

# CAWTHORNE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN







## CONTACT

If you would like to discuss this document or proposals within the conservation area please contact:

Email: [buildingconservation@barnsley.gov.uk](mailto:buildingconservation@barnsley.gov.uk)

Phone: 01226 772576

By letter: Barnsley MBC  
Design and Conservation  
Westgate Plaza One  
PO Box 603  
S70 9FE

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## I SUMMARY OF SPECIAL INTEREST

The conservation area is characterised by:

- Historic development dating back to Anglo Saxon times and linked to the Barnby estate in the Medieval period, and the Cannon Hall Estate from the mid- 17th century to the mid- 20th century;
- The connection to the surrounding landscape, as seen in its link with the Cannon Hall Estate, the surrounding coalfield, in long distance views and the many footpaths leading beyond the village;
- The rural settlement with development lining the main historic routes, and historic footpaths linking different parts;
- The topography, with Hill Top, Church Street and Darton Road on higher ground;
- The majority of buildings in residential use but with a number of converted barns, two churches, community rooms, a school, a former smithy, a pub, shops, and many former agricultural and domestic outbuildings.
- The landmark of the Church of All Saints, viewed from within and outside the conservation area;
- The use of local sandstone in walling and roofs, with squared rubble in thin courses and squared stone laid in deeper courses. Quoins are also a dominant feature;
- Dry stone and mortared stone boundary walls with stacked, upright stones laid on edge or half round stone coping;
- Buildings are primarily of 2 storeys with pitched roofs. Buildings tend to be of robust, simple, vernacular form with architectural decoration limited to simple door and window lintels and surrounds. Higher status and nineteenth century buildings show greater architectural decoration;
- A few historic red brick buildings which stand in contrast to the predominant local stone;
- Substantial green space, seen in the churchyard, the cemetery, the play area and the allotments;
- Many mature trees found in groups and alone, together with mature gardens, particularly along Tivy Dale;
- The construction of the bypass in the 1930's, and the contemporary development as seen in Kirkfield Close, No. 3 Tivy Dale, and the former Co-op store.



<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Thriving and popular commuter village</li> <li>• Historical development dating from 11<sup>th</sup> century onwards</li> <li>• Generally well preserved, with strong historic and architectural character in its buildings and spaces</li> <li>• Key landmark of Church of All Saints, and other local landmarks</li> <li>• Strong relationship with the surrounding landscape and Cannon Hall Grade II Registered Park</li> <li>• Active local community</li> <li>• Popular destination for visitors</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Modern alterations to historic buildings including replacement windows, doors, and roof covering</li> <li>• Poor repair to historic stone walling, seen in the use of cement and ribbon pointing</li> <li>• Dominance of parked cars along historic streets</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Promotion of the value of the historic environment within the conservation area, and means of preserving and enhancing it</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• New development that fails to preserve or enhance the character or appearance of the conservation area</li> <li>• Demolition or alteration of historic buildings which make a positive contribution to the conservation area</li> <li>• Loss of stone boundary walls for parking</li> <li>• New development negatively affecting the setting of the conservation area</li> </ul>

## 2 INTRODUCTION

2.01 Cawthorne is a commuter village located 4 miles to the north east of Barnsley. It sits on the south side of a shallow valley with the Cawthorne Dike and Daking Brook at its bottom, and lies on Coal Measures sandstone. It is surrounded by agricultural land and the historic parkland of Cannon Hall, a Grade II listed Registered Park and Garden. The Cawthorne Conservation Area was first designated in 1970 by the West Riding County Council. Its boundary was extended in February 1979.



*Plate 1: The conservation area includes many views into the surrounding landscape*

2.02 A Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” under Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 69 imposes a duty on local planning authorities to designate as conservation areas any ‘areas of special architectural or historic interest the character of which it is desirable to preserve or enhance’. Local authorities also have a duty under Section 69 to review their areas from time to time to consider whether there should be boundary amendments to existing conservation areas, and whether new conservation areas should be designated. Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

2.03 This document, prepared by Woodhall Planning and Conservation on behalf of Cawthorne Parish Council, defines the special interest of the Cawthorne Conservation Area, makes recommendations for boundary changes, and includes a plan for its future management. The more clearly the special interest that justifies designation is defined and recorded; the sounder will be the basis for local plan policies, development control decisions and proposals for the preservation and enhancement of the character of an area. It is intended that this guidance will be useful for residents, developers and the general public in understanding the significance of the area and will ensure its special character and appearance will be preserved and enhanced for future generations. This document follows Historic England’s guidance on the production of conservation area appraisals and management plans. Whilst every effort has been made to include all aspects of significance in this document, it should be noted



that omission of a particular building, space or feature does not necessarily mean it is of no significance. Survey work was carried out in March 2019.

### *Boundary changes*

- 2.04 There has been no comprehensive review of the conservation area since 1979. As part of this appraisal process, the boundary has been reviewed and consulted upon. As a consequence the conservation area has now been extended (see Maps 1 and 2). The extensions include allotments to the north east of the village, which are shown on the first edition Ordnance Survey map (1855), and would have provided an important means of food provision for the labouring poor at this time. The footpath running from Darton Road to Lane Head Road (A635) also appears on the 1855 Ordnance Survey map and is therefore now included in the revised boundary. The conservation area also now includes early outbuildings at Dale House on Tivy Dale, and the Grade II listed Toll Bar Cottage and its land.
- 2.05 In addition, significant elements of the 20th century development of the village are now included. The village green, Kirkfield Close, and the entrance to Tivydale Close are now included as areas of 1930's development which are increasingly valued by the local community. The village green is a valued community asset and was created as a result of the construction of the bypass in the 1930's. Kirkfield Close and the plot on Tivydale Close are distinctive and relatively intact forms of housing from this period. On Low Collier Fold, the two timber houses donated by the Canadian government after the Second World War are now included in the conservation area.

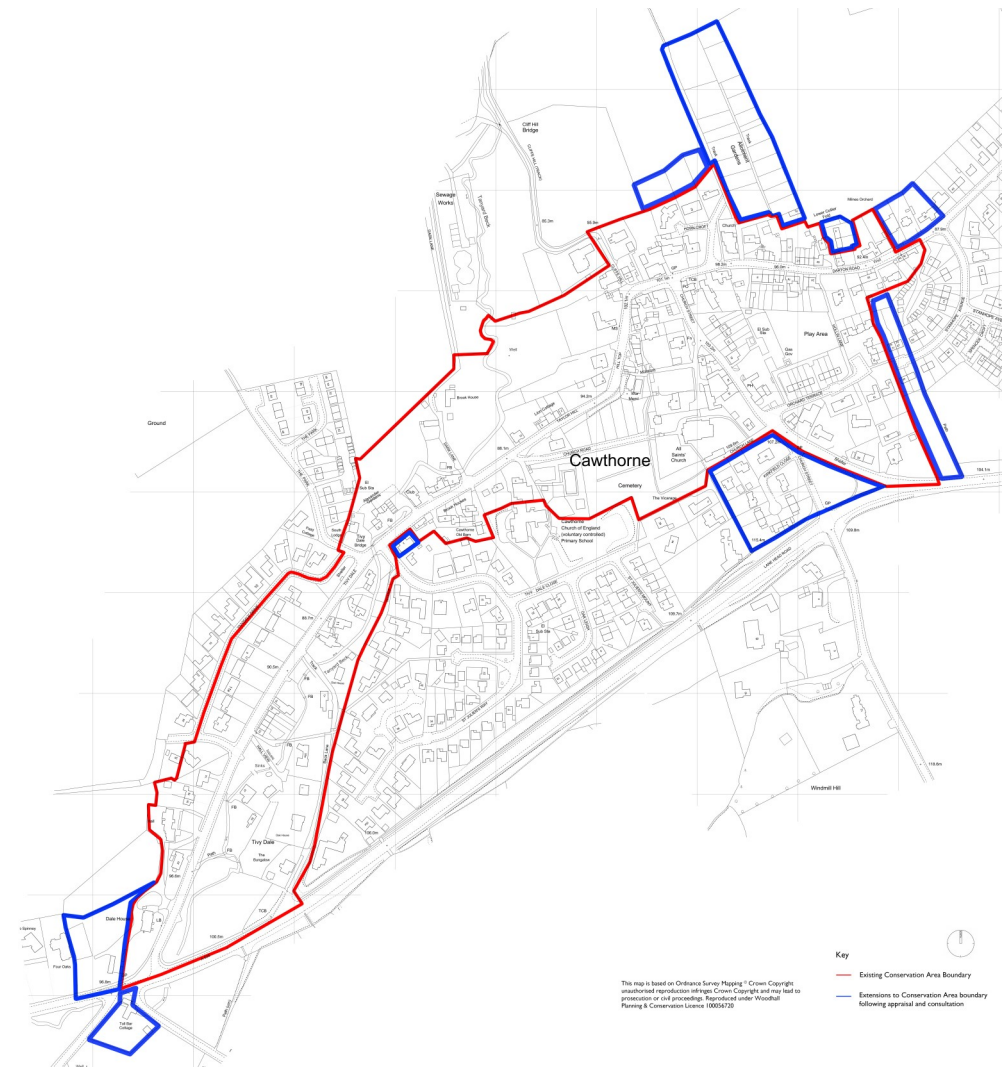


Plate 2: New extensions to Cawthorne Conservation Area shown in blue

### 3 PLANNING POLICY CONTEXT

#### *National policy*

- 3.01 As highlighted above the Planning (Listed Buildings & Conservation Areas) Act 1990 covers the duties of local planning authorities regarding conservation areas. In addition, the National Planning Policy Framework (NPPF) sets out general policies relating to the historic environment and further guidance is provided in the online Planning Policy Guidance.
- 3.02 Conservation areas have additional planning controls applied to them to help preserve or enhance their character and appearance and protect their setting. Planning permission may be needed to:
- substantially alter or build a new structure or boundary
  - demolish or substantially demolish a building
  - raising the ridge/expanding the size of a roof or installing a dormer window
  - clad buildings
  - install satellite dishes
  - install, alter or replace a chimney, flue soil or vent
  - extend a building
  - erect a new outbuilding
  - carry out works to surfacing, ground works and work to trees
- 3.03 You should contact the Barnsley MBC Planning Department to clarify if any permissions are required.

#### *Local Plan*

- 3.04 Barnsley's Local Plan was adopted by Full Council on 3 January 2019. It

contains the following design and historic environment policies:

- Policy D1 – High Quality Design & Place Making
- LC1 – Landscape Character
- HE1 – The Historic Environment
- HE2 – Heritage Statements and general application procedures
- HE3 – Developments affecting Historic Buildings
- HE4 – Developments affecting Historic Areas or Landscapes
- HE5 – Demolition of Historic Buildings
- HE6 – Archaeology

#### *Cawthorne Neighbourhood Plan*

- 3.05 The Cawthorne Neighbourhood Plan is currently under preparation. Written by the local community, it will set out planning policies for the neighbourhood area and will be a useful tool in ensuring the right type of development happens in the right place. It is intended that this conservation area appraisal and management plan will form part of the evidence base for the Neighbourhood Plan.



## 4 ARCHAEOLOGY AND HISTORIC DEVELOPMENT

- 4.01 There is evidence to suggest that Cawthorne was populated in the prehistoric period. Mesolithic flint has been found in its vicinity. The village itself has Saxon origins and is mentioned in the Domesday survey of 1086 as Caltorne (the cold house). The church is mentioned in the survey, and the present building developed from the 13<sup>th</sup> century onwards, acquiring its tower and bells in the 15<sup>th</sup> century. The reconstructed Anglo-Saxon cross in the churchyard testifies to the site's long history as a place of Christian worship.
- 4.02 The village's earliest settlement would have been around the North side of the church. The leading family of Medieval Cawthorne was the Barnby family. Residing at Barnby Hall to the east of the village, the complex today includes 15<sup>th</sup> or 16<sup>th</sup> century timber framing. The main medieval hall was burnt down in the 19<sup>th</sup> century and replaced. There is evidence of other timber framed buildings within the conservation area including a barn on Dark Lane, Brookhouses on Tivy Dale, The Golden Cross on Hill Top, and the reconstructed barn of Cawthorne Museum. By the mid-17<sup>th</sup> century the Spencer family of Cawthorne had acquired the Cannon Hall Estate. They built their wealth on coal and iron mining, and iron smelting, and the area changed from being predominantly agricultural into a more industrially based economy. In 1775 Walter Stanhope inherited the estate and adopted the name Spencer-Stanhope. By the second half of the 19<sup>th</sup> century Cawthorne was a complete estate village with approximately 90% of its land and buildings owned by the Spencer-Stanhopes.
- 4.03 The village pub (The Spencer Arms) survives from the 18<sup>th</sup> century, and is where the Enclosure Commissioners met, tenants came annually to pay rent and be entertained at the Rent Dinner, and the Home Guard had their command post in the Second World War. The Barnsley to Shepley Lane Head Turnpike ran through the village, and a toll house survives today on Lane Head Road. There is surviving evidence of the former industries within the village in the local place names. Tanyard Beck refers to former leather working in the village. Malt Kiln Row and Low Collier Fold also refer to former uses. To the east of Cawthorne, the Barnby Basin stood at the end of the Barnsley Canal and was a focus of industrial activity, allowing coal to be shipped out.
- 4.04 The first edition Ordnance Survey map of 1855 shows a large village nestled against the Cannon Hall Estate. The village is linear and sparsely developed along Tivy Dale and clusters around the junctions of Cawthorne Lane, Cliff Hill Lane and the turnpike. By the end of nineteenth century the Spencer-Stanhopes provided the majority of employment in mining, agriculture and allied trades, and in service.
- 4.05 A bypass was built to the south of the village in the 1930's, together with the cul de sac of Kirkfield Close. By the mid twentieth century, the Spencer-Stanhope estate was declining. An army camp occupied part of Cannon Hall Park in the Second World War, and open cast mining after the war radically altered the surrounding landscape. Cannon Hall and parcels of land were sold off. Today, the village has large areas of modern housing, and is a thriving commuter village with an active community. In addition to housing, it has a primary school, church, post office, a small number of shops, a pub, a museum and community rooms. The A635 now by-passes the village, but it still has a busy atmosphere with residents, walkers, the school, servicing and car use all adding to its activity.



Plate 3: First Edition Ordnance Survey, 1855 (surveyed 1850-1851)

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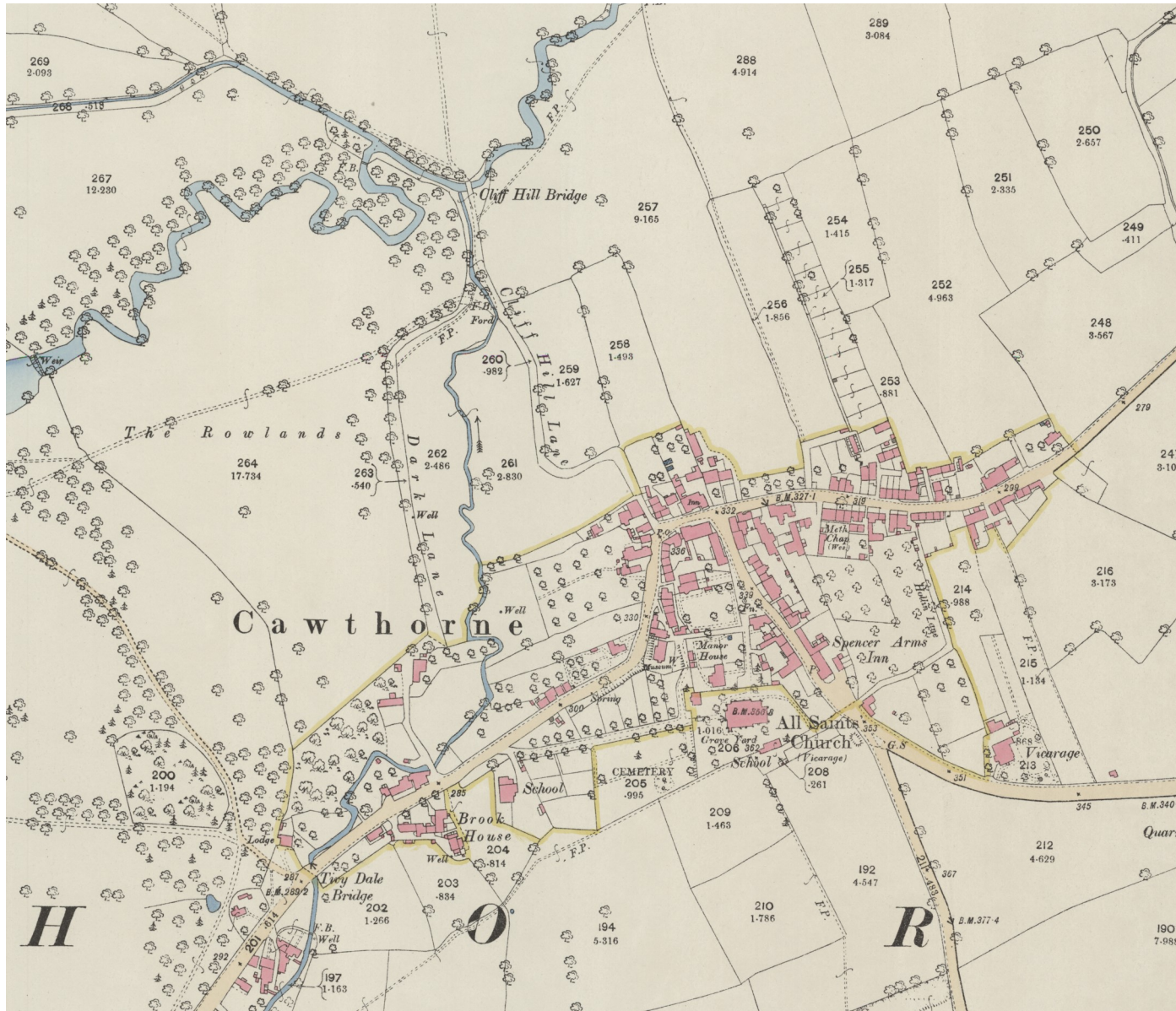


Plate 4: 1893 Ordnance Survey Map (surveyed 1891) showing the north of the village  
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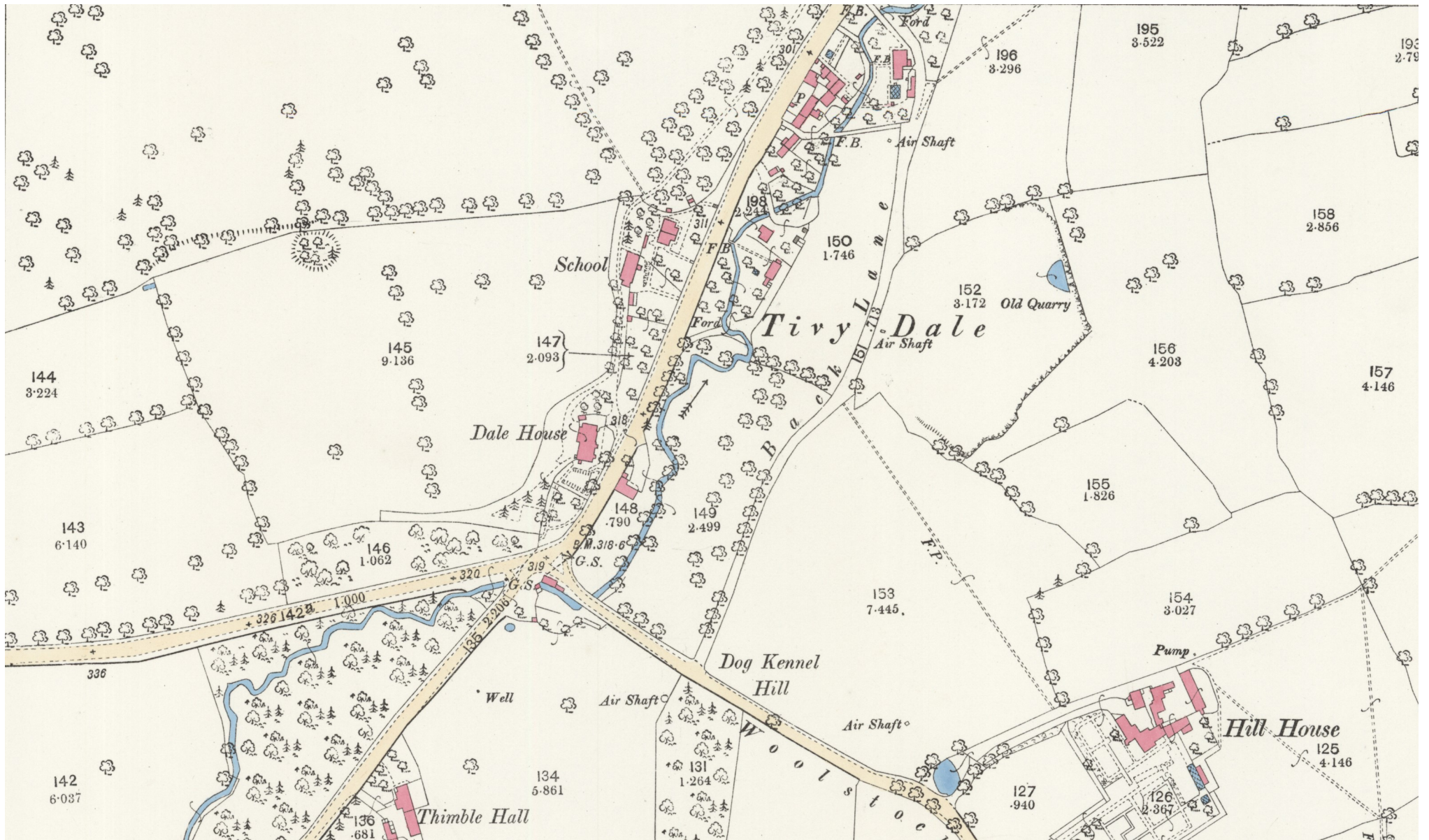


Plate 5: 1893 Ordnance Survey Map (surveyed 1891) showing the south of the village  
 Reproduced with permission of National Library of Scotland



## 5 SPATIAL ANALYSIS

### *Urban form and topography*

- 5.01 The conservation area centres on the oldest parts of the village. Surrounding the conservation area are areas of modern, mid to late 20<sup>th</sup> century housing. The Church of All Saints and the eastern part of the conservation area stand on higher ground with Tivy Dale standing lower. The historic development of the conservation area has concentrated along the main routes of Darton Road, Church Street, Hill Top, Taylor Hill, and Tivy Dale. Development along Darton Road, Taylor Hill, and the south side of Hill Top is particularly tightly grained, often against the pavement and in separately developed plots within terraces. Larger historic houses stand within their own grounds on Church Street, the north side of Hill Top and Tivy Dale. Historic development is more sparsely located along Tivy Dale. The 1930's cul de sac development of Kirkfield Close follows a more suburban layout with detached and semi-detached houses in spacious gardens.



Plate 6: View northwards along Hill Top



Plate 7: Junction of Darton Road and Church Street



Plate 8: View south west along Tivy Dale





Plate 9: View of church tower, Hill Top

### Landmarks

5.02 The church tower is a dominant feature on the skyline, particularly when viewed from the north, east and west. On the approach to the village from Cawthorne Lane, the church tower is also particularly dominant. The Methodist Chapel stands as a landmark on Darton Road due to its polite, architect –designed architecture in an area of largely vernacular, simply built housing. Similarly, The Golden Cross stands as a landmark at a key junction in the conservation area, and is dominant due to its size, projecting gables and use of red brick. Cawthorne Museum has strong visual interest due to its distinctive timber framing, and its position at the top of a hill. The open nature of the forecourt to the Village Hall also allows appreciation of its Gothic detailing. Those historic buildings built in red brick, whilst not being particularly representative of the conservation area, stand as landmarks due to their sharp visual contrast with the prevailing stone buildings. The Red House and the Spencer Arms are particularly strong examples of this.



Plate 10: Cawthorne Methodist Church, Darton Road



Plate 11: The Red House, Church Street



## Views

- 5.03 On entering and leaving the conservation area from Darton Road, there are pleasing, dynamic views of the gently curving road, lined by historic buildings and historic stone boundary walls. Many buildings sit directly against the pavement, or with small front gardens, and together with the boundary walls create a strong sense of enclosure here. Along Darton Road, views can be glimpsed northwards, between buildings, of the landscape surrounding the village. When these views are framed by historic buildings, they are particularly significant. Views are also gained eastwards towards the countryside beyond the village. Likewise, a number of footpaths provide routes and views into the surrounding countryside from Darton Road, many of which are shown on historic maps. On the south side of Darton Road, views can be glimpsed of historic outbuildings and the various paths leading from the main road to the back of properties provide interesting views of often unaltered rear elevations of historic buildings.



Plate 12: View east along Darton Road



Plates 13-17: Views between buildings, along historic routes, of outbuildings, the surrounding landscape and rear elevations are all significant

- 5.04 The land to the immediate west of the Church of All Saints provides long distance views towards Cannon Hall, the estate which was historically so significant to Cawthorne. Views along Taylor Hill also highlight the topography of the conservation area.



### *Green space and trees*

5.05 Three sets of allotments, the churchyard, cemetery, Hollin Lane play area, and the area around Dark Lane are all important semi-open, green spaces within the conservation area. The allotments to the north of the Methodist Church are shown on the first edition Ordnance Survey map published in 1855. Allotments would have played an important role for the labouring poor in the nineteenth century, allowing the growth of their own food, and were particularly common in mining areas. The Church Walk allotments are unusual in being separated by mature hedges, and are formed in long, narrow plots. They first appear on the 1893 Ordnance Survey map. The avenue of trees along Church Road is a particularly strong landscape feature, creating a formal approach to the church, and is on the 1893 map. Old yew trees survive in the churchyard. The play area is marked as an orchard on the 1893 Ordnance Survey map, which extended all the way south to the Cawthorne Road. Many trees remain today.



*Plate 18: Church Walk allotments*



*Plate 19: Hollin Lane play area*



*Plate 20: The village green*



5.06 Mature trees make a hugely significant contribution to the character and appearance of the conservation area, both in groups and as stand alone specimens. The wooded area between Tivy Dale and Back Lane brings an important part of the countryside into the village, and acts as a buffer against the busy A635 here. The first edition Ordnance Survey map shows a building standing on Tivy Dale here. The large and prominent garden of Brook House, off Tivy Dale, is another important green space, particularly when the trees are not in leaf. The village green was formed when the bypass was built in the 1930's. Today, it is used for village events.



*Plate 21: Church Walk*



*Plate 22: Tivy Dale allotments (foreground) and Brook House (behind)*



## 6 CHARACTER

### *Building types*

- 6.01 Historic buildings within the conservation area are primarily cottages, former farmhouses, and outbuildings. A number of barns survive, as well as higher status houses. The Church of All Saints has Medieval origins, and the Methodist Church is from the end of the 19th century, having replaced an earlier building. Buildings are primarily 2 storey, with the exception of Nos. 34 and 36 Darton Road which are 3 storey, and the church tower.



Plate 23: An altered barn on Darton Road

### *Building materials and boundaries*

- 6.02 The conservation area is strongly characterised by the use of local sandstone for walling and roofs. Historic maps show a number of quarries in the surrounding area, and stone was cut into flags for use on roofs, and a variety of forms for walling. Stone roofs were laid with diminishing courses. Some roofs are of slate, which is likely to be a replacement covering on the older buildings, following the spread of the railways from the 1830's onwards. Some roofs have also been replaced with concrete tiles.



Plate 24: Sandstone outbuildings, rear of Victoria Cottage Institute, Darton Road - where cement pointing has been used in the past, the face of the stonework has eroded





Plate 25: Brookhouses, Tivy Dale



Plate 26: Parish rooms, Church Lane

6.03 The conservation area is particularly defined by its dry stone walls used for boundaries. Here the stone is cut into long, slim pieces, laid in courses, and capped by similar units laid on end, or larger, half round coping stones. Many dry stone boundary walls survive, even where modern buildings now stand. Stone for building is cut into roughly squared slim units, deeper squared units or a mix of both. Stone is coursed, and stone quoins are often used. The former Co-op store on the corner of Church Street and Hill Top has rock faced stone laid in regular courses. Gate posts and quoins are often tooled. Plain stone lintels and sills are used throughout the conservation area, many of which have been painted. Chimney stacks are a mixture of stone, brick or rendered.

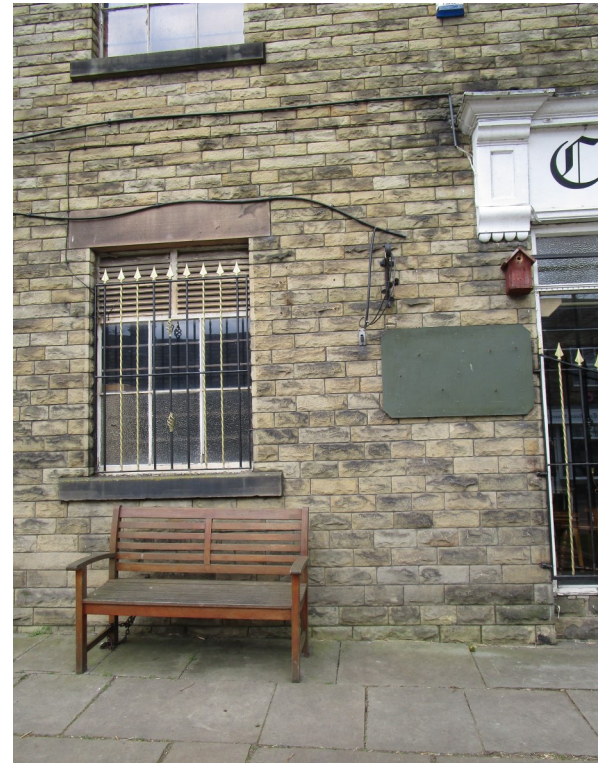


Plate 27: Former Co-op store, Church Street





Plate 28: The Spencer Arms, Church Street

6.04 There are a number of red brick, historic buildings within the conservation area, which stand out due to their contrast with the prevalent stonework. The 1930's buildings on Kirkfield Close are rendered with clay rosemary tile roofs. Later houses on the close are built in a light brown brick.

6.05 Window frames and doors are a mix of painted timber and uPVC. Where uPVC replacements have been used, these significantly undermine the historic character of the building. Likewise, rainwater goods are generally of painted cast iron on older properties, but some have been replaced with uPVC. Surviving historic gates are made of timber or wrought iron.



Plate 29: 6 over 6 sash window (bottom) on No. 12 Darton Road. The top window has been replaced

### Architectural features

6.06 The conservation area is characterised by mostly robust, simple architectural forms, and architectural decoration tends to be limited to the higher status and 19<sup>th</sup> century buildings, as seen in string courses, drip moulds, kneelers, pargetting to timber framing, and Venetian windows. Most buildings have pitched roofs. Windows range from some surviving Yorkshire sliding sashes, casements within stone mullions, 8 over 8, 6 over 6, and 2 over 2 sash windows, and leaded casements. Historic doors include planked and studded doors, planked, and panelled doors. However, many historic doors and windows have been replaced.



Plate 30-33: A venetian window at the Spencer Arms, mullion windows at No. 5 Church Street, 2 over 2 sash at No. 2 Darton Road, quoins at Maltkiln Row



Plate 34: Stone mask and surround, No. 2 Taylor Hill

- 6.07 Quoins are regularly found on stone buildings. Chimney stacks are generally plain and built in stone, brick or rendered. A number have detail with projecting stone or brick bands.



Plate 35: Nos. 31 and 33 Darton Road

#### *Listed buildings*

- 6.08 The conservation area has a number of Grade II listed buildings, and the Church of All Saints is listed Grade II\*. Many of the listed buildings are in fact structures within the public realm, including a pump, fountain and mileposts. The churchyard contains a number of listed gravestones. With 11th and 13th century origins respectively, the Anglo-Saxon cross and Church of All Saints have considerable historic interest. The church was remodelled in the 1870's by architects Bodley and Garner. Other important listed buildings include The Golden Cross (Grade II listed) which has a timber frame to its west wing which is possibly 15th century, and a hall range of the 16th century. The Red House (Grade II listed) dates from the late 18th century. It is set back from the main road and visually dominant due to its red brick.

#### *Key unlisted buildings*

- 6.09 The conservation area includes many unlisted buildings which make a positive contribution to its character and appearance. The Manor House, immediately north of the church is an attractive building, dating from before 1855. It has stone mullion windows and dripstones, together with moulded, stone chimney stacks and quoins. It is visible when standing in the churchyard, and at the Church Walk allotments. A fence somewhat undermines its presence at the front. Brookhouses on Tivy Dale are an early, attractive group of buildings, all attached, with thinly coursed, sandstone walling and stone slate roofs. They have later brick chimney stacks and form a distinctly rural, informal cluster, set back from the main road with stone garden walls.





Plate 36: Church of All Saints, Grade II\* listed



Plate 37: Brookhouse, Dark Lane, Grade II listed



Plate 38: The Golden Cross, Hill Top, Grade II listed





Plate 39: The Manor House, No. 8 Church Street



Plate 40: Brookhouses, Tivy Dale

6.10 The Victoria Cottage Institute terrace on Darton Road has strong urban form due to the uniformity of its front elevation, built of squared sandstone with ashlar quoins, and door and window surrounds. Some of the historic 6 over 6 sash windows survive, although a number of windows and front doors have been replaced. The rear has a much more informal appearance, and there are interesting stone outbuildings at the rear. No. 4 Cliff Hill suggests a link to the Cannon Hall Estate, with the arcaded front elevation, a typical detail of estate houses in the area. Despite modern alterations, its historic form can still be understood. Malt Kiln Cottages nearby hugs the corner of Hill Top and create a strong sense of enclosure. It has strong but simple architectural detailing and retains historic walling and roofing. Some historic windows survive.



Plate 41: Nos. 2 and 4 Cliff Hill





Plate 42: Maltkiln Row



Plate 43: Nos. 2 and 4 Lower Collier Fold

6.11 There are important 20th century buildings within the conservation area. Nos. 2 to 7 Kirkfield Close date from the 1930's, are semi-detached and stand within the new extension. Their design is in stark contrast to the prevailing traditional, stone and brick built vernacular character of the conservation area. However, these are attractive, distinctive buildings and reflect a period of change for the village when the bypass was constructed. They are of an era which is becoming increasingly valued, and their symmetrical form, linked walls, and retained fenestration design all contribute to the long and varied historic and architectural development of the village. Likewise, Nos. 2 and 4 Lower Collier Fold reflect a significant period in the village's history. These timber, Swedish houses were gifted to the village by the Canadian Government after the Second World War in recognition of the village's contribution to the war effort. The Canadian Light Infantry trained at the Cannon Hall Military Camp prior to the D Day landings.



Plate 44: Kirkfield Close



*Public realm*

6.12 As noted above, the conservation area has a particularly high number of Grade II listed structures within its public realm. These include a garden wall with sculpted panels and figures on Taylor Hill. Made by Samuel Swift of Cawthorne in the third quarter of the 19<sup>th</sup> century, they are entitled The Sick Dog, and The Feed, and both are from paintings by J F Herring Senior. An additional panel is entitled Godfrey of Bouillon. Distinctive milestones stand on Taylor Hill and on the village green near Kirkfield Close. Two listed drinking fountains survive, and a listed K6 telephone kiosk stands outside the post office.



Plate 45: Panel on Taylor Hill



Plate 46: Location of panels and figures, Taylor Hill



Plate 47: Grade II listed milestone, Hill Top

4.13 Elsewhere, stone gate piers survive within stone boundary walls, and along the footpaths leading out of the village. A wheel mould survives within the footpath outside the former smithy on Tivy Dale. Footpaths and carriageways are generally in tarmac, but there is much sandstone kerbing remaining. There are attractive, stone built bus stop shelters within the conservation area, as well as well-designed, iron finger posts. Street lighting is housed within elegant, swan neck lampstands which are modern.



Plate 48: Wheel mould in pavement outside No. 2 Tivy Dale (former smithy)



## **7 TRAFFIC AND MOVEMENT**

- 7.01 Despite the bypass, the conservation area has a busy character with regular vehicular activity. Parked cars dominate the top of Darton Road, Church Street, Taylor Hill and the eastern part of Tivy Dale. The village gets particularly busy in the summer months and on weekends.
- 7.02 The conservation area is characterised by a number of footpaths, following historic routes across and leading beyond the village. These offer opportunities to view the often less altered rears of historic buildings, and interesting outbuildings. A particularly pleasing route is that from the close of the Church of All Saints across to the rear of the Cawthorne Museum. It is bounded on both sides by high, sandstone boundary walls, and opens out onto the rear of the museum. Likewise, the wooded avenue of Church Road is particularly distinctive and enhances the approach to the key landmark building within the conservation area.

## 8 MANAGEMENT PLAN

8.01 The management plan is a framework for the future preservation and enhancement of the conservation area. It follows on from the special character and appearance assessed above. It seeks to preserve the special qualities identified above and secure enhancement of the area by addressing its weaknesses and potential threats. Below is an assessment of the conservations area’s strengths, weaknesses, opportunities for and threats to that special character and appearance.

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Thriving and popular commuter village</li> <li>• Historical development dating from 11<sup>th</sup> century onwards</li> <li>• Generally well preserved with strong historic and architectural character in its buildings and spaces</li> <li>• Key landmark of Church of All Saints, and other local landmarks</li> <li>• Strong relationship with the surrounding landscape and Cannon Hall Grade II Registered Park</li> <li>• Active local community</li> <li>• Popular destination for visitors</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Modern alterations to historic buildings including replacement windows, doors, and roof covering</li> <li>• Poor repair to historic stone walling, seen in the use of cement and ribbon pointing</li> <li>• Dominance of parked cars along historic streets</li> </ul>
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### *Repairs & Alterations guidance*

- 8.02 Given that two of the key issues facing the conservation area relate to insensitive repairs and alterations to historic buildings, there is a need for the sharing of best practice. Consideration should be given to the dissemination of good practice guides from bodies such as the Society for the Protection of Ancient Buildings (SPAB) or local planning authorities. Alternatively, a guide specific to Cawthorne could be prepared.



*Plates 49 and 50: UPVC doors and windows replace historic features and undermine the character and appearance of the conservation area*



*Plate 51: Ribbon and cement pointing detract from historic walling and is a cause of erosion*

### *Local engagement*

- 8.03 Integral to the sharing of any good practice guides is the importance of engagement with local residents, businesses and stakeholders regarding the significance of the conservation area, and the means of preserving and enhancing it. This could take the form of local talks and lectures, workshops to discuss repair methods and involvement in Heritage Open Days. Likewise, this appraisal and management plan should be disseminated within Barnsley Council including the planning and highways departments.

### *The setting of the conservation area*

- 8.04 Given the popularity of the village there is development pressure to redevelop homes outside of the conservation area, but within its setting. This conservation area appraisal and management plan has a role to play in this instance, by clearly stating what is special about the conservation area and its setting. However, it is considered that detailed guidance on the design of new buildings within the setting of the conservation area is best addressed within the emerging Cawthorne Neighbourhood Plan.

*Specific Cawthorne Conservation Area guidance*

8.05 In addition to the planning policies set out at national, local and neighbourhood level, and discussed in Section 3 of this document, the following policies are adopted which are specific to the Cawthorne Conservation Area:

General	
G1	The conservation will be reviewed on a regular basis and the character appraisal and management plan updated as necessary. A dated photographic record will be carried out at this time to monitor change.
G2	All buildings, views, green spaces and trees which contribute to the character of the conservation area shall be protected and enhanced.
Development and Alterations	
D1	Key views into and within the conservation area shall be carefully considered, in particular key views of the Church of All Saints.
D2	There shall be a presumption in favour of retaining buildings that make a positive contribution to the conservation area.
D3	There shall be a presumption in favour of retaining historic stone walling.
D4	New development and extensions to existing buildings shall be of a scale and design that reinforces the historic character and appearance of the conservation area.
D5	Historic architectural detailing including joinery, roofing, walling materials, and chimneys shall be retained and repaired wherever possible. Where replacement is necessary, these should copy the historic detail.
Public realm	
P1	There should be a presumption in favour of retaining historic floor surfaces.
P2	Street furniture, including street lighting should be of a standard, durable design and rationally located to avoid street clutter.

*Article 4 directions*

8.06 One of the threats to the character and appearance of the conservation area relates to insensitive alterations to buildings, particularly houses which have permitted development rights. This means that many works can be carried out without the need for planning permission. Consideration should be therefore be given to the use of Article 4 directions. These directions bring certain types of development back under the control of the local authority so that potentially harmful proposals can be considered on a case by case basis through planning applications. Such types of development brought under control could include alterations to elevations and roofs fronting a highway, alterations to stone boundary walls, or erection of extensions and outbuildings.

8.07 Article 4 directions are more likely to be effective if guidance is provided for homeowners on appropriate repair and alteration. An increase in planning applications is likely to be minimal if the directions are backed up by appropriate guidance and encourage like for like repairs which do not require planning permission.



## 9 CONSULTATION REPORT

As required by the Planning and Compulsory Purchase Act 2004 Barnsley MBC have prepared a Statement of Community Involvement (SCI) which sets out how the community is involved in matters relating to the preparation of the Local Plan and consulting on planning applications. In accordance with the SCI, BMBC have involved people who may be interested in this document and asked them for their comments. Below is a summary of that consultation.

Following the production of a draft conservation area appraisal and management plan, consultation was undertaken with residents and local stakeholders. The consultation exercise was carried out by Barnsley MBC Planning Officers in partnership with Cawthorne Parish Council. During June 2019, the Parish Council and BMBC advertised and made the draft appraisal available to view (hard copies and on the Council Website). A public meeting was held on the 3<sup>rd</sup> of July 2019 where residents were encouraged to view the draft appraisal, the management plan proposals and the proposed extensions to the conservation area. Two Council Planning Officers attended the meeting to discuss related matters with residents and stakeholders and answer questions. The meeting was held between 2pm and 6pm and was well attended by 26 people and two local Ward Councillors. A variety of topics were discussed but much discussion took place over the nature of development in Cawthorne over time, the proposed extensions to the conservation area, and the enhanced planning controls this would result in.

Following the public meeting on the 3<sup>rd</sup> of July, a formal consultation exercise was carried out by the Council between the 16<sup>th</sup> of September and the 14<sup>th</sup> of October 2019. This consultation was web based with residents directly affected by the proposed extensions to the area written to (directly) explaining what this would mean. The formal consultation exercise was advertised locally in

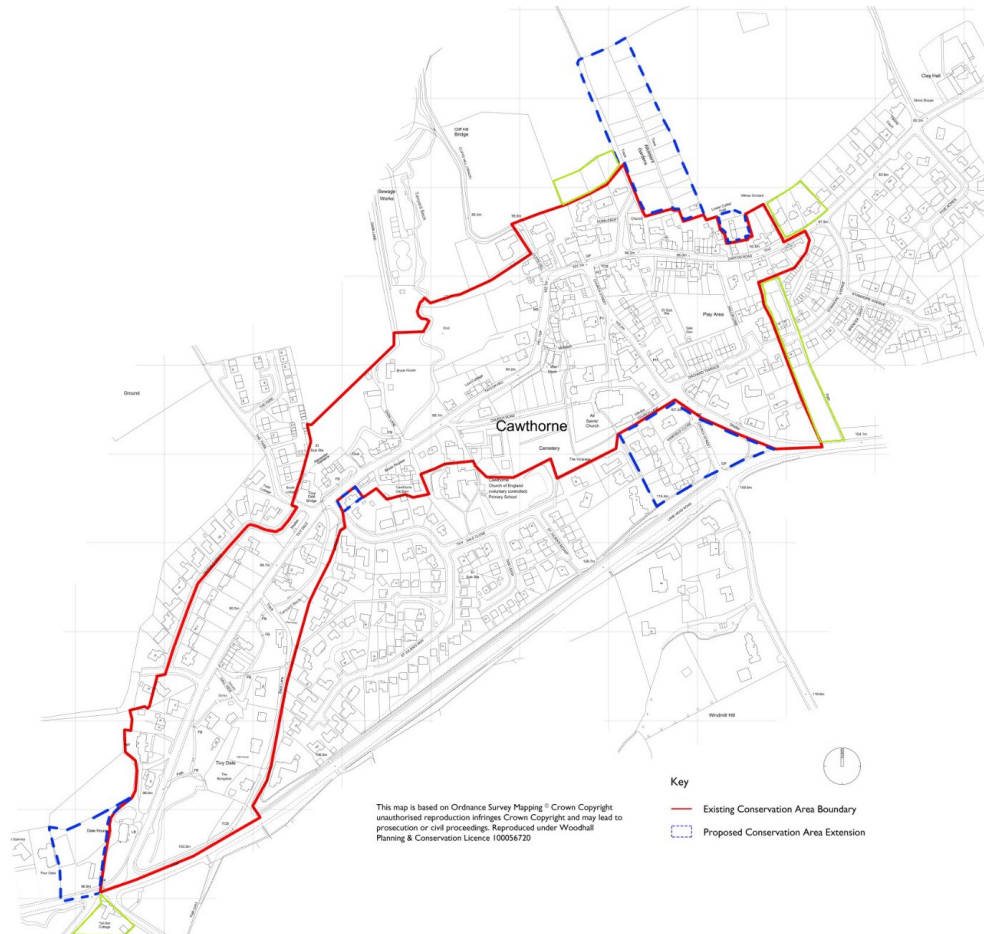
Cawthorne, via a Council press statement and in the Barnsley Chronicle newspaper. Questions posed during the consultation exercise included:

- What is the overall character of the conservation area that should be preserved or enhanced?
- What heritage is important?
- What are the important landmarks that contribute to the area?
- Which views are important (looking into, out of, and within) the area?
- What are the important green spaces or features (trees / open space etc.)?
- Which buildings or building types make a significant contribution?
- Which materials or architectural features contribute to the area?
- What things in the public realm are important i.e. streets, signs, walls, boundaries etc.?
- What might be improved?
- Overall, what do you think of the content and the approach of the draft appraisal?
- Do you agree with the proposed extensions to the conservation area (page 6, Map 2A and 2B)?

In tandem with the draft conservation area appraisal, an updated Cawthorne Village design guide was also consulted upon over the same period (between the 16<sup>th</sup> of September and 14<sup>th</sup> of October). The design guide was adopted (following support) as a Supplementary Planning Document in November 2019.

Following the public meeting and the formal consultation exercise, amendments were made to the appraisal in line with comments and suggested extensions to

the area. Significant support was voiced for a further extended boundary (beyond the initial draft extended area – shown in blue) to include the areas shown in green (see below)



A selection of comments from the consultation exercise and feedback from the public meeting are listed below:

- *‘I thoroughly approve of the proposed extensions. I am surprised that the photos near the church do not show the oldest archaeological remains in the village (the Anglian Cross found in the church wall during its refurbishment (1875-1880). This substantiates the words in the Domesday Survey 1086 - here there is a priest and a church ‘*
- *‘I feel this is important to preserve the character of the village’*
- *‘A very good proposal’*
- *‘Extremely important to preserve the older houses to maintain the character of the village for the generations to come’*
- *‘Totally agree with the proposed extensions. I realise that old properties (and maybe newer ones) will need some work to make them liveable in a modern age, too many in this village have been demolished and re-built out of keeping. Pleased to see the intension to preserve the allotments etc – green areas’*
- *‘In full agreement with the proposals but would like to see the area around Toll Bar Cottage included’*
- *‘I believe that it is necessary for the past historic nature of the village to be preserved for future generations. Therefore, I agree with the proposed conservation area extensions’*
- *‘Very concerned over traffic along Darton Road and particularly parking on The Horncroft. More generally very concerned over the situation with traffic and poor parking provision on Church Street, Tivy Dale and other main roads within the village. I would be keen to know what the likelihood of double yellow lines is on the Horncroft due to genuine problems with access and my property being barred by parked cars on The Horncroft. I understand there is pressure due to visitors who wish to enjoy the pleasant environment in Cawthorne but feel there is no strategy over traffic and parking in the village.’*



- *'I agree with the proposed extension of the Cawthorne Conservation Area to ensure the historic significance of the village is preserved for the future'*
- *'I welcome any extension to the Cawthorne Conservation Area as I think there are too many planning applications submitted for totally unsuitable dwellings in our village. Cawthorne needs as much protection as possible from modern monstrosities'*

Following approval by Planning Regulatory Board on the 17/03/20, the draft appraisal, management plan and the extended conservation area boundary were all adopted.

## 10 GLOSSARY

<b>Ashlar</b>	dressed stone block	<b>Quoin</b>	larger stones at the corner or angle of a wall or building
<b>Casement window</b>	a window with a hinged sash that swings in or out like a door	<b>Render</b>	plaster material added to the face of a wall to create a uniform decoration
<b>Coping</b>	finish or protective cap to an exterior wall (often sloped to shed water)	<b>Sash window</b>	fixed or moveable (often sliding) window
<b>Coursing</b>	laying blocks or bricks in approximately level beds	<b>String course</b>	projecting or flush horizontal course of stone or brick
<b>Dripstone</b>	moulding performing as a drip	<b>Tooling</b>	decorative finish to exterior face of building stone
<b>Elevation</b>	view of a structure in the vertical plane, at 90 degrees from the viewer	<b>Venetian window</b>	sometimes referred to as Palladian window, large, decorative, 3 light window with semi-circular arch in middle
<b>Fenestration</b>	the arrangement and style of windows	<b>Vernacular</b>	architecture concerned with the domestic and functional rather than public or monumental buildings
<b>Gable</b>	wall of a building closing the end of a pitched roof	<b>Yorkshire sliding sash</b>	a sash window which slides horizontally rather than vertically
<b>Gate pier</b>	uprights on each side of a gateway		
<b>Kneeler</b>	large, approximately triangular stone at the foot of a gable		
<b>Lintel</b>	a beam supporting the weight above a door or window		
<b>Mesolithic period</b>	9600 – 4000 BC.		
<b>Pargetting</b>	external, often decorated plasterwork on timber framed buildings		
<b>Pointing</b>	fill and finish of the junction between masonry		



## II BIBLIOGRAPHY

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Historic England – 2019 Conservation Area Appraisal, Designation and Management (Second Edition), Historic England Advice Note 1

## **APPENDIX A**

Map 1 - Spatial Analysis

Map 2 - Boundary Changes, Heritage Designations and Positive Buildings



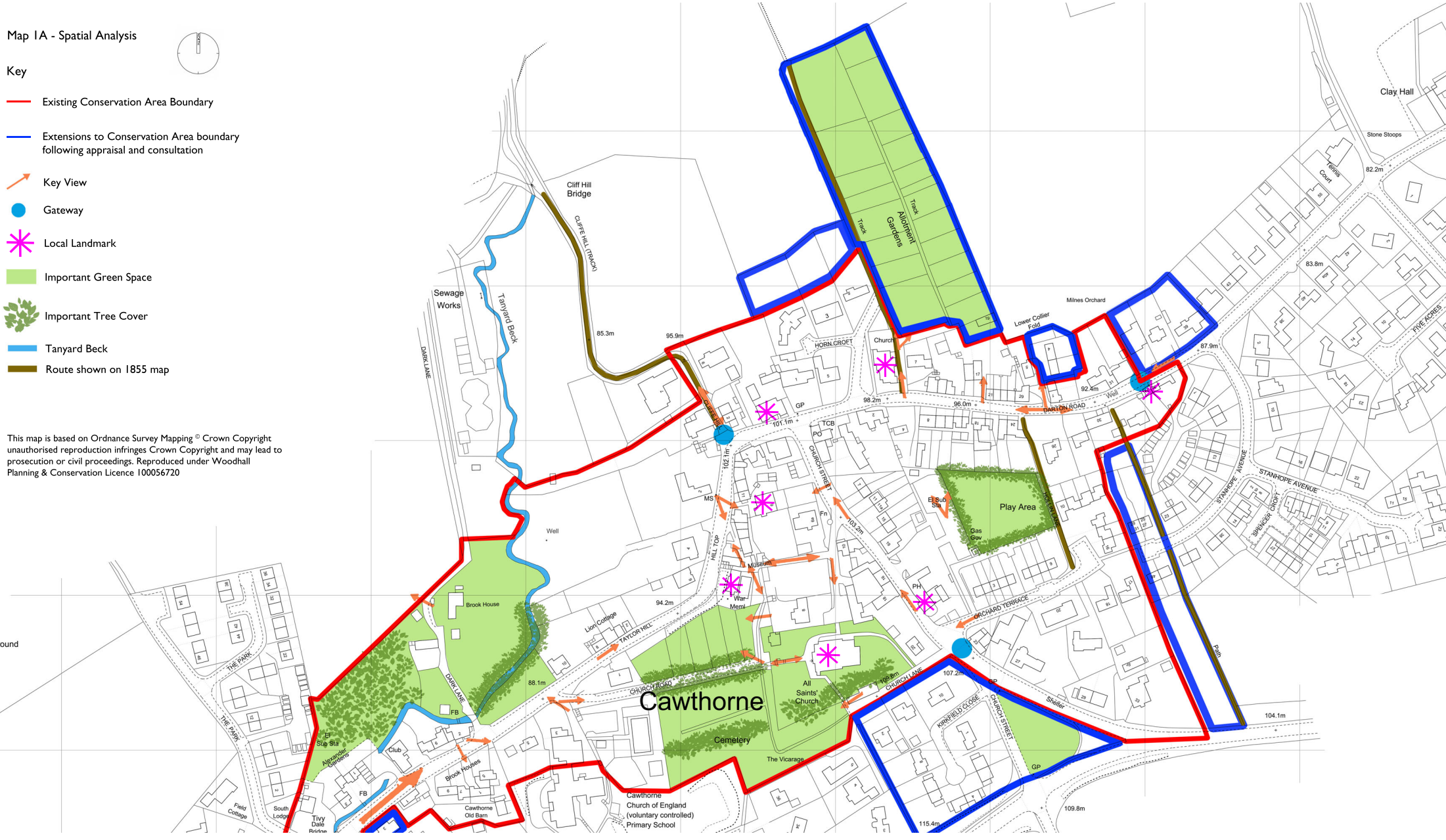
Map 1A - Spatial Analysis



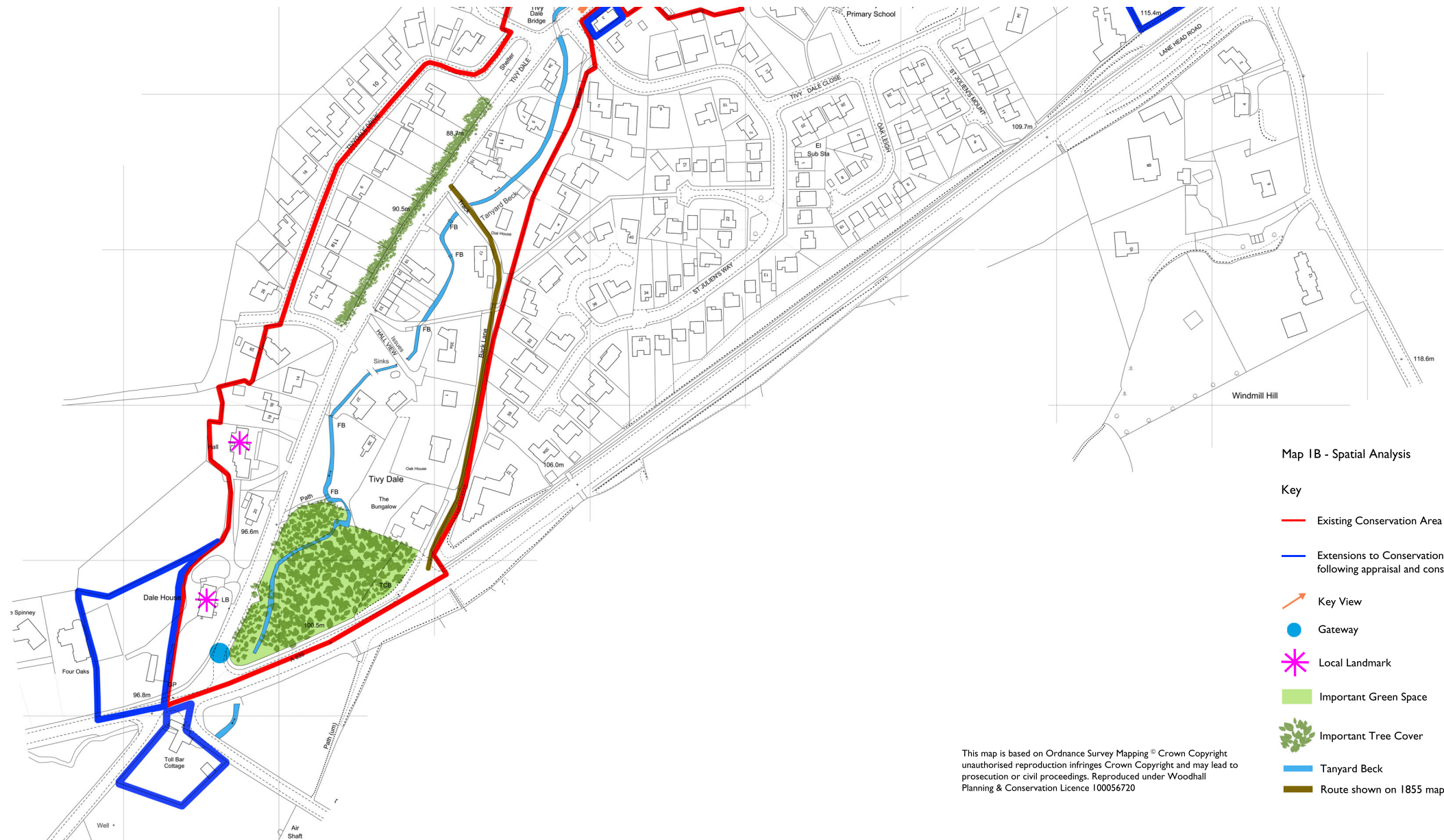
Key

- Existing Conservation Area Boundary
- Extensions to Conservation Area boundary following appraisal and consultation
- Key View
- Gateway
- ✱ Local Landmark
- Important Green Space
- Important Tree Cover
- Tanyard Beck
- Route shown on 1855 map

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Ground



Map IB - Spatial Analysis

- Key**
- Existing Conservation Area Boundary
  - Extensions to Conservation Area boundary following appraisal and consultation
  - Key View
  - Gateway
  - ✱ Local Landmark
  - Important Green Space
  - Important Tree Cover
  - Tanyard Beck
  - Route shown on 1855 map

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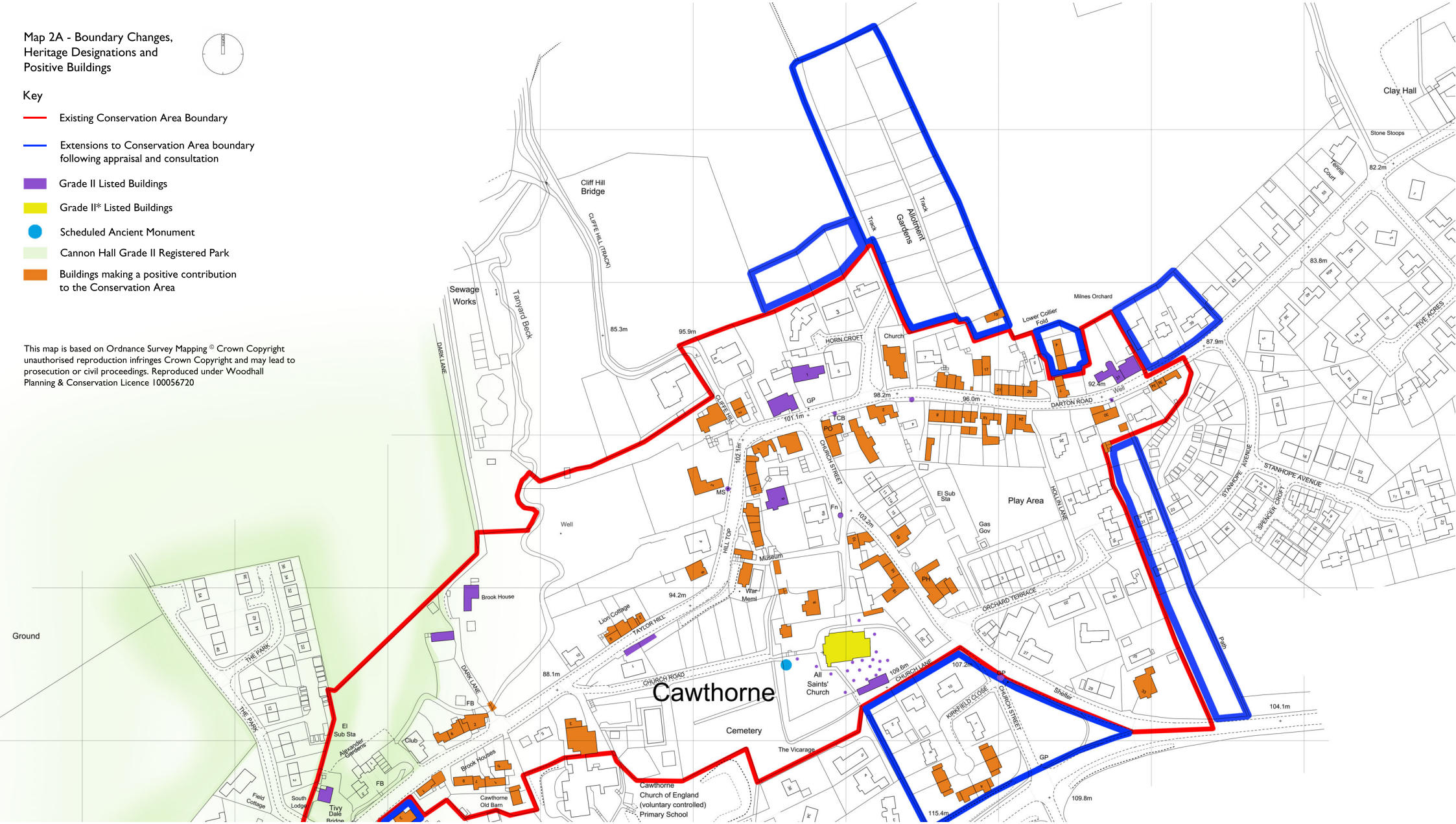
Map 2A - Boundary Changes,  
Heritage Designations and  
Positive Buildings



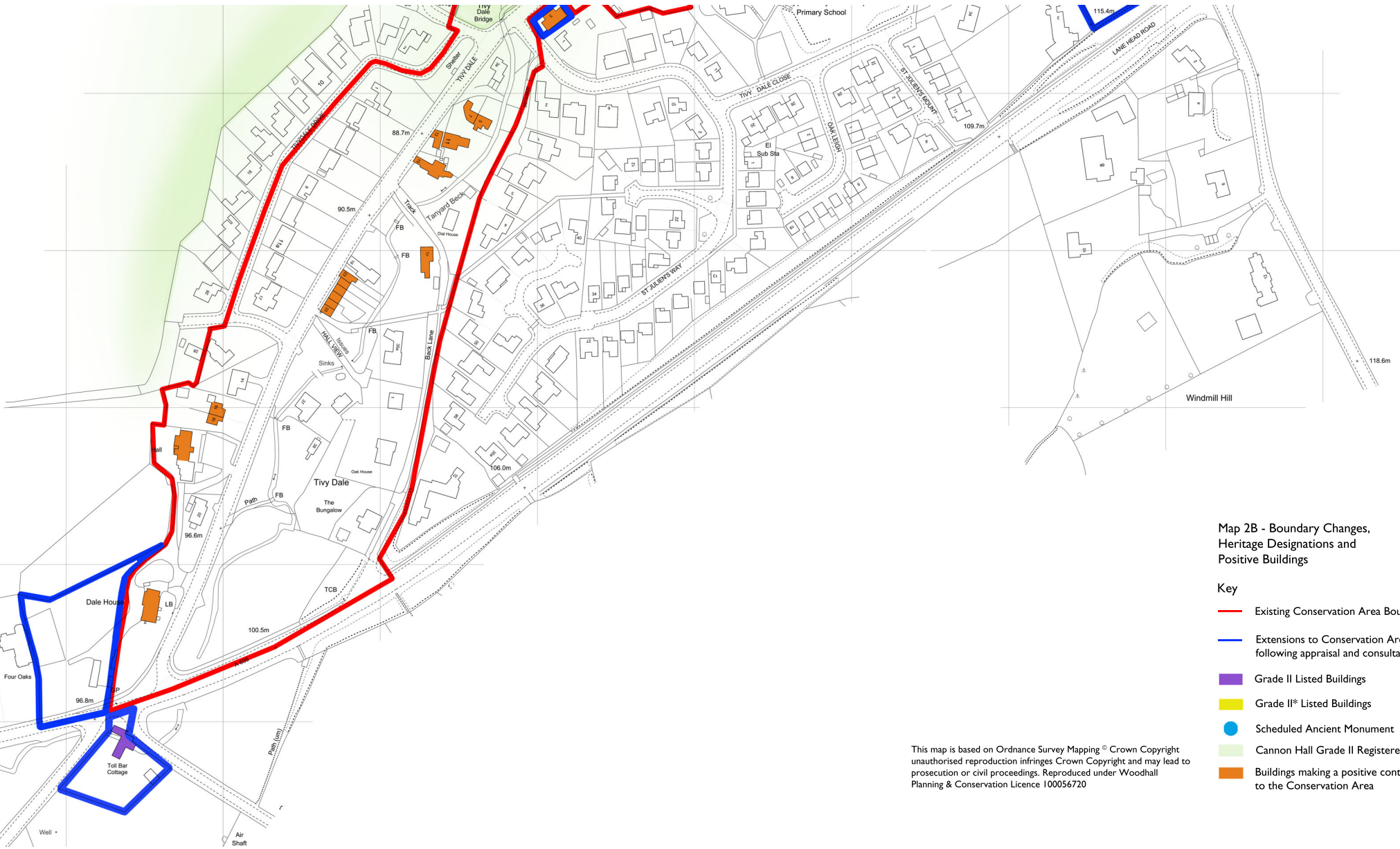
Key

- Existing Conservation Area Boundary
- Extensions to Conservation Area boundary following appraisal and consultation
- Grade II Listed Buildings
- Grade II\* Listed Buildings
- Scheduled Ancient Monument
- Cannon Hall Grade II Registered Park
- Buildings making a positive contribution to the Conservation Area

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Ground



Map 2B - Boundary Changes, Heritage Designations and Positive Buildings



- Key**
- Existing Conservation Area Boundary
  - Extensions to Conservation Area boundary following appraisal and consultation
  - Grade II Listed Buildings
  - Grade II\* Listed Buildings
  - Scheduled Ancient Monument
  - Cannon Hall Grade II Registered Park
  - Buildings making a positive contribution to the Conservation Area

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