Brampton Road. Listed Grade II on 29th March 1968.

However, in the same village of Brampton, there are an additional 8 listed structures;

2. Manor Farmhouse. Listed Grade II 29th March, 1968.
3. Barn to the south west of Manor Farmhouse. Listed Grade II 1st April 1987.
4. Old Hall Cottages, Brampton Road. Listed Grade II 29th March 1968.
5. Farm View Cottages, Brampton Road. Listed Grade II 1st April 1987
6. Granary and Dovecote east of Holme Farm. Listed Grade II 1st April 1987
7. Holme Farmhouse, Brampton Road. Listed Grade II 1st April 1987
8. Thackeray Farmhouse, Brampton Road. Listed Grade II 29th March 1968
9. K6 Telephone Kiosk adjacent to 1 Farm View, Brampton Road. Listed Grade II 28th October 1987.

Brampton en le Morthen Conservation Area



Brampton en le Morthen is one of the smallest conservation areas in the borough as well as being an area that is still dominated by agricultural activity. The area has few facilities, the pub, the Rising Deer has now shut down and a children's play ground.

The village was referred to as Brantone in the Domesday Book of 1086. Despite the early origins of this hamlet the area is characterised by the many farmhouses, barns and cottages from the 17th and 18th centuries. The architectural and historic importance of these buildings is recognised by fact that many within the area are listed. The part timber frame, part stone jettied Manor House is a particularly fine example dating from the 16th and 17th centuries occupying a prominent position at the corner of Wood Lane. The early 19th century barn at Town End Farm is also a very dominant building in the area.

The majority of buildings are built from sandstone and vary in height from 1 storey farm outbuildings to 3 storey farmhouses. The roofs vary, some slate, some pantile. The majority are simple ridge type and most have chimney stacks at their gable ends. The use of kneelers and gable copings are widespread. The crow stepped gable at Old Hall is a particular notable and unusual feature.

Most buildings along Wood Lane sit directly on the road side although few have their entrances onto the road, with exception to the pub and the Manor House. Therefore many are gable end to the road thus placing emphasis on the chimney stacks.

Windows have been replaced sympathetically, although uPVC is starting to be seen. Traditional windows should be encouraged as replacements and original windows retained. Yorkshire sash remain in some properties however a common window type seen in the area are simple single light windows of three panes.

The mud on the roads and the intermittent pavement from the many farms that are still in operation provide the area with a unique character. Although Wood Lane has a significant amount of through traffic nowadays, the village changed little over the past century. The village retains grass verges and boundaries are mainly denoted by stone walls many of which are castellated. Boundaries are also formed by hedgerows. That is likely to be ancient, denoting earlier field systems.

Brampton en le Morthen has managed to retain a unique and special character. Unlike neighbouring villages that expanded during the 19th and 20th centuries with the mining industries, Brampton has remained as a small hamlet with working farms. Every effort must be made to retain this character. Although the village is located in the Green Belt, within the village there are numerous in fill sites between buildings. These spaces enable glimpses of the countryside beyond including the spire of the church at Laughton en le Morthen, and ensure that the village retains a rural and agricultural feel. Any proposals to develop any of these sites must carefully consider the impact on the character of this conservation area.

Although the area is generally well preserved, there are some buildings that are in a dilapidated condition, mainly farmbuildings. However, restoration of other buildings has been undermined by the use of cement based mortars and strap pointing.

An internal conservation area appraisal in 2005 recommended retention as conservation area with a boundary amendment to include the ridge and furrow field to the north east of the village.

Analysis

As mentioned above, the village of Brampton en le Morthen has managed to maintain its character as a well preserved agricultural village despite the rapid early 20th Century expansion of Thurcroft to the north east, brought about by the sinking of the colliery in 1909.

The character of the village is clearly illustrated by the number of listed buildings, almost half of the buildings within the Conservation Area boundary are listed, albeit at Grade II. This represents the highest percentage of listed buildings of any Conservation Area in the Borough. The conservation Area, as designated, has helped to protect the remainder, not least of which, the former Rising Deer pub, where attempts to demolish have been resisted.



Figure 13

The Conservation Area has key internal views, namely up and down Brampton Road (Figure 13 above), however, the key views associated with Brampton are to be found on the edges of the settlement. Here views, both in and out, are of particular importance and value in that they reinforce the settlements rural character and its relationship with the surrounding agricultural landscape, thereby placing the villages origins in context. Arguably the key view is obtained heading northwards out of the village on Brampton Road. Here, looking north north east is a sweeping vista of agricultural land and hedgerows. The proposed development site is directly behind these hedgerows and would reduce the distance between the northern edge of the conservation and the settlement of Thurcroft from 344m currently to 160m should the development take place. On face value this is likely to have a significant effect on the setting and key views in and out of the conservation area, however, Figure 14 shows that this is clearly mitigated by the effects of topography and vegetation cover. As allude to above, the field immediately adjacent the northern fringe of the conservation area (excluded from the development site) rises towards a dense and distinct hedgerow line that forms the western boundary of the proposed development site. This also forms a ridge line

with the eastern and northern section of the site falling away towards Thurcroft (Figure 15). This effectively serves to screen the majority of the site from Brampton. However, the potential urbanising effect that the development of the southern and western sections of this site *could* have upon the rural setting of the Conservation Area cannot be ignored and adequate mitigation measures will have to be in place to prevent this. A crucial factor in this would be the impact an access to the site, with the associated upgrading, visibility splays and street lighting would have upon the rural approach to this rural village. This must be avoided if the current setting of the Conservation Area is to be preserved.



Figure 14



Figure 15

Verdict/Magnitude of Impact

Medium

The significance of the assets are affected. Changes such that the setting of the assets are noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource's and their historical context and setting.

Potential Mitigation Measures

- The hedgerow which encloses the site to the west (see figure 14) should be retained and, where necessary, reinforced. Any additional screening using trees and/or planting should take into account local character, native species and seasonal and diurnal effects.
- No development should be allowed above the ridge line of the field and, where development approaches the ridge line, should be restricted to bungalows only so that development will not be visible from the Brampton le Morthen Conservation Area.
- New development should work with the contours of the land rather than against them, the built form should respond to the topographical character where the land descends from the hedged ridge line (see figure 15)
- The access to the site should be from Ivanhoe Road with no access from Brampton Road.
- Building height should be restricted to no more than 2.5 storeys high (9 metres)
- Serious consideration should be given to type and position of street lighting in order to minimise urban glow.

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.”

The Site(s)



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. 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 easily accessible to the public. There is a history of planning applications for residential on the site going back to the 1970's, all of which have been refused with two having being subsequently dismissed on appeal. 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.

Proposed Development

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.

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.

Designated Assets Affected by the Proposed Allocation

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



Development Site: LDF0046

Development Sites Assessment Recommendation			
Development site; 250m buffer	Grade I Listed Building	SMR Monuments; Building	New Monuments; points
Major archaeological objections to development	Grade II* Listed Building	SMR Monuments; Find Spot	New Monuments; lines
Potential archaeological objections to development	Grade II Listed Building	SMR Monuments; Monument	New Monuments; polygons
Uncertain archaeological objections to development	Listed Buildings; extents	SMR Monuments; Old or Duplicate Record	New Events; points
Little or no archaeological objections to future development	Registered Parks and Gardens	SMR Monuments; lines	New Events; lines
	Scheduled Monuments	SMR Monuments; polygons	New Events; polygons
		SMR Events; points	
		SMR Events; lines	
		SMR Events; polygons	

From the parkland at Mauseleum Plantation on Cortworth Lane, the land rises up Haugh Road towards the ridge line at Higher Stubbin (Figure 16)



Figure 16 Taken from Cortworth Lane on the edge of the Grade II* Registered Park and Garden. The two sites are behind the ridge line

In geographical terms a *cuesta* is formed ie a sharp rising front slope with a gentler sloping backslope to the rear. The two proposed development sites are on the backslope , 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.

Key to the significance of Wentworth Park are the various monuments and follies within and outside the park, in particular the Mauseleum, Hooper Stand and Keppels 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 eyecatchers, Hooper Stand, can be seen to the west (see figure 17). 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 17

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

None required.

LDF 0761 Land to the east of Harding Avenue, Rawmarsh

English Heritage Comment;

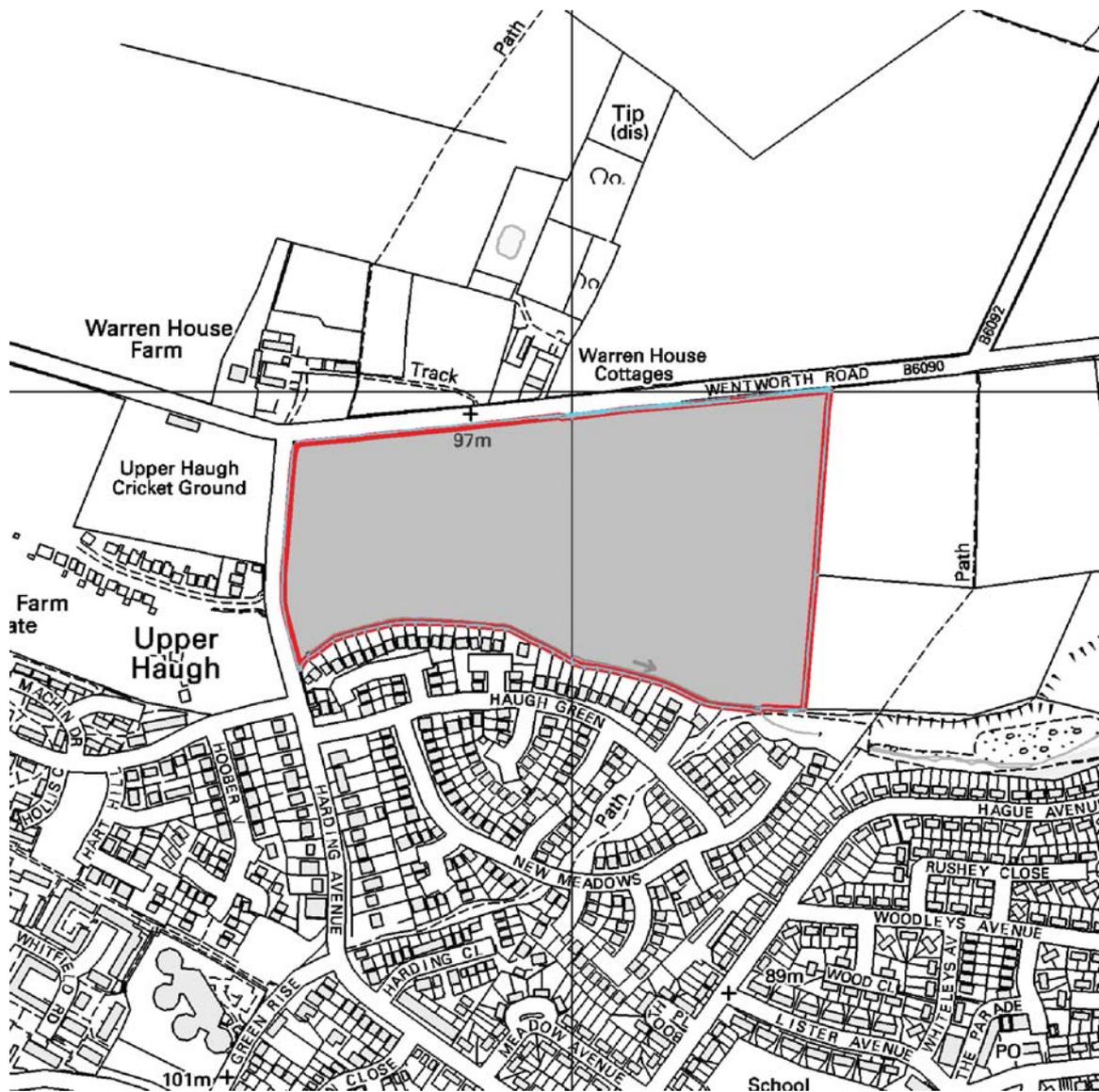
“The development of this site would result in development approaching the ridge-line of the hillside to the north-east of the Grade II* Registered Park and Garden of Wentworth Woodhouse. Before allocating this area, it would need to be demonstrated that the loss of this currently-open area and its subsequent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

The Site

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. 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 18



Proposed Development

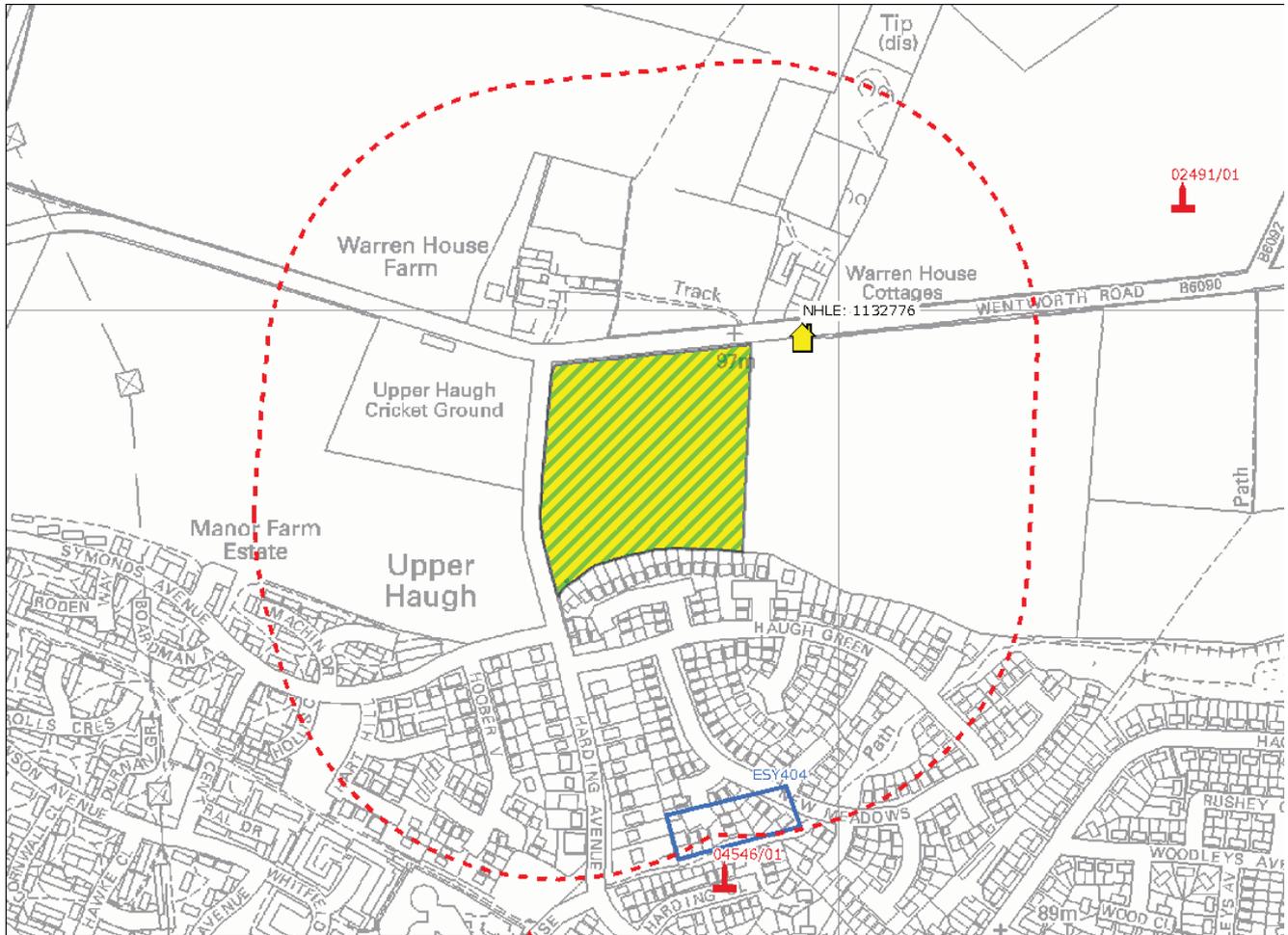
The allocation of 7.2 hectares of land for residential purposes is being considered through the emerging Local Plan. The precise scale and form of any development plans that might be brought forward under the proposed allocation are unknown. No such designs currently exist. Therefore this strategic level assessment is based on a series of assumptions relating to the Site's capacity and the nature of development reasonably anticipated.

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.

Designated Assets Affected by the Proposed Allocation

Within 250metres of the site there is one designated heritage asset;

1. Milepost opposite Warren House Cottages. Listed Grade II, 21st August, 1985.



Development Site: LDF0761

Development site; 250m buffer	Grade I Listed Building	SMR Monuments; Building	New Monuments; points
Development Sites Assessment	Grade II* Listed Building	SMR Monuments; Find Spot	New Monuments; lines
Recommendation	Grade II Listed Building	SMR Monuments; Monument	New Monuments; polygons
Major archaeological objections to development	Listed Buildings; extents	SMR Monuments; Old or Duplicate Record	New Events; points
Potential archaeological objections to development	Registered Parks and Gardens	SMR Monuments; lines	New Events; lines
Uncertain archaeological objections to development	Scheduled Monuments	SMR Monuments; polygons	New Events; polygons
Little or no archaeological objections to future development		SMR Events; points	
		SMR Events; lines	
		SMR Events; polygons	

Analysis

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”**

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 19

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

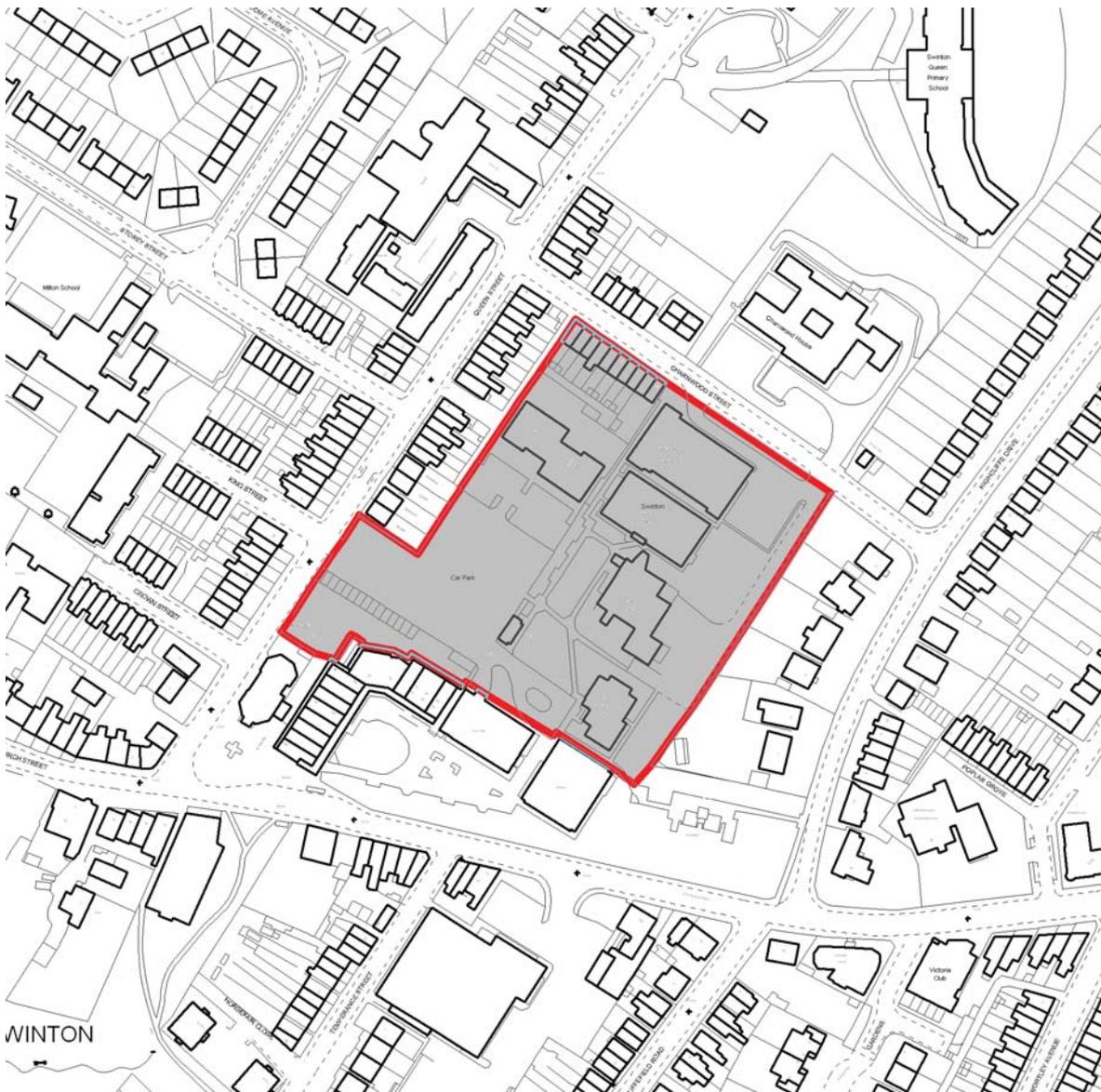
LDF 0376 Civic Hall Site, Station Street, Swinton

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.

The Site

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 20th 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.



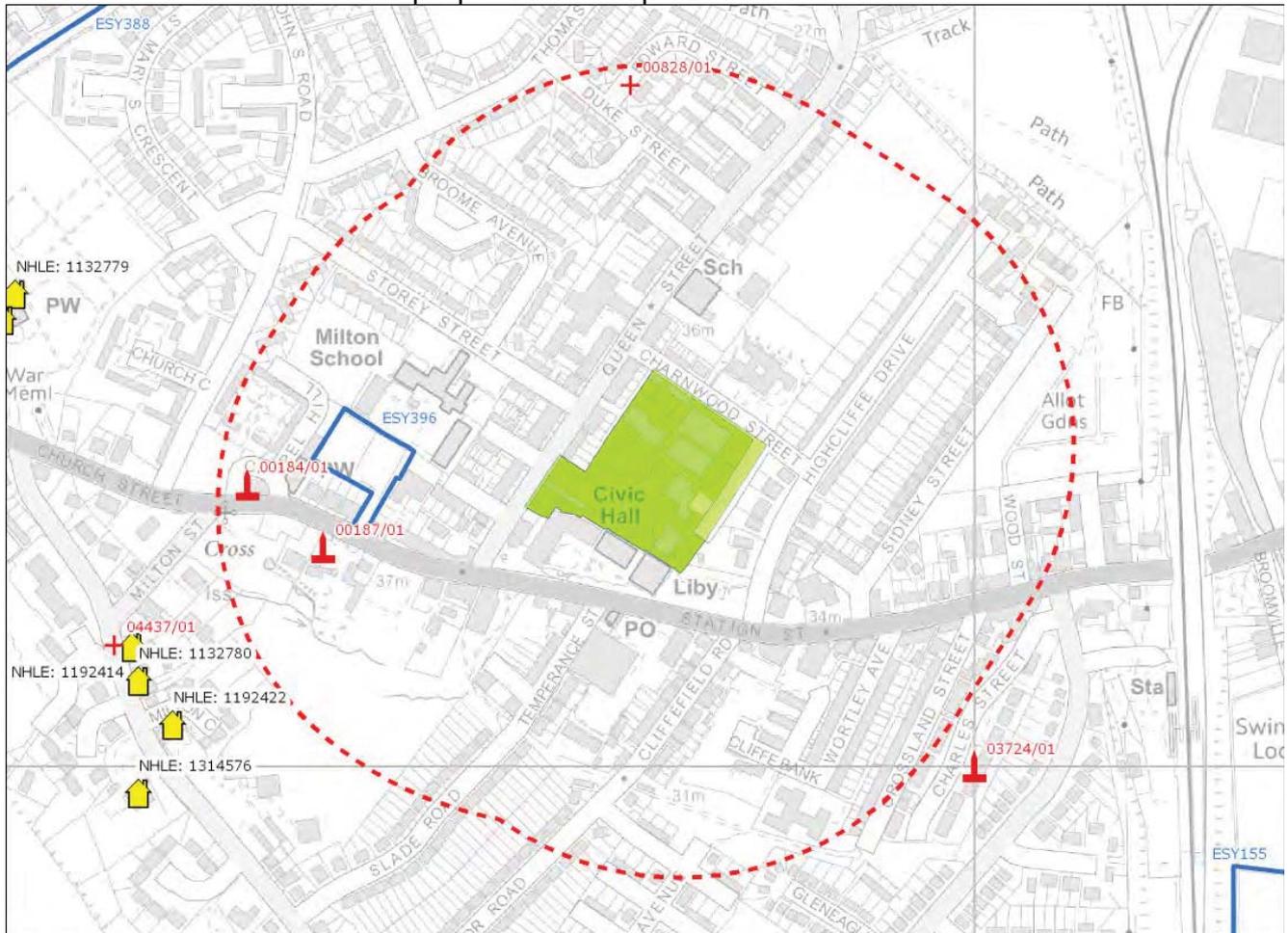
Proposed Development

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.

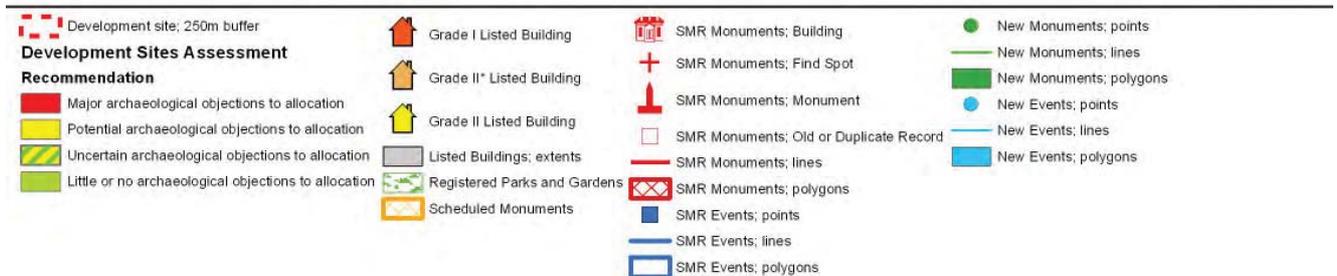
It is highlighted that any developments that are subsequently brought forward under the proposed allocation will, or course, be subject to normal planning considerations and the controls associated with them.

Designated Assets Affected by the Proposed Allocation

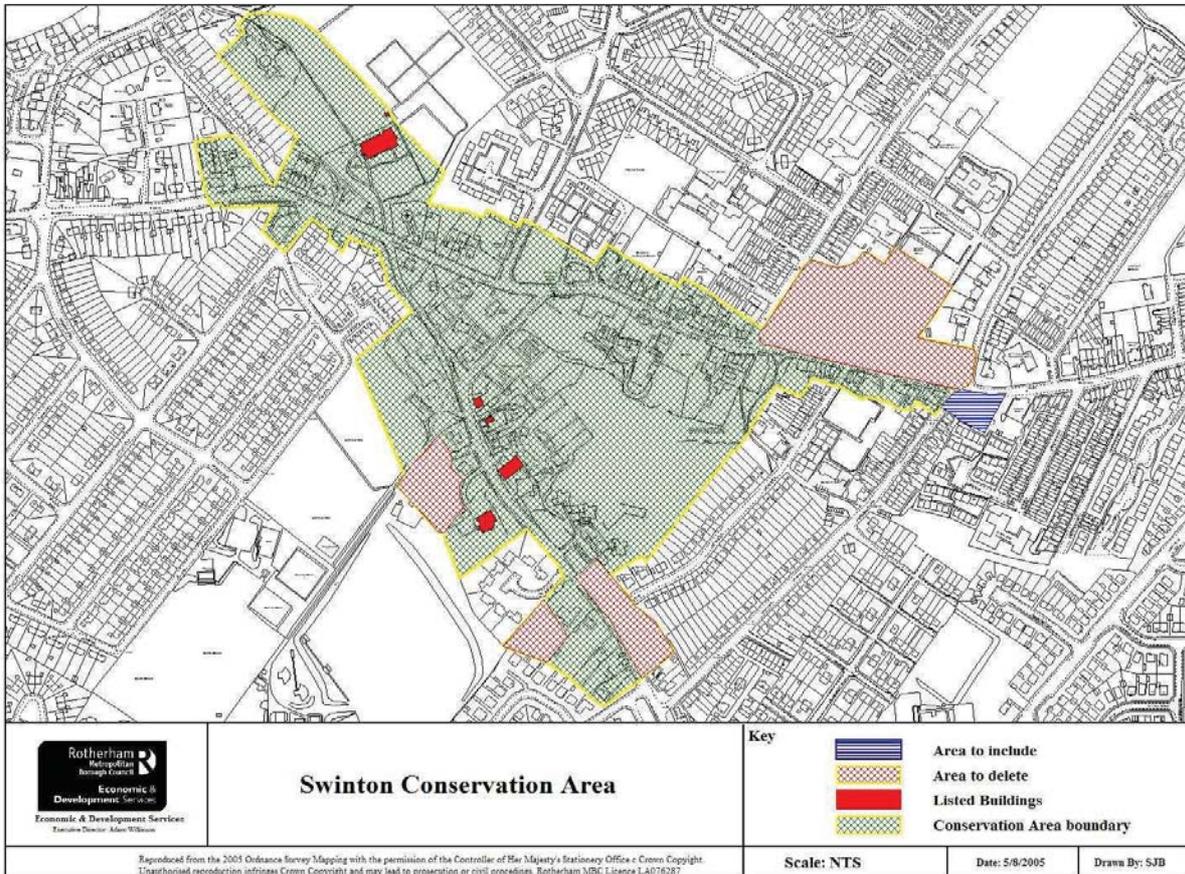
The settlement of Swinton has a number of designated heritage assets, however, there are none within 250metres of the proposed development site



Development Site: LDF0376



Conservation Area Appraisal



Origins and Development

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'. 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.

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).

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 pincfold which was located in the village centre near the chapel. Further pincfolds (recorded on later OS maps) were located on Piccadilly Road and behind the Gate Inn.

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.

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 18th century Swinton was beginning to see the arrival of new industries and the wave of the Industrial Revolution. In 1745 a pottery was established at Swinton on common on land belonging to the 1st 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.

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.

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).

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.

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.

Examination of OS maps show that by 1851 the growth of the village had lead to the construction of a new church designed by Pritchard and built in 1816 but was later rebuilt after a fire in 1897 by E. Isle Hubbard. An infant school had been built near the old chapel and the National School near the Gate Inn. The railway had become a focus, with a hotel and a number of public houses nearby. Interestingly at some point during the early 19th

century the road pattern in the village was altered. The Enclosure Awards Map of 1816 shows a road behind the old chapel but by 1851 this road is no longer marked.

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.

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 19th 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.

The early 20th century saw a continuation in building by both private builders and the local authority. These new developments effectively extended the village to the west and south, building on much of the remaining agricultural land that surrounded the village. New roads were also built such as Slade Road and Manor Road, linking Fitzwilliam Street with Station Street

By 1916 a new form of transportation had arrived in the village to accompany the railway and the canal, this was the tramway. Its route followed Rockingham Road, Church Street and Station Street and thus linked Swinton to Rotherham approximately 6 miles away to the southwest.

The second half of the 20th century saw an increase in new development in the historic core of the village. By the 1960s small apartment blocks had appeared at the recreational ground that was created by the construction of Slade Road which cut off this land from the rest of the fields to the southeast. Throughout the 1970s and 1980s smaller housing developments were built branching off Fitzwilliam Street in small cul de sacs such as The Larches, Milton Court and The Beeches. The 1970s also witnessed a large redevelopment scheme at the site of Rock House and Harrop Gardens. This mixed use development included retailers and accommodation a Civic Hall and a new library.

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 18th century, events that shaped the village and still define its character to some extent.

Architectural Style

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.

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.

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 18th century and represent some of the oldest buildings in the village. Many of the 18th 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.

The buildings of the 19th century continued to respect much of the style of the 18th century, particularly in terms of materials. Coursed sandstone was still used on most of the properties, as can be seen along Station Street and detailing such as quoins, string courses, kneelers, stone sills and lintels were all included, such detailing can be seen on the Masonic Hall on Station Street. During the Victorian period brick was also introduced into the village, many of the terraces (mainly outside the conservation area) were built from a rich shiny red brick. The Victorians also introduced the bay window which can be seen on a number of Victorian semis as with those along Church Street.

One of the village's most prominent buildings is St Margaret's Church, this was also built during the 19th 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.

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.

The 20th 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.

However, there are a number of good examples of architecture, particularly from the early 20th 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 18th and 19th 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.

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.

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

Boundaries

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.

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

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.

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.

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.

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

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.

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

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

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

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

Shop Fronts

Swinton has a number of shops along Station Street that were built when the village expanded during the 19th 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:

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

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

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.

Recommendations

An earlier review conducted in 1992 recommended that the conservation area be substantially reduced in size by approximately half. The remaining conservation area would then focus on Fitzwilliam Street, Milton Street and the Church. It is easy to see why this reduction was recommended taking into account the detrimental aspects and the lack of cohesion to the area. The area proposed to be removed included Horsefair Park, Station Street and the Civic Hall and library complex. However, this would have resulted in much of the Victorian buildings being removed from the conservation area together with the largest open green space. Therefore it is recommended that much of this area is kept within the conservation area boundary together with the recommendation that **management and enhancement** proposals are formulated and published, without which it is doubtful whether much of the conservation area will still be worthy of its designation in the future.

Some boundary changes that are less contentious than those recommended in 1992 can be made. These include;

Removal of Civic Hall and Library complex on Station Street. This complex of community buildings and accommodation is totally out of character with the surrounding area in scale, design and materials. Its removal from the conservation area would have no detrimental impact on the surrounding area.

Removal of houses at The Larches. This street and houses was constructed in the 1980s, the majority of the houses cannot be seen from Fitzwilliam Street and therefore can be removed from the conservation area without any adverse impact on the surrounding area.

Removal of house at 36 Fitzwilliam Street: This house was built in the 1960s and can be removed from the conservation area without impacting on the appearance of Fitzwilliam Street.

Removal of houses at south-western fringe of conservation area along Fitzwilliam Street: This group of buildings does not retain any special architectural or historic interest to remain within the conservation area. Their location at the fringe of boundary allows them to be comfortably removed without any adverse effect on the remaining area.

Inclusion of the Free Library on Station Street. The current conservation area boundary did not include these three buildings that are significant contributions to the area. The Carnegie Free Library (now residences) is an imposing brick and stone building with a magnificent carved stone tympanum over the main entrance with clock at the roof. It opened in 1906 and acts a gateway to Swinton centre.

The United Reform Church is a late Victorian chapel gothic in style and still retains its original windows. The non-conformist churches were built at a time when Swinton was rapidly expanding due to the new industries, incorporating this church into the conservation area will ensure that this style of architecture and the religious development in the town is further represented.

In addition to boundary changes the following is recommended for the area's enhancement.

Shop front guidance. In order to reduce the risk of Station Street being removed from the conservation area in the future the shop frontages along this street need improving. There is the need for clear guidance for good quality shop fronts. This may be part of a specific plan for Swinton or as general guidance for shop fronts across the borough or conservation areas.

Historical Interpretation. Swinton has a rich history and the area is recognised nationally as an important location for its nearby pottery works, the remains of which are classed as a Scheduled Ancient Monument. Apart from the Heritage Trail that is represented by marker tags on certain buildings there is very little historical interpretation in the town. It is recommended that the level of historical interpretation is increased in the area.

Residents Guidance. Some residences in the area are regarded as being of such architectural or historic interest that they have been listed. These buildings are therefore subject to Listed Building Consent for alterations that would affect the building's special interest. However, the majority of residences are not subject to such controls and many alterations to them can be made. Guidance information for residents should be written, either as part of a management scheme for Swinton or as general information for all conservation areas. Guidance is particularly important for properties that are built as a row, such as Butts Crescent, or built as a pair, such as the Victorian semi's along Church Street where the alteration of one building affects the overall appearance of the building.

Cox, A & Cox, A. 1983. *Rockingham Pottery and Porcelain 1745-1842*. Faber and Faber. London.

Howse, G. 2002. *The Fitzwilliam (Wentworth) Estates & The Wentworth Monuments*. Fitzwilliam Wentworth Amenity Trust. Rotherham

Analysis

As noted in the Conservation Area appraisal above, Swinton Conservation area was designated on 7th 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 19th 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.

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.

Verdict/Magnitude of Impact

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.

Potential Mitigation Measures

None required.