

# Conservation Area Appraisal

February 2010

# Langsett



Langsett Conservation Area Appraisal has been prepared by Barnsley Metropolitan Borough Council and the Peak District National Park Authority with contributions from Sheffield City Council.

February 2010



# LANGSETT CONSERVATION AREA APPRAISAL

<b><u>CONTENTS</u></b>	<b><u>Page No.</u></b>
INTRODUCTION	III
LIST OF FIGURES	V
ACKNOWLEDGEMENTS	VI
1.0 CHARACTER SUMMARY	1
2.0 LOCATION AND POPULATION	2
3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT	3
4.0 FORMER AND CURRENT USES	7
5.0 ARCHITECTURAL AND HISTORIC QUALITIES	9
6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS	13
7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES	16
8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES	19
9.0 CONSERVATION AREA SETTING	21
10.0 PROPOSED BOUNDARY EXTENSIONS	23
11.0 POTENTIAL FOR IMPROVEMENT	25
12.0 PLANNING POLICY	28
13.0 GLOSSARY	40
14.0 REFERENCES	42
15.0 APPENDIX 1: LISTED BUILDINGS	45

## **INTRODUCTION TO CONSERVATION AREAS & APPRAISALS**

### **What is a Conservation Area?**

A Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Each Conservation Area has a unique character shaped by a combination of elements including buildings, materials, spaces, trees, street plan, history and economic background.

The aim of Conservation Area designation is to ensure that this character is not destroyed or undermined by inappropriate changes.

### **Conservation Areas in the Peak District National Park**

There are 109 Conservation Areas in the National Park. Most contain groups of traditional buildings. Others include Historic Parks and Gardens, such as Lyme Park, or industrial sites, such as Cressbrook Mill.

Conservation Areas generally have an aesthetic quality that makes them desirable places in which to live. In order to preserve and enhance this quality, a high standard of design and materials is required of any development within a Conservation Area. Organisations, including utility providers, are encouraged to exercise care and sensitivity.

### **Grant Assistance in a Conservation Area**

Grants are available for the repair and reinstatement of external architectural features to both listed and unlisted buildings and stone boundary walls in a Conservation Area. Such works may include, for example, the repair of stone slate roofs or the re-instatement of historically appropriate windows. For further information and advice please contact the National Park Authority's Cultural Heritage Team (on 01629 816200).

Funding may also be available for tree planting and tree surgery (no grants are provided for tree felling). For further information please contact the National Park Authority's Tree Conservation Officer (on 01629 816200).

Parish Councils and local organisations can apply to the National Park Authority for help in funding environmental enhancements to public spaces.

If local communities want to produce a Management Action Plan they can seek advice on both production of the plan and sources of funding projects identified within it from the National Park Authority's Live-Work Rural Officers (on 01629 816200).

Projects that have sustainability as their principle objective may be eligible for a grant from the Authority's Sustainable Development Fund (SDF). For information please contact the National Park Authority's SD Officer on 01629 816200. For advice on improving the energy efficiency of historic buildings please contact the National Park Authority's Cultural Heritage Team.

For further information about grant assistance within a Conservation Area, please refer to the National Park Authority's website: [www.peakdistrict.gov.uk/grantsrr](http://www.peakdistrict.gov.uk/grantsrr)

### **Planning Constraints in a Conservation Area**

Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following works in a Conservation Area will require permission:

- Demolition of all, or most of a building, including boundary walls.
- Lopping or felling trees.

Other works that may require permission include:

- Cladding a building
- Installation of a satellite dish or domestic micro-generation equipment.

For further advice, please contact the National Authority's Planning Services on 01629 816200.

### **What is a Conservation Area Appraisal?**

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals is part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) forms the basis of the Authority's appraisals.

Appraisals identify the special qualities that make a place worthy of designation as a Conservation Area. They look at ways in which the character of a place can be preserved or enhanced and are intended to inform future changes, not to prevent them altogether. Draft Conservation Area Appraisals will be available for public consultation prior to adoption.

Conservation Area Appraisals should be read in conjunction with the East Midlands Regional Plan Policy, the Peak District National Park's Local Plan, the Design Guide (2007) and the Peak Park's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example Planning Policy Guidance 15: 'Planning and the Historic Environment' and Planning Policy Guidance 16: 'Archaeology and Planning'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

Once adopted, Appraisals will be available on request from the National Park Authority and on our website. Copies will also be sent to the relevant Parish Councils and local libraries.

*When this Appraisal has been adopted the above paragraph will be replaced with the following: 'The Langsett Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 12<sup>th</sup> February 2010. Copies are available on request from the National Park Authority and on our website. Copies of this document have also been sent to Langsett Parish Council, Sheffield Local Studies Library and Sheffield Archives.'*

### **How will the Appraisal be used?**

An appraisal can be used to assess the impact of proposed development on Conservation Areas and their settings. It can also assist in planning appeals, the development of planning policy and community-led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals, the Authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain and enhance a sense of place.

Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnerships between local communities, organisations and the Authority.

## LIST OF FIGURES

- 1a. Location of Langsett Conservation Area in relation to the rest of the Peak District National Park.
- 1b. Strategic Location of the Langsett Conservation Area.
2. Langsett Conservation Area Boundary and Administrative Areas.
3. Aerial Photograph showing Langsett Conservation Area.
4. Archaeological sites identified on the South Yorkshire Sites and Monuments Record (SMR) within Langsett Conservation Area.
5. Sketch map of Langsett and 'Medoppe', showing houses, trees, fields and river, 1578. Reference MPC1/253/1 from DL 4/20/40. ©. by permission The National Archives, Kew.
6. Extract from the Plan of the Township surveyed for the Enclosure (1807-1812). FC Pen 19L, Fairbank Collection, Sheffield Archives. © Libraries Archives and Information, Sheffield City Council.
7. Extract from the 1st Edition Ordnance Survey Map, 1893. Reproduced from Ordnance Survey material with permission of HMSO, Crown Copyright.
8. Extract from the 1931 Ordnance Survey Map. Reproduced from Ordnance Survey material with permission of HMSO, Crown Copyright.
9. Current Land Use within Langsett Conservation Area.
10. Architectural Development within Langsett Conservation Area.
11. Building Heights in Langsett Conservation Area.
12. Streetscape Features within Langsett Conservation Area.
13. Views within Langsett Conservation Area.
14. Landscape Features within Langsett Conservation Area.
15. Proposed Boundary Extensions to the Langsett Conservation Area.

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Barnsley Archives and Local Studies

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## **PLEASE NOTE**

No Conservation Area Appraisal can ever be completely comprehensive and omission of any particular building feature or space should not be taken to imply that it is of no interest.

In addition, there is a glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

## 1. CHARACTER SUMMARY

**1.1** The Peak District National Park Authority and Barnsley Metropolitan Borough Council designated Langsett Conservation Area on the 21<sup>st</sup> February 1977. This appraisal covers the entire Langsett Conservation Area. This comprises the majority of the settlement of Langsett. The northern part and central core of the Conservation Area fall within the jurisdiction of Barnsley Metropolitan Borough Council. The south-western section of the Conservation Area lies within the Peak District National Park. The south-eastern edge of the Conservation Area was within Barnsley Metropolitan Borough Council until it was transferred to the administration of Sheffield City Council in April 1994.

**1.2** The settlement occupies an elevated position overlooking Langsett reservoir. This contributes significantly to the secluded appearance of the Conservation Area, particularly when approached from Upper Midhope. The conifer plantations to the west and south-east of the settlement also help contain the village.

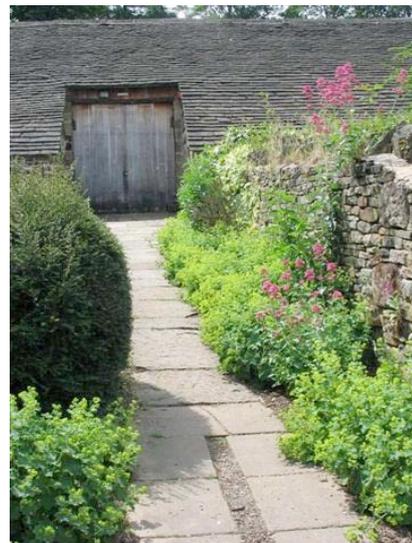


*P.1.1. View of Langsett from the south*

**1.3** Langsett is a small nucleated settlement that originated from a cluster of farmsteads based upon an ancient packhorse route. The village has developed organically and this is reflected in the irregular arrangement of the properties. A small group of dwellings, agricultural structures, a Public House and a property formerly associated with the Water Board are concentrated within the Conservation Area. With the exception of the last property, these buildings have all been built in the local vernacular style. The majority of buildings are linked by a network of stone boundary walls. These features along with the predominant use of local gritstone for the construction of buildings have provided Langsett with an homogeneous appearance.

**1.4** The oldest buildings in the Conservation Area date from the 17<sup>th</sup> century. These comprise Langsett Barn and the barn located north-west of the Lodge. A number of the farmhouses in the Conservation Area originate from the 18<sup>th</sup> century. The few notable 19<sup>th</sup> century developments comprise the Wagon & Horses Public House and the Lodge. The majority of modern development within the Conservation Area comprises the Water's Edge housing within the village core and a recent extension to No. 2 Ivy Cottages.

**1.5** Langsett's built environment is interspersed by mature trees, hedgerows and well-stocked gardens. These verdant features make a significant contribution to the rural character of the Conservation Area and its setting. The immediate setting is provided by the large reservoir to the south and woodland containing a public car park to the west. The north of the settlement is bounded by steep rising pasture land whilst pasture land to the east gently falls to the south, down to a Water Treatment Works. The wider setting is formed by gritstone scarps, heather moorland, mixed plantations and pasture land enclosed by a network of gritstone walls.



*P.1.2. Path to Langsett Barn*

**1.6** Historically, agriculture formed the basis of Langsett's economy. This was supplemented by small-scale industries, such as coal mining and stone quarrying. The settlement's population dramatically increased at the end of the 19<sup>th</sup> century. This had a material impact on the appearance of the village and its setting which were both transformed as a result of the construction of the reservoir. After a brief period of activity, the settlement reverted to a predominantly agricultural lifestyle but with some additional employment by the Water Board.

## **2. LOCATION & POPULATION**

**2.1** Langsett, is a small, upland village situated on the A616 road between Stocksbridge and Holmfirth, approximately 15 miles (24km) from Barnsley, 15 miles (24km) north-west of Sheffield city centre and 27 miles (43km) east of Manchester. The settlement is located in the valley of the Little Don, or Porter River, within the West Riding of Yorkshire. It is also positioned within the Dark Peak, an area of dark millstone grit and expansive moorland, and on the edge of Pennine Yorkshire. The south-west part of the village is situated within the north-east corner of the Peak District National Park. The central and north-eastern part of the village falls within the jurisdiction of Barnsley Metropolitan Borough Council. The south-eastern part of the settlement lies within Sheffield City Council, see Figure 2.

**2.2** The settlement is a moorland township, in the Parish of Penistone and Union of Wortley. Langsett is the name of the settlement but this once applied to the whole township that stretched to the Little Don (Hey 2002).

**2.3** The nearest railway station is at Penistone, just over 3 miles (4.8km) away from Langsett. There is a bus route along the A616, in the north of the village. This main road is an important direct east-west route between Manchester and Sheffield. Langsett lies approximately 14 miles (22.5km) to the west of junction 37 of the M1 motorway.

**2.4** Langsett is one of the settlements contained within the Little Don Valley along with Upper Midhope and Midhopestones. The Little Don River is located approximately 1 mile (1.6km) west of the village. This watercourse forms the boundary between Barnsley and Sheffield. The busy A616 bisects the settlement serving as a major trans-Pennine route between Sheffield, Manchester and Huddersfield. Away from the main road, to the north and south, the general setting is peaceful and rural with small lanes, often sunken, providing local access to the settlement. Many of these lanes have evolved from ancient packhorse and trade routes.

**2.5** The existing Conservation Area boundary includes the majority of the settlement of Langsett, see Figure 2. To the south is Midhope Cliff Lane, which connects Langsett with the village of Upper Midhope. To the north-west is Gilbert Hill, this ultimately links to Millhouse Green some 3 miles (4.8km) to the north. Starting at the A616 some 40m west of the Wagon and Horses Public House, the Conservation Area boundary runs south along Midhope Cliffe Lane, turning west then south-west behind the Lodge for approximately 110m. The boundary then turns north for roughly 150m

including Langsett House and Langsett Barn where it again meets the A616. The boundary continues north for 60m including Stanley Cottages onto Gilbert Hill before turning east again, skirting the grounds of the former Youth Hostel and then turning south for 30m. The Conservation Area boundary then runs 170m due east before turning south again, meeting the A616 after 35m. The boundary then closes back to the start point running a final 45m to the west.

### **2.6 Geology and Geomorphology**

The geology underlying the Conservation Area comprises gritstone and shale with alluvium (river sand) deposits and a thick layer of peat above. The north and eastern parts of Langsett are located on Westphalian Coal Measure deposits comprising interbedded grey mudstones, siltstones and sandstones. The deposits to the south and south-western parts of the settlement are Namurian, including the Millstone Grit. Both the Westphalian and Namurian layers originate from the Carboniferous period, 345 to 280 million years ago (British Geological Survey 2002).

**2.7** The land form rises gently to the north and west of the settlement but to the south it falls away sharply towards the reservoir. Its elevated position means that views into and out of the village are a significant part of its character. Views and glimpses of views to the south over the reservoir are spectacular, being predominantly landscape and water. These have a strong effect on the overall character and setting of the Conservation Area. Langsett's setting is provided by a mixed landscape of open fields to the north, woodlands to the west and the expansive reservoir to the south. To the east, there is a cluster of buildings, varying in date and style, with the water works beyond.

### **2.8 Census**

This appraisal covers Langsett Conservation Area only and not the Parish as a whole. Census population figures provided do not make this distinction and frequently cover the whole Parish. However, it is clearly evident from the figures below that Langsett's population has fluctuated over the years.

**2.9** Census records indicate that the Parish supported a population of 204 in 1801. In 1822 this figure had increased to 325 (genuki 2009). This figure decreased to 303 in 1841 and fell again to 246 in 1871. By the late 19<sup>th</sup> century this figure had risen to 263 and by 1901 Langsett's population had tripled to 922. This was primarily a result of the influx of labourers working on the reservoir. At the end of the century the census noted a population of 180 residents in Langsett. The latest census, 2001, recorded a population of 161 residents in the Parish.

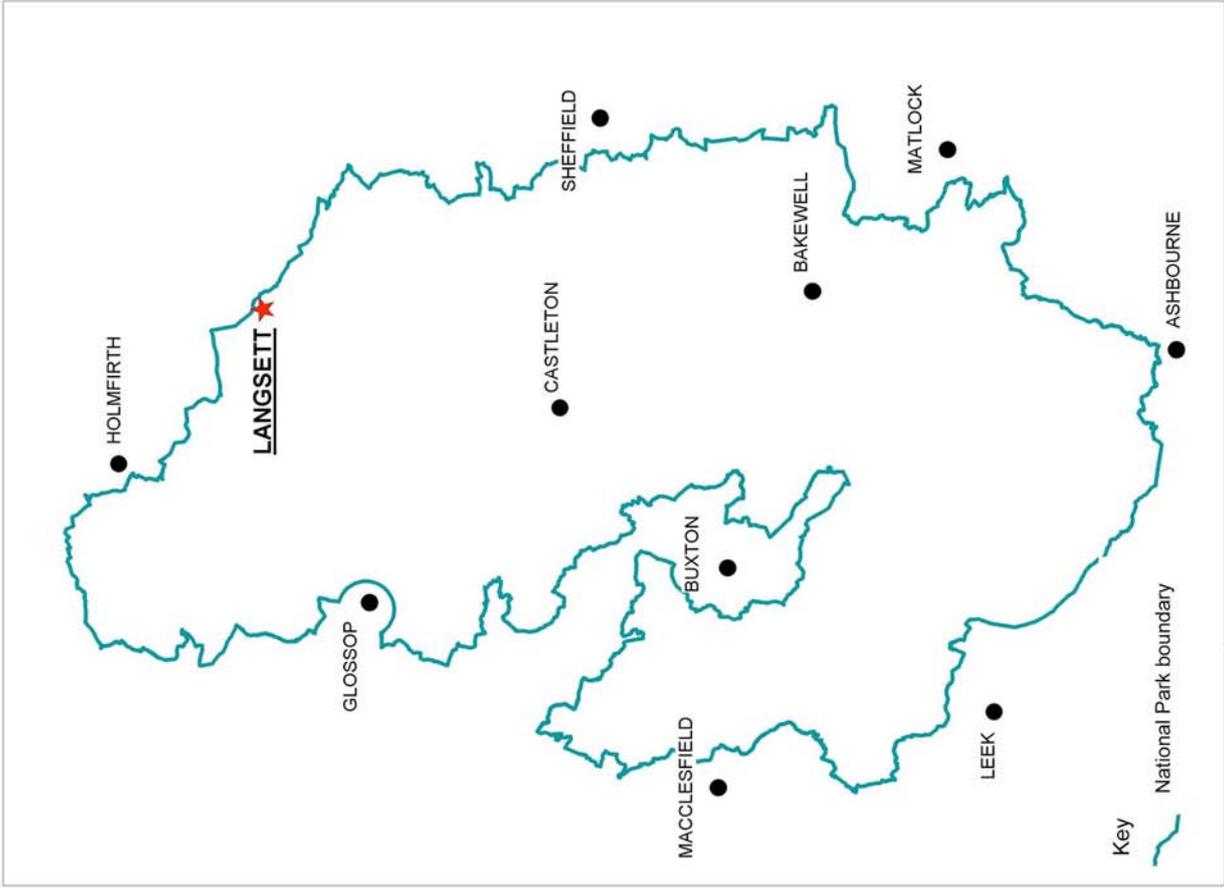


Fig. 1a. Location of Langsett Conservation Area

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Scale 1:300000

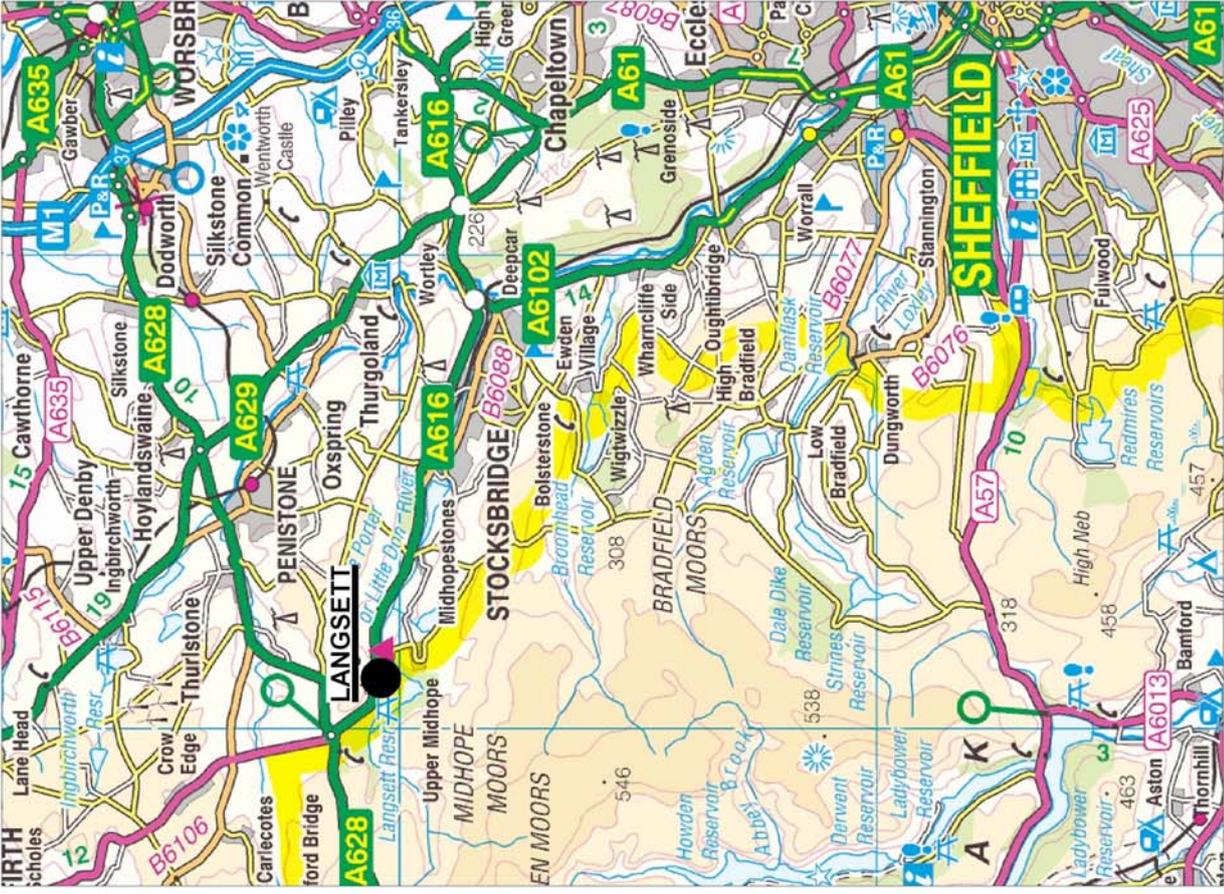


Fig. 1b. Location of Langsett Conservation Area

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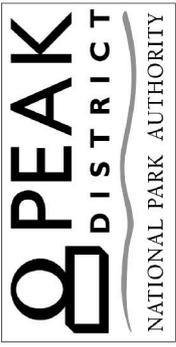






**Key**

- Conservation Area boundary
- Proposed Conservation Area extension
- National Park boundary



Scale 1:2500

Fig. 3. Aerial Photograph covering Langsett Conservation Area

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### **3. HISTORICAL & ARCHAEOLOGICAL DEVELOPMENT**

#### **3.1 Early Origins**

There appears to be little archaeological evidence pre-dating the medieval period within the confines of the Conservation Area boundary. Castle Dyke, located to the north-west of the settlement, is possibly the earliest surviving structure in the area. This earthwork is recorded on the South Yorkshire Archaeology Service's Sites and Monuments Record (SMR) as an Iron Age Enclosure (800 BC-42 AD). This clearly demonstrates that people were in the vicinity of Langsett in prehistory. In addition, Bevan (2003) is of the opinion that the moorland around Langsett was woodland and this was likely to have been cleared by the Roman Period.

**3.2** There are no Scheduled Monuments within Langsett Conservation Area. Five sites within the settlement appear on the South Yorkshire Archaeology Service's Sites and Monuments Record, see Figure 4. These comprise, site of a cruck barn, Mateo Farm (ref 01306/01), Langsett House and Barn (ref 03968/01), Wagon and Horses Public House (ref 03969/01), House and stable, south side of Manchester Road (ref 03971/01) and Barn off the south side of Manchester Road (ref 03972/01). All except the site of the cruck barn are also Grade II listed buildings.

**3.3** Due to the scarcity of historical evidence there are some significant gaps in the chronology below. As and when further information comes to light and is verified, this document will be amended accordingly during the next review.

**3.4** The first written reference to Langsett, referred to at the time as Langside, was in approximately 1190 when the manor was held by Kirkstead Abbey in Lincolnshire (Ambrose pers. comm., 2006). According to Smith (1961) the first reference to the name of the village as Langsett was in the first half of the 16<sup>th</sup> century. Prior to this time, the settlement was referred to as Langside and Lanside. The origins of the name are unknown, but Smith (1961) and Spray (1989) suggest that the name means 'long hillside', 'referring to the long steep slope on the north side of the Little Don valley'. Another definition is 'long slope', or 'side' of the great pen (ancient term for ridge or hill) (Hey 2002), originating from the custom of taking livestock to the higher slopes, during the summer months, up the lang side (long slope) and the winter grazing on lower land.

**3.5** Langsett is not mentioned in Domesday Book (1086). The principal settlement in the area at this time was "Penisale". The exact location of this place is currently unknown but may have

been consistent with Langside. As mentioned above the first written reference to Langsett dates from the 12<sup>th</sup> century (Ambrose pers., comm. 2006).

**3.6** Langsett was located within the Staincross wapentake. This wapentake covered the area of the upper valleys of the Don and the Dearne, including Barnsley and Penistone (Smith 1961). Dransfield (1906) notes an early 13<sup>th</sup> century reference to Langsett when, 'the area of Peter de Birkthwaite confirmed a grant of an oxgang in Langside [Langsett], which his father Adam, son of Orm, had given to the monks of Bretton. The monks of Kirkstead in Lincolnshire had also possessions here, by gift it may be presumed of Peter or his ancestors.'

**3.7** A charter, of an unknown date, notes that Peter, mentioned above, granted his sister Emma, and John Tirel all his 'land at Waleton and a bovate in Langside.' (Dransfield 1906). Another charter, dated 1252, acknowledges an agreement whereby Walter de Loudham (or Houdham) granted his manor at Langside to Elias de Midhope (Kenworthy 1915). Dransfield (1906) notes that Sir Elias de Midhope 'took possession of the whole of Langsett with the possible exception of a few freeholds.' Elias received a charter from Edward I in 1290 to free warren. This gave Elias the right to hunt game such as hare, rabbit and pheasant (Dransfield 1906).

**3.8** According to evidence presented in the Barnaby Roll, during the time of John of Gaunt (1340-1399), Robert de Barnaby was summoned to pay the Duke 4 shillings, for the manor of Langside. During this time William de Fynchden was the chief steward of Pontefract, and William de Mirfield the under-steward. The steward asserted that evidence in a certain roll suggested that the 4 shillings were paid by Sir Elias de Midhope; but Robert pleaded that 2 shillings were paid by him for lands in Meltham and Crosland, which had not descended to Barnby, and only 2 shillings for Langside. Robert de Barnby was subsequently exonerated from 2s (Dransfield 1906).

**3.9** During the mid 16<sup>th</sup> century, Christopher Wilson (of Broomhead) and others, made a representation at the Duchy Court of Lancaster that they had been denied estates in Langsett that were theirs by inheritance. Thomas Barnaby contested this, claiming that only he held the manor in Langsett (Dransfield 1906).

**3.10** A sketch map depicting Langsett and 'Medoppe' in 1578 (The National Archives), see Figure 5, shows Langsett as a compact settlement, comprising twelve properties and surrounded by large irregular fields. A number of



the boundaries are shown lined with trees with a concentration of trees immediately south of the village. The River Don is also illustrated on this map, to the south of the village. No lanes or other routes are indicated.

**3.11** The listed building descriptions for Langsett Barn and the barn north of the Lodge state that these properties were constructed during the 17th century. Architectural style would suggest that the farmhouse east of Langsett House was also constructed during this century. At this time, Langsett would have been linked to neighbouring settlements by a network of packhorse routes and lanes.

**3.12** A dispute between Langsett and the Midhope villagers over common rights was documented in 1638. The Langsett villagers grazed their cattle on Midhope common and paid 20 shillings (£1) per year for this privilege. However, the Midhope villagers complained that the cattle strayed too far and the Langsett men were also cutting turf (PDNPA, Fact Zone 17).

**3.13** Hearth Tax Returns from 1672 suggest that there were at least 42 dwellings in the Township of Langsett in the second half of the 17th century (Ambrose pers. comm., 2006).

**3.14** There is very little documentation of events in Langsett during the 18th century. The only notable works during this time are the construction of a few farmhouses including Langsett House.

**3.15** The manor of Langsett transferred ownership on numerous occasions during the first half of the 19th century. William Payne of Frickley purchased the manor from Lord Melbourne in 1803. Fifteen years later the Bosvilles held the manor. The trustees of Benjamin Harrop bought the manor in 1830 and by 1865 this title was held by Lionel Pilkington, a shipping magnate (Dransfield 1906 & White 1852).

**3.16** The Wadesley to Langsett turnpike road, linking the village with Huddersfield was opened in 1805 (Hey 1980). This road was laid out on an east-west axis, severing the northern part of the settlement from the rest. It is unclear when The Wagon and Horses was built. According to Lewis (1848) the hostelry was constructed in 1810, possibly as a result of the new turnpike road.

**3.17** The exact date when land in and around Langsett was first enclosed is unknown. However, the majority of land in Langsett had been enclosed into irregular fields when the main Inclosure Act was passed in 1811. A plan of the Township surveyed between 1807-1812 for the Award (1812) is shown in Figure 6. According to

Hey (2002) many of the farms within the Township were created after the enclosure of the commons and wastes in 1811-1814.

**3.18** This early map, Figure 6, shows Langsett as a small nucleated settlement based upon an irregular square, probably common land. A route radiated from the south-west corner of this area and another from the north-west. The latter is presumably Gilbert Hill and the former Langsett Lane. The buildings appear to be a variety of sizes and arrangements, laid out in an irregular manner. The majority of properties were sited north of the square, with a few to the west and south. The thick black line traversing the northern part of the settlement is presumably the newly established turnpike road. Another route, wide and of an uneven form, linked the north-east corner of the square with the turnpike road. The majority of land surrounding the village appears to be enclosed irregular fields with an occasional property. However, the plan also shows narrow strip fields, providing evidence of former open field cultivation.

**3.19** The Enclosure Acts at the end of the eighteenth and beginning of the nineteenth century changed the appearance of the English countryside, as land previously used for common grazing or pasture was enclosed by walls or other boundary forms. This was certainly the case at Langsett.

**3.20** Another Inclosure Act for land within Langsett was passed in 1820. However, a large proportion of the land was recorded as uncultivated and used only as rough pasture (Lewis 1848). A small number of structures were built throughout the following three decades. These included a long narrow property south of the square and a few structures to the north-east.

**3.21** In 1871 the Dog and Partridge Public House was the scene of the meeting of the Great Court Baron of Sir Lionel-Swinnerton Pilkington, baronet, Lord of the Manor of Pennyshall otherwise Penningesale, sometimes called Landside or Langsett (Hey 2002). Sir Lionel Pilkington, of Chevel Park, Wakefield, was the principal landowner and lord of the manor during the 1880s (Kelly 1881). He was also the principal benefactor of the Church of St. Mary's. This edifice was built during the third quarter of the 19th century on the present site of Barnside. The Penistone Almanac (Wood 1901) described the church as, 'a plain but substantial building of oblong form with vestry attached and surmounted by a closed bell turret.' The church, also an elementary school, was officially opened in 1875.

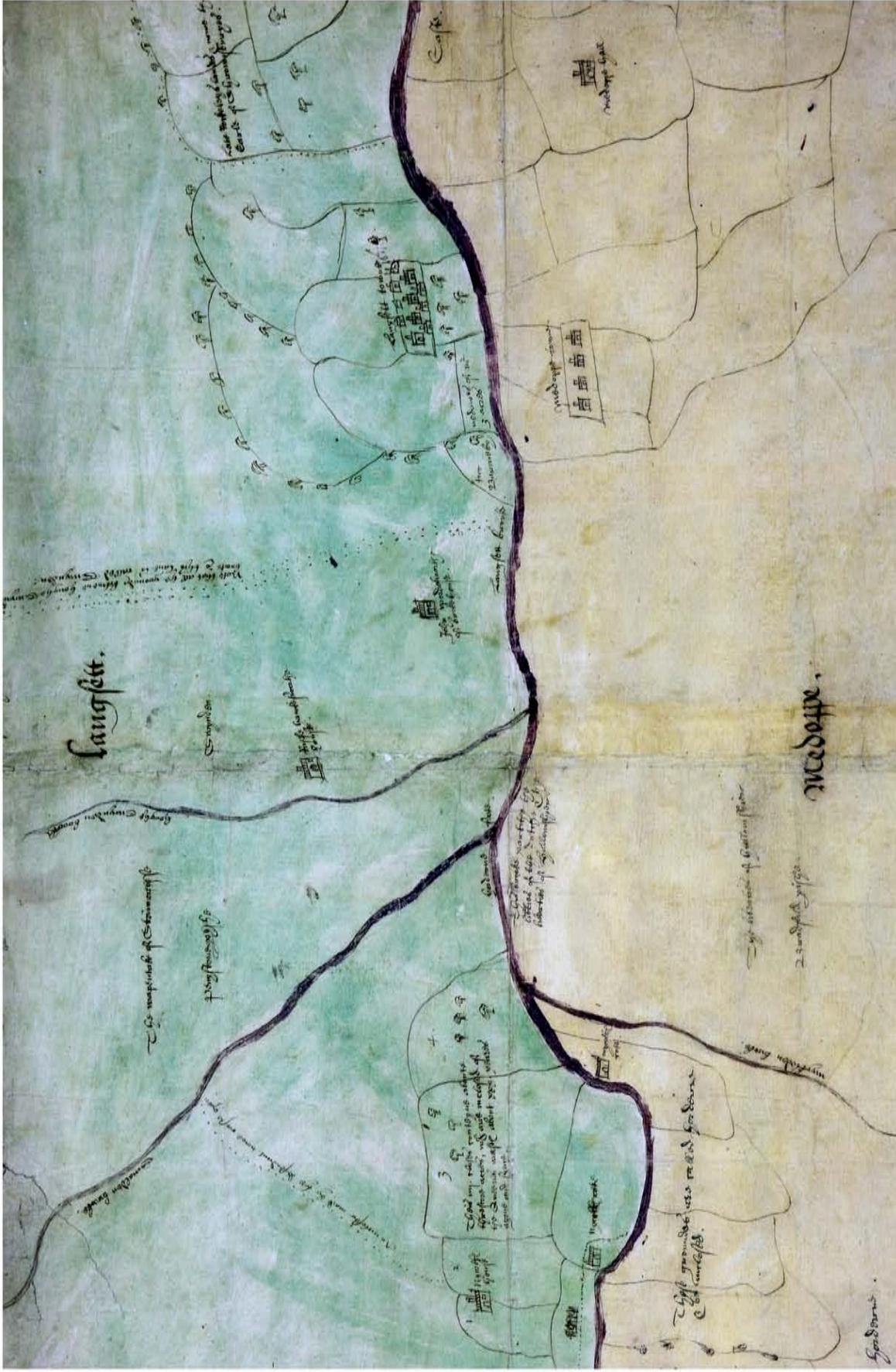


Fig. 5. Sketch map of Langsett and 'Meddope', showing houses, trees, fields and river (1578).  
Reference: MPC1/253/1 from DL4/20/40 courtesy of the National Archives, Kew.



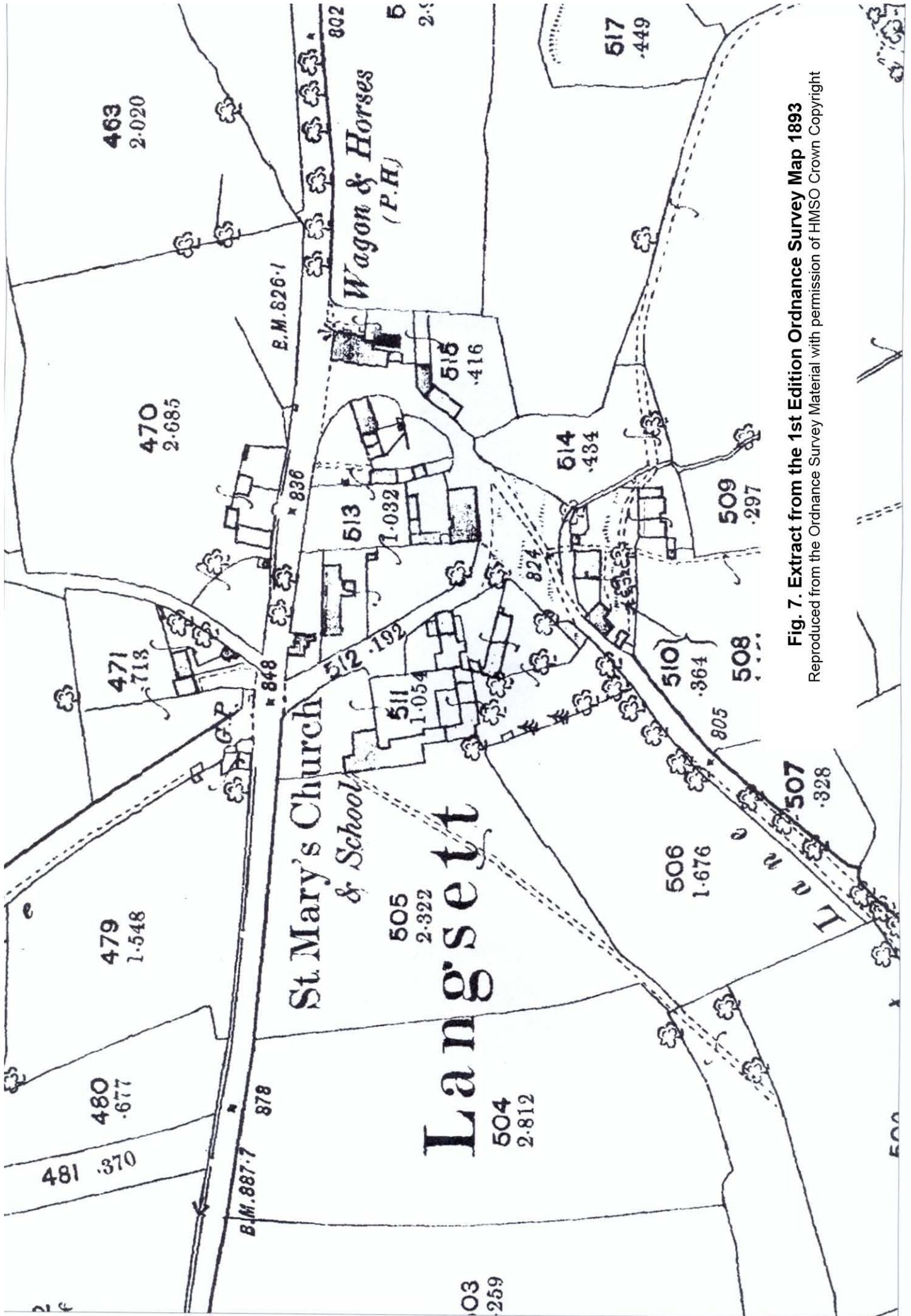


Fig. 7. Extract from the 1st Edition Ordnance Survey Map 1893

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*P.3.1. Church of St.Mary's and School  
© Hilary Ambrose*

**3.22** Another notable property constructed in Langsett during the 19<sup>th</sup> century was the dairy built between the north-west corner of Langsett House and the south gable of Langsett Barn.

**3.23** The First Ordnance Survey Map of Langsett (1893) shows some variation in the village layout since the 1850s. A property had been constructed immediately north-west of the Church, today occupied by School House Cottage, and another to the south-west of the Public House. By the 1930s the building to the south west of the Wagon and Horses had disappeared. Maps between 1893 and 1960 clearly show the Church marked as 'St. Marys' Church C of E and the attendant building to the north west. By 1990 the Church and school were no longer present being demolished in 1988 to make way for Barnside House and the Water's Edge development.

**3.24** Langsett Parish was established in 1894. Three years later the Church and School were purchased by Sheffield Corporation as ancillary use for the construction of the reservoir (Dransfield 1906).

**3.25** Langsett went through its most significant transformation when the dam and reservoir were constructed at the end of the 19<sup>th</sup> century. Towards the end of this century there was an increased demand for water in the towns of South Yorkshire as a result of industrial and population growth. The valley of the Little Don or Porter and its tributaries were seen as an ideal location to site a reservoir funded by Sheffield, Doncaster, Rotherham and Barnsley Corporations. Sheffield Corporation Waterworks purchased the reservoir site and neighbouring farms from the Pilkington family and work commenced on the dam in 1898.



*P.3.2 . Constructing Langsett Reservoir  
© Hilary Ambrose*

**3.26** A branch line from Deepcar to the steelworks in Stocksbridge, off the Sheffield to Manchester railway line, was established in 1877. This line was extended to Langsett when the construction of the dam began. This allowed for the transportation of raw materials and the 500 strong labour that were necessary to construct the reservoir.

**3.27** Corrugated iron sheds were erected in the settlement as temporary accommodation for the labourers. This resulted in the village being known locally as 'Tin Town'. Most of the metal structures, including a recreational hall, school, chapel, canteen and mission house, lined the A616. The vast increase in population, the number and styles of new structures, the construction of the reservoir and associated activities, significantly altered the appearance of Langsett over a very brief period of time.



*P.3.3. The Metal Prefabricated Buildings in Langsett © Hilary Ambrose*

**3.28** The reservoir, covering 50 hectares, created a barrier between Langsett and Upper Midhope. Langsett Lane became submerged beneath the reservoir and two farmsteads were lost. These were Rushy Lee near Upper Midhope and Dike Side near Langsett. A cruck barn, at Mateo Farm, that stood to the south-west of the Lodge was dismantled in 1903 (Innocent 1971), probably as a result of the construction of the reservoir. The Lodge, formerly known as the



Water Keeper's house, and Valve Tower were both constructed as part of the works.

**3.29** When the reservoir was officially opened in 1904 it was the largest of the Sheffield reservoirs and had the longest road on a dam in the United Kingdom. Once complete the labourers moved out of Langsett but many of their former shelters remained in-situ until after World War II.

**3.30** The 1931 Ordnance Survey Map of Langsett, Figure 8, shows that all the buildings that once stood to the south of the former square had been demolished. The Wagon and Horses had been altered and Bank View, used today as a café, had been built by this time.

**3.31** Post World War II, children within Langsett started to attend the school in Midhopestones. A number of the metal structures were allegedly still standing in the settlement at this time (The Don Valley Railway Project) and a few new properties had been built.

**3.32** The relatively open character of Langsett altered in the 1960s when conifer plantations were introduced around the periphery of the reservoir, known today as Langsett Bank Woods. Yorkshire Water Board carried out this work to stabilise the surrounding embankments. By this time Stanley Farmhouse, north of the A616, had been demolished, and Langside the property west of the café had been built. It was at this time that improvements were carried out to the A616.

**3.33** The majority of Langsett was in the ownership of Yorkshire Water Authority throughout the 20<sup>th</sup> century until the 1980s. Langsett Barn was restored by the Peak Park Joint Planning Board (now the Peak District National Park Authority), Barnsley Metropolitan Borough Council, Yorkshire Water, Langsett Parish Council and the Countryside Commission (now Natural England) in the late 1980s. This work was implemented through the Peak Park Trust, a charity established to conserve the local heritage. The barn is now used as a community hall and ranger centre. The picnic area and car park, within the woodlands immediately west of the barn, were implemented as part of this work.



P.3.4. The Dairy at Langsett House, prior to conversion.

**3.34** By this time the dairy attached to the north-west of Langsett House Farm had been converted to two dwellings and further alterations and extensions were carried out to the farmhouse. A substantial garage with a pyramidal roof was also built as part of the works.

**3.35** The Water's Edge development, comprising six new dwellings including Barnside, was granted planning permission in 1987. A year later the Church and School were demolished and Barnside House was built on the site in 1996. The other properties of the Water's Edge development, designed by Chris Carr Associates, had been constructed by this time.

**3.36** There has only been minor development in the settlement over recent years including a new garage and extension to the Lodge. With the exception of Langsett Barn, the café, the Wagon and Horses Public House and the barn immediately west of the Public House, properties within the Conservation Area are dwellings. Over the last few decades, new uses have been secured for the redundant buildings in the Conservation Area. For example, Langsett Barn, a former saw-mill, was converted to a community hall and ranger facilities whilst the barn north-west of the Lodge is now a house.

**3.37** Today, Langsett is a predominantly residential commuter settlement with residents travelling to work, school and shops. The village is popular with ramblers and cyclists.

#### **4. FORMER & CURRENT USES**

**4.1** The past inhabitants of Langsett were involved in a range of industries, including farming and small-scale coal mining and quarrying. Over the centuries, these industries have not only formed the economic backbone to the settlement but have also shaped its layout, built framework and the surrounding landscape.

**4.2** Until the end of the 19<sup>th</sup> century, Langsett was a predominantly agricultural settlement. Militia returns from 1805 (Ambrose pers. comm., 1996) note that the majority of men between the ages of 18 and 45 in Langsett were farmers. The agrarian lifestyle had a significant impact on the settlement determining the types, arrangement and development of plots and buildings. Enclosures and the remnants of open field cultivation demonstrate that land around Langsett had historically been used for arable as well as pastoral farming. However, land in and around Langsett is quite poor and it is therefore probable that low intensity pastoral farming, primarily sheep farming, prevailed. Many, if not all, the farmers in Langsett would have had farm servants and seasonal employees, probably brought in from other areas.

**4.3** Historically, many of Langsett's farmers took on other work to supplement their income. For instance, a 19<sup>th</sup> century trade directory (White 1962) notes that the Inn Keeper at the Wagon and Horses was also a farmer. However, some of the local farmers would have probably also worked in the local coal drift pits and gritstone quarries. A trade directory from 1881 (Kelly) records a coal mine within Langsett. This is likely to be the Bullhouse quarry located immediately north-east of the settlement.

**4.4** Small scale stone extraction was also carried out in close proximity to Langsett. Stone quarries are shown on the 1<sup>st</sup> Edition Ordnance Survey Map (1893), see Figure 7, to the west of the village, at Langsett Bank, and to the north off Gilbert Hill. According to Ambrose (pers. comm., 2006) the Gilbert Hill quarry, near Bradshaw Farmhouse, was actually a gannister pit. Gannister, also referred to as crow-stone, was primarily used as a refractory material in the iron and later steel industries and for road metalling.

**4.5** Packhorse routes and ancient lanes passed and went through the settlement in the 17<sup>th</sup> and 18<sup>th</sup> century. However, the establishment of the turnpike road would have resulted in more activity and traffic, including some minor local employment.

**4.6** The Industrial Revolution resulted in large numbers of the population migrating from the countryside to towns and cities seeking

employment and accommodation. Over the course of the 19<sup>th</sup> century the economic emphasis of this country changed.

**4.7** According to White's Gazetteer & General Directory of 1852, a number of skills and services were available in the settlement during the mid Victorian period, including a butcher, blacksmith and shoemaker. As acknowledged above, the predominant occupation at this time was farming but there is also a record of a few quarry and coal owners.

**4.8** During the 19th century Langsett also supported an inn, the Wagon and Horses, within the settlement. The Church and School were opened in 1875. At this time, moorland to the south of the settlement, in the ownership of Pilkington family, was utilised for grouse shooting. It is highly probable that some of the inhabitants of Langsett were employed by Pilkington to support this leisure pursuit, e.g. beaters and gamekeepers.

**4.9** The construction of Langsett reservoir, at the end of the 19<sup>th</sup> century, and the additional services required to support this work required a substantial amount of labour. A workforce was brought in and housed in temporary metal huts. A range of ancillary services were also introduced including a canteen, a chapel, a mission house and a school. Once the reservoir was complete, the labour moved onto work elsewhere whilst a number of local inhabitants were employed by the Sheffield Corporation Waterworks.

**4.10** Over the last millennium Langsett's economy has largely been agrarian based. Increased industrialisation, communication improvements and international trade in the 19th century led to decline in farming. Today, the majority of land around Langsett is still used for grazing sheep but none of the properties within the Conservation Area are farms.

**4.11** During the last few decades new uses have been secured for redundant agricultural buildings in the Conservation Area. For example, the barn to the north-west of the Lodge is now a dwelling and Langsett Barn is a community building and ranger centre. As can be seen in Figure 9., the majority of properties within the Conservation Area are private houses. Stanley House is a holiday let and until recently a Youth Hostel was prominently located immediately north of the Conservation Area boundary.

**4.12** The exact date when Langsett School and Church closed is unknown but it was probably in the mid 20<sup>th</sup> century. The structure was demolished in the late 1980s. Today, the majority of residents in Langsett commute to

school and work. Amenities in the Conservation Area include a Public House (The Wagon and Horses), a café, community hall and ranger centre. Langsett reservoir is a popular recreation destination. Its immediate setting is a very popular destination for walking, cycling and horse riding.



## **5. ARCHITECTURAL QUALITIES**

**5.1** Much of the architectural interest in Langsett is derived from the different building types and the 'organic' settlement pattern. This creates a visually rich and unique character to the Conservation Area.

**5.2** There are five listed buildings in Langsett Conservation Area. A list of these properties can be found in Appendix 1. Some unlisted buildings in the settlement are also of historic and architectural interest and provide a positive contribution to the character of the area. These include Stanley House and attached barn, the Lodge and Ivy Cottages.

**5.3** Prior to the end of the 19<sup>th</sup> century, Langsett was a predominantly agricultural settlement. This is reflected in the building types of the older properties within the village, for instance farmhouses and barns. Today, there is a range of building typologies in the Conservation Area. These comprise houses, short terraces, barns and purpose built mixed use buildings. Examples of the latter include the Public House and café. All properties within the Conservation Area are secular.

**5.4** With the exception of the Lodge and to some degree the Wagon and Horses, the buildings in the Langsett Conservation Area have been constructed in the vernacular. The simple, utilitarian forms of this architectural type have given the buildings a solid and robust appearance. The use of local building styles, details and materials has also provided Langsett with a unique architectural heritage and distinctive identity.

**5.5** Dating buildings can be difficult, as many will inevitably be altered over time, with extensions and other changes masking or destroying earlier historic fabric. Architectural features can however still provide a fairly reliable indicator of a building's date of construction.

**5.6** The 1578 map of 'Langsett and Medoppe', see Figure 5, suggests that there were a substantial number of houses clustered within the settlement during the late 16<sup>th</sup> century. It is impossible to identify if any of these relate to buildings that exist today or if the illustration is a true representation of the number of buildings in the settlement at this time.

**5.7** Studying the list descriptions for the listed buildings in Langsett, one might assume that the earliest structures within the Conservation Area originated from the 17<sup>th</sup> century. These structures are Langsett Barn and the Barn to the north-west of the Lodge.

**5.8** As already noted Langsett Barn has a 1621 date-stone, inscribed GW 1621, located within its north gable. However, when South Yorkshire Archaeology Unit investigated the structure in 1990, as part of the renovation works, they concluded that the present structure originated from the late 18<sup>th</sup> century. As the barn to the north-west of the Lodge is of a similar style and construction it is thought that this structure is of the same date as Langsett Barn.

**5.9** Both barns are large mass buildings, comprising four or five bays. Internally, there is only a ground floor level but externally they have the appearance of at least two storeys. Aisles are also present to one of the longitudinal elevations of both buildings. Other common architectural features of note are catslide roofs, square head cart entrances flanked by quoins, large stone lintels and ventilation slits.

**5.10** England went through a Great Age of Rebuilding during the end of the 16<sup>th</sup> and beginning of the 17<sup>th</sup> century (Hoskins 1985). Wealth from a thriving agricultural economy along with a desire for privacy and comfort are believed to have been the impetus behind the rebuilding. From this time onwards, many buildings throughout the country were constructed from more substantial materials and forms. This could well have been the case at Langsett and would explain why there is no evidence, above ground, of buildings earlier than 17<sup>th</sup> century.

**5.11** Charles Innocent (1971) is of the opinion that, 'In some 17<sup>th</sup> century buildings at Langsett and Penistone, South Yorkshire, crucks from older buildings were used for tie-beams in post and truss buildings.' There is no evidence of cruck or post and truss structures within Langsett Conservation Area. However, a barn at Mateo Farm, which formerly stood to the south-west of the Lodge, was of cruck construction. This was demolished in 1903 most probably as a result of the construction of the reservoir (South Yorkshire Archaeology Services, SMR ref: 01306/01-MS403 and Innocent 1971).

**5.12** There is a 1641 date-stone in the garden of Langsett Farm. This was taken from Swinden Hall when the local farmhouse was demolished (Ambrose pers.comm., 2006).

**5.13** Datable architectural styles appear to have been adopted later in northern rural settlements than in cities and towns, as styles and fashions radiated out to outlying settlements. Langsett is no exception as is demonstrated at Langsett House and the farmhouse located to the east. Here, both properties are early 18<sup>th</sup> century in date but contain double chamfered



windows that are characteristic of 17<sup>th</sup> century properties.

**5.14** Langsett House has a three bay baffle entry plan whilst the neighbouring property comprises a two bay dwelling with a three bay stable. Both properties also have coped gables, kneelers, quoins and ashlar chimneystacks.

**5.15** The property east of Langsett House, also has small rectangular fire windows to each floor of its rear elevation and a substantial stone door surround to a south entrance to the former stable. The stable appears to be a later addition to the house. The left-hand jamb to the door is solid with a corbelled section at the top, reminiscent of a timber jowl post.



*P.5.1. Fire Windows at the property east of Langsett House*

**5.16** 'Polite' architecture was first introduced into the settlement in the 19<sup>th</sup> century. Buildings of this type were often designed by architects and in the main dictated by Classical rules of proportion and detailing. This style percolated down through the upper to the new middle classes, assisted by a wide circulation of architectural pattern books.

**5.17** Complementing these architectural forms were new features and ornamentations for example, sash windows, door hoods, panelled doors and refined mouldings.

**5.18** The Wagon and Horses is an example of this 'polite' architectural type. The oldest part of this property, dating from around 1810, is the most northerly part of the building. The property is two storeys high with an attic. The front elevation to this property is a gable end. The windows and door are symmetrical within the front facade. A Venetian window lights the roof space and there is a simple hood and surround to the principal entrance. The building also incorporates details from the vernacular, for example dressed kneelers, and is constructed from the local stone.



*P.5.2. The Wagon & Horses Public House*



*P.5.3. Decorative Kneeler, the Wagon & Horses*

**5.19** The barn opposite the Wagon and Horses and adjoining Stanley House is also considered to be 18<sup>th</sup> century in date. The barn, as the other extant barns in the Conservation Area, appears to have been constructed on top of a plinth that forms a rough foundation level. In the case of Stanley House Barn this comprises mainly bedrock. The plinth to Langsett Barn is formed from coursed dressed stonework with quoins.

**5.20** Another building constructed in the 19<sup>th</sup> century in Langsett is the short terrace sited between the south of Langsett Barn and the north-west of Langsett House. Formerly a dairy, this structure has a simple form with sash windows and dressed stone lintels and sills.



*P.5.4. Sash window at the former dairy, Langsett House*

**5.21** The Church and School were opened in 1875 and demolished in 1988. The only contribution this former structure makes today to the architecture of Langsett is that the altar and some other stonework were incorporated in Porter House, part of the Water's Edge development.

**5.22** The building located to the north-west of the former church faces the A616. The intended purpose for this building when it was first built is unknown. There are suggestions that it was built as a toll-house but it is probable that this structure was associated with the Church and/or School.



*P.5.5. School House Cottage*

**5.23** The Lodge, also known as Dam House or the Water-Keepers House, was built at the end of the 19<sup>th</sup> century. This austere property was designed in a hybrid of the Gothic Revival and Scottish Baronial styles by the Sheffield Corporation Waterworks. The two storey building with three storey tower is the tallest structure in the Conservation Area. It has a strong vertical emphasis with steep chimneystacks, crow stepped gables and a crenellated tower. Other architectural features of note to this building are bay windows and a pointed arch to the principal entrance.



*P.5.6. The Lodge*

**5.24** Bank View had been built by the 1930s and its neighbouring property, Langside, by the 1960s. During the second half of the 20<sup>th</sup> century a short terrace was constructed to the north-west of Stanley House. There had also been some minor infill development by this time, for example at the Wagon and Horses Public House and White Cottage.

**5.25** The most significant development in Langsett during the 20<sup>th</sup> century, and possibly in the settlement for sometime, was the construction of the Water's Edge housing development. This comprised six new dwellings built in a modern interpretation of the local vernacular between the A616 and Langsett House. The two storey houses are of a simple form and detailing and laid out facing onto a central square. A garage with a pyramidal roof was built for Langsett House at the same time as the Water's Edge development. The rear and side elevations of the garage face the Water's Edge development, creating an inactive corner to the cul-de-sac.

**5.26** Very little new development has been carried out in the Conservation Area during the first decade of the 21<sup>st</sup> century. The only new building of note is a barn-like extension to the east gable of 2 Ivy Cottages.

**5.27** There is no regular building pattern within the settlement. The village alternates between close-knit clusters of buildings and a series of spaces opening out from constricted points.

**5.28** There is an architectural unity in the Conservation Area, resulting from a similarity of scale, reflecting former and prevalent uses and building practices. This in turn means that whether a building has one or more storeys it relates well in terms of proportion to its neighbours. Another unifying feature is the use of local materials, in particular gritstone which has been used for constructing buildings and the network of interconnecting drystone boundary walls in and around Langsett.

**5.29** Front elevations of a large proportion of buildings in the Conservation Area, (both old and new), face south or east. The majority of buildings do not directly front the street but sit back from the road behind drystone walls and in some instances hedges.

**5.30** The majority of buildings in the Conservation Area are two storeys in height, see Figure 11. Both Langsett House and the Wagon and Horses have additional storeys within their roof space. The tallest property in the Conservation Area is the Lodge. This has a three storey octagonal tower to its south-east corner.



Ancillary buildings are normally 1, 1 ½ and 2 storeys in height. A few of these structures have an external appearance of two storeys but internally there is only a ground level, as in the case of Langsett Barn and the Barn north of the Lodge

**5.31** Chimneystacks are positioned at the gable end of dwellings and/or intermediately along the ridge, breaking up the 35°-40° roof pitches. Properties within the Conservation Area have a greater solid to void ratio.

**5.32** Langsett's architecture is intrinsic to the character of the Conservation Area. The different building types and design, such as farmhouses, barns, architect designed properties, and their arrangement within the settlement contribute significantly to the character.

## 6. PREVALENT & TRADITIONAL MATERIALS

**6.1** As in other parts of South and West Yorkshire, sandstone is the predominant and traditional construction material throughout the Conservation Area and its wider setting. Most of this material is Carboniferous millstone grit (or sandstone) and was probably extracted from local quarries. This reflects the influence of the local geology on the local building traditions. The stone varies in colour from a light buff through to grey and brown, sometimes banded with iron (haematite). Some older stone is dark grey or even black having developed a distinctive patination over time. This is commonly attributed to soot blackening and indeed may be the case in urban environments such as towns and cities. However, in outlying settlements and more rural areas it is more likely derived from oxidation and part of the natural process of weathering and as such should not be used as a case for cleaning.

**6.2** The prolific use of the local stone throughout the Conservation Area has provided a strong unifying element. This not only provides an homogeneous appearance to the settlement but also links it to the surrounding landscape in a harmonious fashion.

**6.3** A number of the older buildings in the Conservation Area have been built on what appears to be bedrock. This is formed from sandstone somewhat softer than the millstone grit used to construct the properties. The stonework used in the Conservation Area is normally tooled and brought to courses. Coursing styles range from random for many of the older structures to rigidly regular in more recent and modern buildings. Cut and dressed stone was also used for external architectural details such as copings, kneelers, quoins, window and door surrounds. The Wagon and Horses Public House has distinctive chevron-pattern tooling to its window and door surrounds. The majority of stone structures within the Conservation Area are paint and render free

**6.4** Carboniferous flaggy sandstone slates, also referred to as 'Yorkshire or grey slates', is the dominant roof covering in the Conservation Area. This roof covering prevails on the older properties within Langsett, for instance Langsett Barn and the Wagon and Horses.

**6.5** Chimneys are in the main constructed from dressed stone, in some instances ashlar. Brick chimneys are also found within the Conservation Area. The rear wing to No.2 Ivy Cottages, visible from Gilbert Hill, is the only brick structure within the Conservation Area.

**6.6** Traditional rainwater goods comprise either timber box gutters or cast iron with half round or ogee profiles and cast iron down-pipes. These are normally fixed to structures with metal rise and fall brackets or supported on stone corbels. Many vernacular buildings did not have rainwater goods before the 18<sup>th</sup> century. Instead, water would have been shed away from buildings by deep overhanging eaves. Buildings typically have mortared verges. Fascia boards are not part of the region's vernacular.

**6.7** A variety of window styles are evident in the Conservation Area. The property east of Langsett House retains the stone surrounds of double chamfered mullion windows. These would have originally contained leaded lights. However, the majority of windows in the Conservation Area comprise timber casements or sashes. These are normally contained within gritstone surrounds or lintels and sills. A few buildings within the Conservation Area have windows that are of a modern design and/or made of u-PVC. From at least the early 18<sup>th</sup> century, external joinery would have been painted.

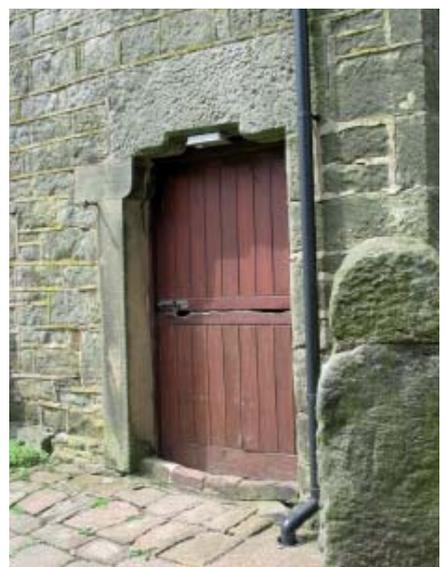
**6.8** Traditional stone ventilation slits are found within Langsett Barn and the barn to the north-west of the Lodge. Many of these have large lintels, some with pointed heads. These vents were glazed in when the properties were converted to new uses.



*P.6.2. Ventilation slit within the barn north of the Lodge*



*P.6.3. Ventilation slit, Langsett Barn*



**P.6.1. Traditional construction materials & details in Langsett**

*Top Row, left to right: stone slates, stepped stone chimneystack, stone kneeler*

*Middle Row: millstone grit on bedrock foundation, projecting plinth, dressed gritstone brought to courses*

*Lower Row: dressed gritstone lintel and sills, gritstone surround to former door, gritstone door surround.*

**6.9** Most of the land in and around Langsett is enclosed therefore boundaries contribute significantly to the character of the Conservation Area. There are different types of boundary treatments within and around the settlement. These comprise timber railings, stone walls, hedgerows and trees. These not only provide enclosure and variety in the landscape but also reflect the use and status of the land they surround as well as providing information on how the area has developed.



*P.6.4. Boundary treatment below the Lodge*

**6.10** Stone walls are the predominant boundary type in the Conservation Area, particularly on the higher slopes. Most are constructed from durable, coarse-grained millstone grit. Drystone walls, constructed from thin plates or large blocks of gritstone, prevail in and around Langsett. These walls are generally tapered towards the top of the structure whilst larger pieces of stone, known as through or bonding stones, tie the stonework together. There is a variety of coping stone details including tightly packed stones on end to dressed half round copings. Some of the drystone walls, most notably to the main roadside, have mortared copings presumably to increase resistance to the elements and to prevent unauthorised removal.



*P.6.5. Left: block stone wall with half round copings*

*P.6.6. Right: stone plates with through stones*

**6.11** Various types of gritstone gateposts and piers punctuate the stone walls. These range from irregular roughly dressed pillars, with flat or round tops, to tooled posts. Painted timber picket gates and metal gates form the pedestrian access to many plots whilst timber or metal bar gates are used for vehicular entrances.

**6.12** Roads in and around Langsett were probably un-metalled dirt tracks before the 20<sup>th</sup> century. Today, Tarmacadam is the prevailing material for the roads and few pavements in the Conservation Area. A number of traditional floor surfaces survive in the settlement, for instance gritstone setts, flags and kerbs. Good examples are found immediately south of the building east of Langsett House and around the periphery of Langsett Barn. Traditional gritstone kerbs and setts also line the pavement north of the Lodge.



*P.6.7. Stone kerbs and drainage channel to the north of the Lodge*



*P.6.8. Stone flags to the south of the property east of Langsett House*

**6.13** With the exception of the Victorian post box located within the north gable of the Wagon and Horses and the stone troughs at the end of Gilbert Hill, all street furniture within Langsett Conservation Area dates from the late 20<sup>th</sup> and early 21<sup>st</sup> century.



*P.6.9. Post box at the Wagon & Horses*



*P.6.10. Stone troughs at the junction of the A616 and Gilbert Hill.*

**6.14** Lamp-posts within the Conservation Area are utilitarian and concrete built. Bus stops, a bus shelter, a speed camera and various traffic signs line the section of the A616 within the Conservation Area.

## 7. THE RELATIONSHIP OF STRUCTURES & SPACES.

**7.1** The Conservation Area boundary contains nearly all the village of Langsett. The former Youth Hostel to the north and Coppertree Lodge fall just outside the Conservation Area boundary. To the south, the Valve House is also excluded from Conservation Area designation, see Figure 2.

**7.2** Langsett is a small nucleated settlement, originating from a cluster of historic farmsteads in the western part of the present Conservation Area. These include the two large former barns, Langsett House, the Farm House and probably Stanley House. With the exception of the Water's Edge development and the Lodge, it is assumed that the settlement has developed organically. This is reflected in the irregular layout of the buildings.

**7.3** The A616, the principal east-west vehicular route, severs the northern part of the Conservation Area. A substantial amount of traffic uses this road, resulting in a noisy and busy route. The southern edge of this main road is lined with trees. Although this provides a visual barrier between the road and the properties beyond, traffic noise is still audible. To the north-west and south-east Gilbert Hill and Midhope Cliffe provide access to the village, respectively.

**7.4** In the southern part of Langsett between the A616 and the reservoir, development is relatively dense and close knit with spaces between buildings typically quite small or narrow. This is in contrast to development at the periphery of the Conservation Area and to the north of the A616 where buildings are dispersed in a more irregular arrangement with space around them.

**7.5** The majority of buildings in the Conservation Area are laid out at one level, on a platform within the old nucleated settlement. The land drops away significantly to the south of the Lodge and rises gradually to the north of the A616 and more significantly towards Gilbert Hill. The slightly elevated position of the settlement ensures stunning panoramic views overlooking the reservoir, with woodland and moorland beyond, from the southern edge of the Conservation Area.

**7.6** The urban core of Langsett is interspersed with rural elements and features, for example green verges, hedges and trees. Edges, for instance walls, fences and gates, are predominantly rural in character. These are mainly drystone or mortared walls, some not very high, wooden fencing or picket gates and some hedges, particularly in the western part of the

settlement. The scale, form and positioning of these features contribute to the strong sense of enclosure within the village core. There are no formal public open spaces within the Conservation Area.

**7.7** The southern and northern edges of the Conservation Area are open in character. The woodland and other trees spilling into the western edge of the Conservation Area create an appearance of arcadia and provide a buffer between the densely arranged buildings and the open landscape beyond.

**7.8** From within the settlement there is a strong sense of enclosure created by the buildings, woodlands, hedges and network of drystone walls. There are not many views out of the Conservation Area from within the core, just a few glimpses over high walls and between buildings. The main unrestricted views out of the settlement are along the A616, east and west, and towards the north from the length of much of the A616. Towards the south and east the main views and vistas are restricted to the margins of the settlement. Within the Conservation Area unimpeded views are equally restricted due to the proximity of buildings. The main views within Langsett are restricted to oblique views of buildings lining the A616 and glimpses of the Wagon and Horses Public House and the Lodge from within the settlement.



*P.7.1. Narrow ginnal by Stanley House*

**7.9** A network of narrow ginnals linking spaces and routes throughout the village add interest to Langsett's built and natural framework.

**7.10** The Lodge is a landmark building within the Conservation Area and when approaching the settlement from the south. This is primarily because of its elevated position, height and distinctive architectural style. The Valve Tower, immediately south of the Conservation Area, is



Fig. 12. Streetscape Features within Langsett Conservation Area

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also a focal building and acts as a gateway to the settlement. Another key landmark building is the Wagon and Horses Public House. This late Georgian property provides an important orientation point for visitors. Although Bankview Café is less substantial in mass it also provides an important focal point visible east and west along the A616.



*P.7.2. View of the Lodge from the east*



*P.7.3. Wagon and Horses Public House*

**7.11** From outside the settlement Langsett has a distinctly isolated appearance, particularly when approached from Upper Midhope.

**7.12** When approaching the Conservation Area from the west along the A616, the majority of buildings to the south are masked by trees, hedges and walls. The section of A616 within the Conservation Area has a distinctive urban character created by the street furniture, signage, speed camera and road markings.

**7.13** The south-western part of the Conservation Area contains the majority of older buildings in the settlement, for instance Langsett Barn and House. The front elevations of Langsett's older building stock normally face south or east, with few openings to rear elevations.



*P.7.4. Rear of Langsett Farm House*

**7.14** The most recent development in the Conservation Area, the Water's Edge housing, is located in the western section of the Conservation Area. These properties are accessed off the A616, via a single vehicular route that passes the Wagon and Horses and the Lodge. The route narrows to the front of a large barn opening out at the rear of Langsett House and Farm House. Here, the road becomes a cul-de-sac with Langsett Barn and the new buildings facing onto the open space. There is a strong sense of enclosure in this space created by the buildings, walls and trees with relatively few glimpses out. Properties in this area are set back from the road, behind stone boundary walls and well stocked gardens. This area is quite secluded but although sheltered from the A616 by trees, the traffic noise from the main road is still audible.



*P.7.5. Route to the Water's Edge*





*P.7.6. Barnside, part of the Water's Edge*



*P.7.7. View from Langsett Barn*

**7.15** Car parking is contained within the curtilage of buildings and many of the properties have their own garage. There is patron only parking for the Wagon and Horses, located to the west of the Public House. There is also a public car park immediately west of Langsett Barn, concealed by Langsett Bank Woods.

## 8. GREEN AND OTHER NATURAL LANDSCAPE FEATURES

**8.1** Langsett's distinctive character is not solely derived from its built framework. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities of the place. Trees and hedgerows are integral to the Conservation Area as they form enclosures, screen structures and are part of an historic landscape. They also help maintain the settlement's rural character and provide a harmonious transition from the open countryside to the built environment.

**8.2** The Peak District's Landscape Character Strategy and Action Plan (Peak District National Park Authority 2009), classifies Langsett as part of the Dark Peak Yorkshire Fringe. The landscape of this locality is described as, 'upland areas that have largely been enclosed. In places, settlement is associated with industry as well as agriculture including localised wool manufacturing, coal mining and iron production. Sloping land is often well wooded and it is this characteristic that defines the upland edge along the margin of the Dark Peak. Much of this land still retains a strong pastoral character despite the urban, and in some cases, industrial influences of the towns and villages.'

**8.3** Cartographic evidence suggests that trees have formed an important part of the village and its setting for some considerable time, see Figure 5. Sycamore is the dominant tree species throughout the Conservation Area. However, other species are found within the settlement and its immediate setting including, Cedar, Lime, Ash, Poplars, Norway Spruce and Scots Pine.

**8.4** A few individual trees are focal points within the village. These include a large Sycamore located to the front of Stanley House. Another example is a Cedar located within the garden of the Lodge, north-east of the property and on high ground above the reservoir.



*P.8.1 Sycamore in front of Stanley House*

**8.5** Trees are also scattered in the fields in and around the Conservation Area but less concentrated than those found within the village's domestic gardens. Trees also contribute significantly to the Conservation Area's setting as dense woodlands and plantations, sited to the west and south-west, provide a secondary enclosure to the village. Langsett Bank Woods immediately west and south-west of the Conservation Area boundary comprises mainly pine trees. These were planted in the 1960s to help prevent soil erosion.

**8.6** Various species of hedges form boundaries in the settlement. Hedgerows in the Conservation Area line the principal routes into the village, screen gardens and form enclosures, in many cases in conjunction with dry stone walls or railings. Shrubs and plants flank the footpath leading to the front of Langsett Barn.



*P.8.2. Trees and shrubs by Langsett Barn*

**8.7** There are no green public spaces within the Conservation Area. A private open green space is located directly in front of Stanley House. This provides a small pocket of visible green space. Likewise, the garden and lawn of the Wagon and Horses whilst privately owned is visible and accessible to patrons. From this point in particular, good views to the south are afforded across the reservoir and valley.

**8.8** Many of the gardens within the settlement are enclosed by drystone walls or masked from public view by buildings. Although these gardens make a limited visual contribution from within the Conservation Area, they do make a more significant contribution when viewed from various vantage points within the wider setting of the village. Some of the gardens contain specimen planting.

**8.9** Grass verges line a number of the routes within the Conservation Area. These soften the built framework and provide a rural element within an urban environment. Grass embankments, broken by a variety of boundaries, make a significant contribution to the southern edge of the Conservation Area.



*P.8.3. Grass verges flanking Gilbert Hill*

**8.10** Green fields, enclosed by drystone walls, and moorland provide the wider setting to Langsett. The Conservation Area falls within a designated greenbelt area and specific planning policies apply. Broadly speaking this means that new development is not permitted unless it maintains the openness and does not conflict with the purposes of including land in the green belt. The construction of new buildings within green belt is not permitted except in very special circumstances.

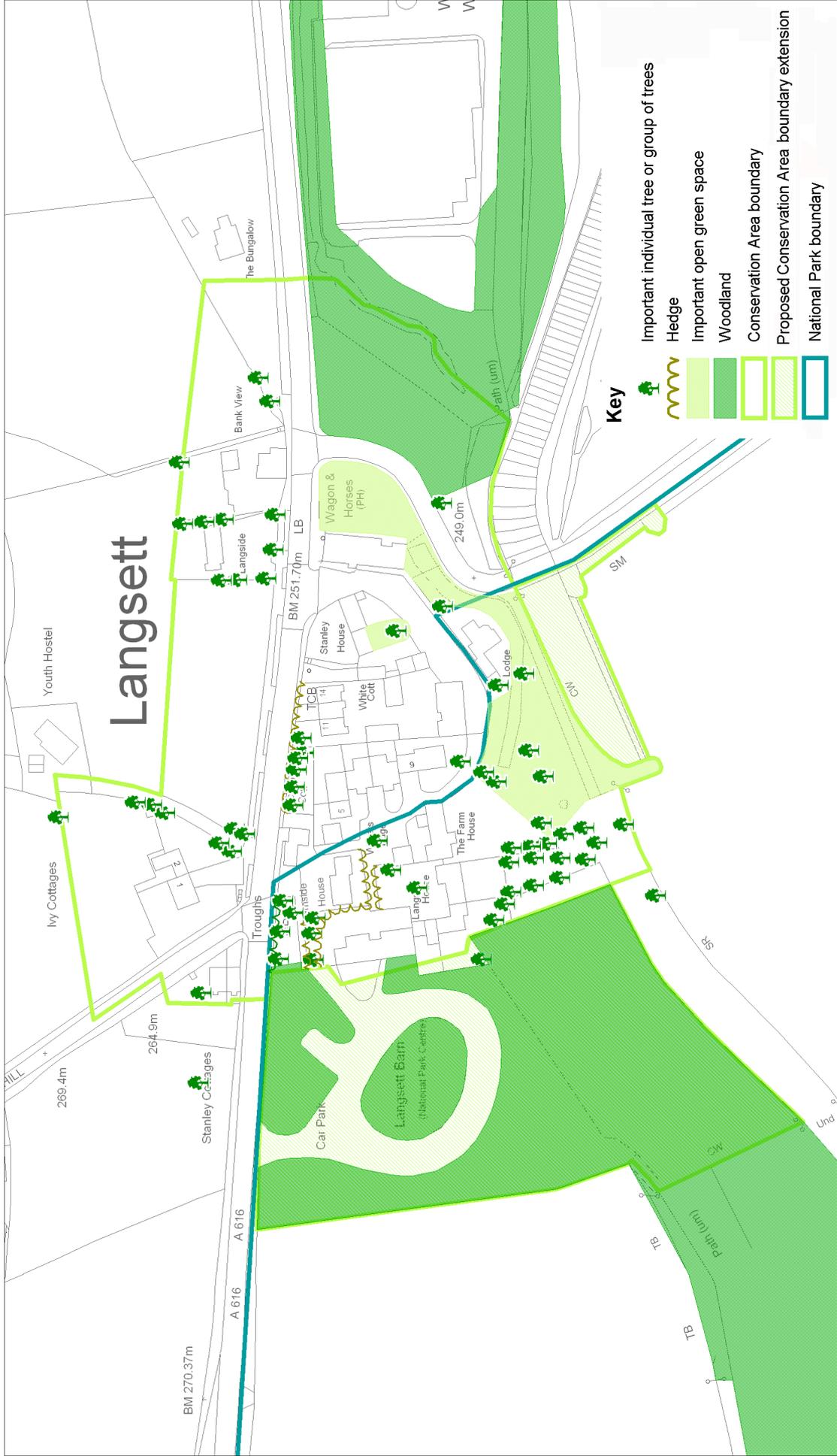


Fig. 14. Landscape Features within Langsett Conservation Area

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Scale 1:2000



## 9. CONSERVATION AREA SETTING

**9.1** Langsett lies within a mixed landscape with open fields rising to gritstone edges to the north and mixed plantations to the west, south-east and south. The vast reservoir, which contributes significantly to the appearance and history of Langsett, is sited immediately south-southwest of the village. However, the reservoir is not visible from many places within the Conservation Area, due to the tightly arranged buildings and screening from trees and hedges (particularly along the A616). Views over the valley to the south are only really unimpeded in the area around the Wagon and Horses PH, the Lodge and the southern margins of the settlement. Langsett's wider setting comprises heather moorland and open pasture, used primarily for grazing sheep.

**9.2** The settlement is on the eastern fringe of the Peak District National Park and southern edge of the South Pennines. The A616 major trunk road cuts through the settlement connecting the village to various towns and cities including Holmfirth, Huddersfield, Penistone, Sheffield and Manchester.

**9.3** The majority of land surrounding Langsett is privately owned, some by Yorkshire Water. The parts of the settlement that fall within the National Park are managed by agreement between the landowners and the National Park Authority. Moors for the Future, a partnership project to restore large parts of internationally important Peak District moors, is active in the vicinity of Langsett. Through a programme of new initiatives this project aims to (1) raise awareness of why the moors are special and encourage responsible use and care of the landscape; (2) restore and conserve important recreational and natural moorland resources and; (3) develop expertise on how to protect and manage the moors sustainably. Works carried out in the Langsett area by this project include the introduction of interpretation boards and the restoration of a bridleway.

**9.4** The First Edition Ordnance Survey Map (1893), see Figure 7, shows the remains of an open field cultivation system to the north-east and west of the settlement. Today, the majority of land to the north of the Conservation Area is in agricultural use but as pasture.

**9.5** Land to the north rises to a steep south facing scarp and provides an important backdrop to the settlement. The remains of a former gannister works and a cruck barn, originating from at least the 17<sup>th</sup> century, are located beyond the gritstone edge. Gilbert Hill, an old route from Langsett to Penistone, winds up the scarp from the north-west corner of the settlement.



*P.9.1. North, along Gilbert Hill*

**9.6** Castle Dyke, an enclosure with a single bank and ditch, is located to the north-west of Langsett. This earthwork dates from the Iron Age (800 BC- 42 AD) but its original use is unknown. South Yorkshire Archaeology Service Monument Report states, 'other than its commanding position there is little evidence to support its classification as a hill fort.' Irregular fields are enclosed by a network of drystone walls. According to the Historic Landscape Characterisation Data (South Yorkshire Archaeology Service) land in this area was enclosed as part of the 1816 Thurlstone Enclosure Award. The majority of this land is used for grazing sheep.

**9.7** The eastern edge of the Conservation Area was formerly a garden. The remains of the domestic planting from this garden are still evident. This area is now a buffer zone between the settlement and the Water Treatment Works, associated with the reservoir, sited to the south-east. The Treatment Works were built in 1986, in a former quarry, located at a much lower level than the village. They replaced two old water treatment works at Langsett and Midhope. The Treatment Works supply water to the south-west side of Barnsley and to the north-west of Sheffield.



*P.9.2. Water Treatment Works to the south-east*

**9.8** Immediately south and south-west of the village is Langsett Reservoir built by Sheffield Corporation Waterworks at the end of the 19<sup>th</sup> century by damming the 'Little Don or Porter River.' The straight road (Midhope Cliff Lane) traversing the dam connects Langsett with Upper Midhope.



*P.9.3. The road over the dam to Cliff Wood.*

**9.9** At the end of this route are the coniferous plantations of Cliff Wood and Midhope Cliff. Beyond these plantations are large areas of heather moorland and wild grasses. The natural woodland was cleared, over the course of hundreds of years to provide grazing land and to grow crops. The moorland supports a rich habitat of plants and wildlife, including wild grasses, bilberries, curlew, lapwing, kestrels and mountain hares.

**9.10** Trees make an important contribution to the south-west and western perimeter of the Conservation Area. Sheffield Corporation Waterworks planted Langsett Bank Woods, in the 1960s, to stabilise the steep bank of the reservoir. The land is owned and managed by Yorkshire Water Services Limited. Footpaths extend from the woods along the northern edge of the reservoir.

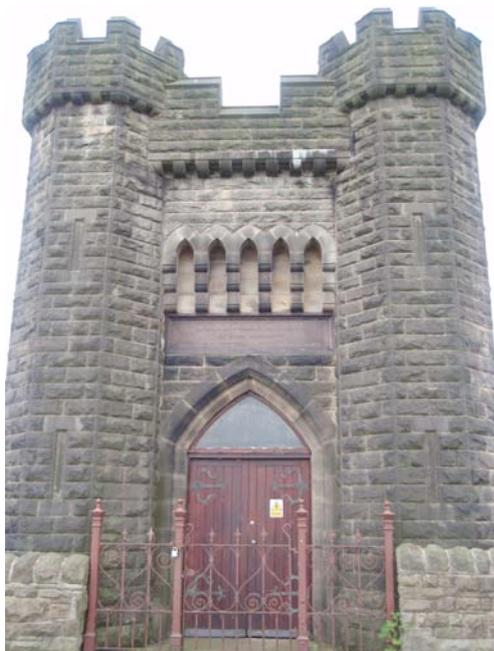
**9.11** Moors to the west of Langsett Reservoir are grazed by sheep but also managed by gamekeepers for grouse shooting.

## 10. PROPOSED AMENDMENTS TO THE CONSERVATION AREA BOUNDARY

**10.1** The boundary for Langsett Conservation Area was drawn up and adopted in 1977. This boundary was drawn tightly around the buildings and the core historic settlement.

**10.2** From time to time, it is the duty of Planning Authorities to review and determine if Conservation Area boundaries reflect the special character of the area they relate to. This may involve newly designating Conservation Areas or amending existing boundaries. As such two extensions are proposed to the Langsett Conservation Area. Both areas proposed for inclusion within Langsett Conservation Area are situated in the Peak District National Park.

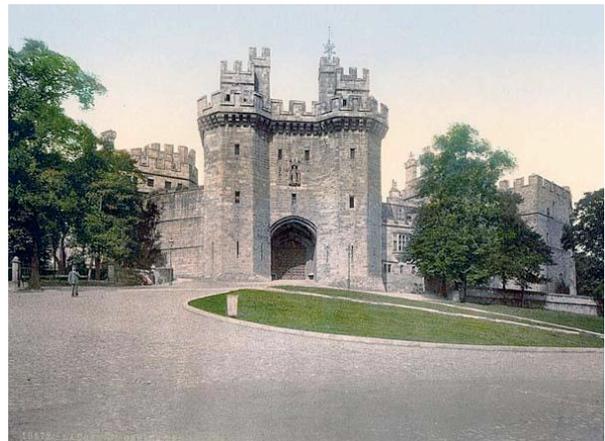
**10.3** The first proposed extension is to the south of the settlement and would include the valve tower and the section of road and embankment between the two. This proposed extension covers 1,530sqm (0.153ha). The valve tower was constructed at the beginning of the 20<sup>th</sup> century when the reservoir was formed. It was built, and is still used, to control the release of water from Langsett Reservoir. According to Kenworthy (1915) the design of the structure is based on the gatehouse at Lancaster Castle, see P.10.1. The fortified style of this structure is a similar design approach to that of the Lodge located north of the valve tower. The two buildings are contemporary in date and the distinctive appearance of both provides Langsett with a unique character.



*P.10.1. Front Façade of the Valve House.*



*P.10.2. View of the Valve Tower in context with the settlement.*



*P.10.3. The Gatehouse at Lancaster Castle from [www.heritageopera.co.uk/.../lancast.jpg](http://www.heritageopera.co.uk/.../lancast.jpg)*



*P.10.4. View of the Valve Tower*

**10.4** The architectural and historic interest of the tower, along with its strong relationship with other buildings within the settlement and the significant visual contribution it makes to the village and its setting, justifies inclusion within Langsett Conservation Area.

**10.5** Since the designation of Langsett Conservation Area, the importance of setting has been widely recognized. Note 4.2 of Policy Planning Guidance 15: Planning and the Historic Environment (ODPM) states, ‘...our experience of a historic area depends on much more than the

quality of the individual buildings.’ Trees and green spaces are a valued feature of many Conservation Areas and make a contribution to the character of the local environment.

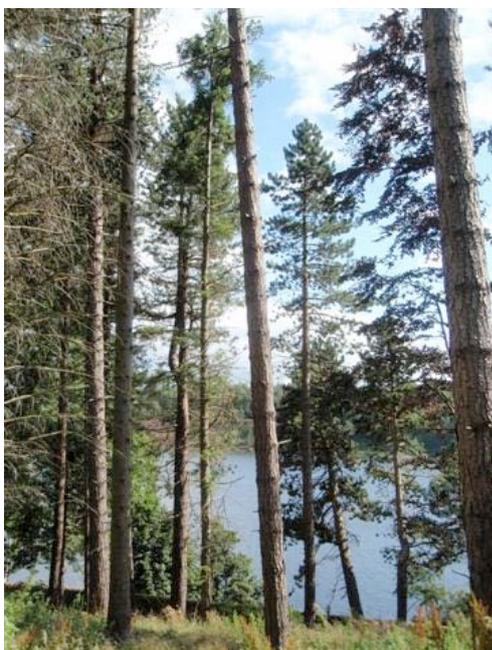
**10.6** With this in mind, it is also proposed to include part of Langsett Bank Woods immediately west and south-west of the village. As previously mentioned in this document, this area was planted in the 1960s by Yorkshire Water Authority to help prevent soil erosion of the steep land around the reservoir. This area was allegedly used for military training during World War II. Today, the plantation is an important recreational area and habitat for wildlife. There is also a public car park in this woodland. The trees successfully conceal the parking area, reducing any negative visual impacts the car park could potentially have on the Conservation Area.

**10.7** Although this area does not contain any buildings and the woodland is of a relatively modern date, the historic interest and the significant visual contribution this area makes to the Conservation Area warrants its inclusion. The proposed extension to the west of the Conservation Area covers 14,410sqm (1.441 ha).



*P.10.6. Picnic Area in Langsett Bank Woods*

**10.8** There are no proposed extensions to the north or east of the Conservation Area boundary, in the areas under the jurisdiction of Barnsley Metropolitan Borough Council or Sheffield City Council Planning Authorities.



*P.10.5. Langsett Bank Woods*



## **11. POTENTIAL FOR IMPROVEMENT**

**11.1** The intention in this section is to identify particular elements within the Conservation Area which would benefit from enhancement.

**11.2** A planning brief for the village of Langsett was drawn up in 1999 by the Peak District National Park Authority, known at the time as the Peak Park Joint Planning Board, and Barnsley Metropolitan Borough Council. This addressed new housing, enhancements to existing buildings, including new uses for redundant buildings, improving visitor facilities and the appearance of the settlement.

**11.3** It is likely that the village's priorities have changed since the planning brief was produced. Some of the items identified may no longer be relevant or appropriate. The preparation of a Village Plan, by the local community is one mechanism for identifying community priorities.

**11.4** There may be little scope for further enhancement as the Conservation Area is in comparatively good condition but there are some issues to note, which could be acted on if the opportunity were to arise. The appropriate Councils can address some of the topics mentioned below. Other items would need to be tackled by private individuals and in some cases enhancements may not be achievable. In addition, the character of the Conservation Area could easily be spoiled if it were to become over manicured.

**11.5** The survey work and research undertaken in the course of this appraisal has identified a range of issues and trends which strengthen or threaten the character of the Conservation Area. These are as follows:

**11.6** The overall setting of Langsett village and Conservation Area is clearly enhanced by the stunning backdrops of landscape, reservoir and woodland. The prevalent building styles and the use of naturally occurring building materials anchor the village to its setting. These serve to strengthen the relationship with the immediate landscape, whilst retaining a very defined upland rural identity and character typical of the north-eastern Peak District, north and western Barnsley, and the upland margins of Sheffield.

**11.7** The relatively high proportion of historic and listed buildings in Langsett enhances and reinforces the impression of continuity in the built environment and links to the past. The village is visited both for its good facilities and general proximity to surrounding landscape as well as its picturesque and historic character. Bank View Café and the Wagon and Horses Public House provide excellent facilities for visitors. Langsett

has good connections, primarily road links, mainly due to its location on the busy Trans-Pennine A616. Locally, B roads provide good access to adjacent settlements, Upper Midhope, Millhouse Green, and further afield, Penistone. Public footpaths to the west, south-west and to the north, allow easy access to the surrounding countryside on foot.

**11.8** Unfortunately, although the A616 provides good access to the settlement it is clearly a source of noise and disturbance. Furthermore, the road is a busy route that cuts the settlement in two, east to west, and could not be considered a positive feature. The Conservation Area would clearly benefit if this route were less heavily used, but practically this is unlikely to be something easily solved.

### **11.9 Buildings**

To the credit of property owners and tenants, buildings within Langsett Conservation Area are in relatively good condition. The retention of original architectural features and details, for instance traditional windows and roofing materials, adds to the value and quality of a building. Unsympathetic alterations and repairs can have a detrimental impact on a property's aesthetic and structural qualities. Minor works, such as the installation of windows and doors that are inappropriate in design and materials, the replacement of traditional roof coverings with artificial products, the removal of chimneys and strap pointing soon accumulate and erode the special character of a place. Owners seeking advice on replacement windows and doors in their property should contact the Conservation Officer at the relevant Council or Authority.

**11.10** The use of imported and/or artificial materials, such as concrete roofing tiles and U-pvc windows, on historic buildings should be avoided, as these detract from a building's historic interest and architectural integrity. Many of these materials also require large amounts of energy in their production and emit toxins when disposed of, therefore contributing to carbon dioxide and other emissions. The use of modern materials in new developments within the Conservation Area will only be considered in exceptional circumstances. In such instances, the materials and detailing shall be of a high quality.

**11.11** Unsympathetically located modern fixtures on prominent elevations and roofs, for example satellite dishes, rooflights and solar panels, can detract from the character of a Conservation Area. These features quickly accumulate and have a detrimental impact on a Conservation Area. Please check with the relevant Planning Authority before installing any such item as permission may be required. Stone

cleaning is not recommended as this can be destructive, even when carried out with care, and can be highly damaging to facing stones, accelerating weathering and removing the characteristic black patina built up over centuries.

### 11.12 Sustainability

Conservation Areas in their own right have sustainability at their core, for instance, promoting the re-use of traditional buildings, repair over replacement, the use of local materials and the protection of trees. However, there is always potential to improve sustainability. This can be achieved in a number of ways by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan.

### 11.13 Trees and Hedges

As mentioned in Section 8 of this document, trees and hedges add to Langsett's character and their removal may have a negative impact on the Conservation Area. The Town and Country Planning Act 1990, makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders (TPOs). Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations (1997). A Tree Officer from the relevant Council or Authority should therefore be contacted before any lopping or felling of trees, shrubs or hedges takes place.



P.11.1. Trees & shrubs lining the A616.

### 11.14 Spaces and Streetscape

Objects in the public realm including street features and furniture can have an impact on the character of Conservation Areas. The location and material choices of street furniture such as the bin north of the Wagon and Horses Public House can detract from the quality of the streetscene.



P.11.2. Bin to the front of the Wagon & Horses.

11.15 Equally unsympathetic to the character of Langsett are the overhead wires and telegraph poles that traverse the A616. Ideally these wires should be laid underground.



P.11.3. Signs and overhead wires at the junction of Gilbert Hill and the A616.

11.16 Street lighting in Langsett is also rather utilitarian and does not complement the character of the village. The modern design mounted on a standard concrete post might be improved upon with a more sympathetic or neutral design.



P.11.4. Modern lamp-post, by the Lodge

**11.17** The road signs and speed camera on the A616 whilst important for safety and direction, impose a modern suburban character on an otherwise rural setting. The camera in itself speaks of the genuine need to slow traffic on this heavily used route that bisects the Conservation Area. However, there are more sympathetic ways of achieving speed reduction within designated areas.



*P.11.5. The section of A616 within the Conservation Area.*

**11.18** The surface of the minor access road between the Wagon and Horses and the adjacent barn is in a fairly poor condition. This route would benefit from a high quality surface treatment or re-instatement of traditional stone kerbing, flags and setts more in keeping with the Conservation Area.



*P.11.6. Poor road treatment to the west of the Wagon & Horses.*

**11.19** The bus stops and information posts either side of the A616 are modern metal designs painted blue. Whilst essential for shelter from the elements, the bus stop is not particularly sympathetic to the character of the Conservation Area. A stone built structure would fit more appropriately and enhance the streetscene.



*P.11.7. Bus Shelter by the A616*

**11.20** Some of the verges and kerbs within the Conservation Area are in poor condition. Large swathes of tarmac and heavily worn verges do not complement the otherwise well kept nature of the public areas in the Conservation Area. Currently, materials and design in and around the highway do not harmonise with the character of the village.



*P.11.8. Verges along the A616.*

**11.21** The planted raised circular feature within the Water's Edge development seems rather arbitrarily placed and something of an afterthought. A single tree planted in this position actually appears somewhat obstructive to cars, and its contribution is questionable.



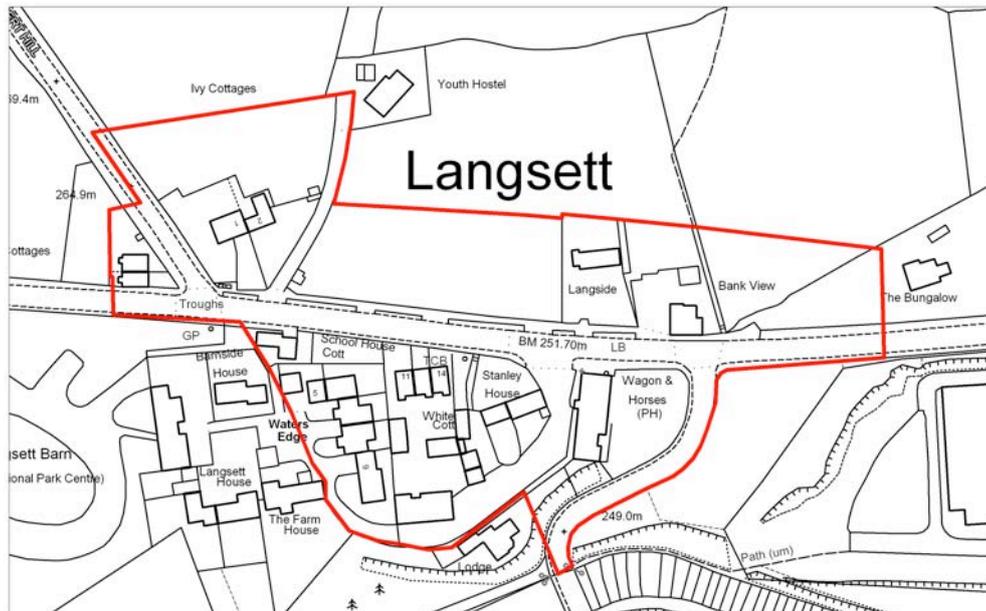
*P.11.9. Landscape feature within the Water's Edge development*

## **12. PLANNING POLICIES**

**12.1** Langsett Conservation Area lies within the jurisdiction of three Planning Authorities. These comprise Barnsley Metropolitan Borough Council, the Peak District National Park Authority and Sheffield City Council. Different policies therefore apply to different parts of the Conservation Area. The following pages identify the policies related to specific parts of the Conservation Area. Please note that these policies were relevant at the time this appraisal was written, Autumn 2009. Policies will change, in line with new and revised legislation and guidance. The policy status of any proposed new development should therefore be checked with the relevant Local Planning Authority, prior to commencement of works. Figure 2 shows which areas of Langsett are covered by the relevant Councils.

# Barnsley Metropolitan Borough Council

## Planning Policy



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**12.1. BARNSELY METROPOLITAN  
BOROUGH COUNCIL  
PLANNING POLICY**

**12.1 This section relates only to the part of Langsett Conservation Area within the jurisdiction of Barnsley Metropolitan Borough Council. Please refer to Figure 2 for more information.**

*Conservation Areas*

Policy BE1

IN CONSERVATION AREAS DEVELOPMENT WILL ONLY BE APPROVED IF IT ENHANCES OR PRESERVES THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

3.152 Conservation areas are recognised as being a valuable way of protecting the historic built environment. Consideration will be given to extending the existing coverage of Conservation Areas to other areas which merit protection. The Council will bring forward proposals for the preservation and enhancement of Conservation Areas, as part of a programme of appraisals.

3.153 Planning applications for development in Conservation Areas will be assessed in the light of the guidance set out in appropriate Government circulars and Planning Policy Guidance.

Policy BE1A

IN CONSIDERING PROPOSALS FOR DEVELOPMENT IN OR AFFECTING CONSERVATION AREAS THE FOLLOWING PRINCIPLES WILL BE APPLIED :

- A) Development should be of the highest quality or design and materials, to enhance or preserve the character or appearance of the conservation area.
- B) The Council will not be prepared to determine applications in conservation areas in outline only.
- C) Applications for development in conservation areas must include drawings which clearly illustrate the proposals in their context, so that their impact on the area can properly be assessed.
- D) The demolition of buildings and walls which contribute to the character of the conservation area will not be permitted.
- E) The removal of trees which make, or will make a significant contribution to the character of the conservation area will not be permitted.
- F) Where a conservation area consent or a Listed Building Consent is granted for the demolition of a building in a conservation area, a condition will be imposed to ensure that the demolition only goes ahead when full Planning Permission has been granted for the redevelopment of the site and a contract for the

execution of such works of redevelopment has been entered into.

G) Proposals for the development adjacent to conservation areas should be designed to be in harmony, in terms of size, form and materials, with the conservation area.

H) When considering development proposals, the council will take care to ensure that there is no detrimental effect on views into and out of the areas.

3.154 The criteria set out in this policy are intended to allow new development to be accommodated in a conservation area, but to ensure that the valuable architectural and visual qualities of the conservation area are retained, thereby preserving its existing character and appearance.

*Listed Buildings*

Policy BE2

THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF SECURING THE RETENTION, REPAIR, MAINTENANCE AND CONTINUED USE OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST. DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST CHARACTER OF LISTED BUILDINGS WILL NOT BE PERMITTED. OTHER BUILDINGS CONSIDERED BY THE COUNCIL TO BE OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WILL BE PUT FORWARD TO THE DEPARTMENT OF NATIONAL HERITAGE FOR LISTING.

3.155 Listed buildings are designated by the Secretary of State because of their special architectural or historic interest. They make an important contribution to the built environment but growth and change in urban and rural areas can threaten the stock of such buildings.

3.156 Buildings considered to be of sufficient architectural or historic interest, but not included in the statutory list of protected buildings, will be put forward by the Council to the Department of National Heritage with a request for spot listing, particularly if threatened by demolition or harmful alteration.

Policy BE2A

IN CONSIDERING PROPOSALS AFFECTING LISTED BUILDINGS THE COUNCIL WILL APPLY THE FOLLOWING PRINCIPLES:

- A) The Council will only be prepared to countenance the demolition of a listed building when the applicant has conclusively demonstrated that an exhaustive search has

failed to find a suitable alternative use and / or new owner or tenant.

B) Although the retention of the original use of a listed building will normally be preferred, the Council will work with the owner to find an acceptable new use which will allow the building to be retained.

C) The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

3.157 Once a building has been given listed status, it is an offence to carry out unauthorised work for alteration, extension or demolition. The criteria in this policy are intended to prevent unnecessary detrimental changes to the architectural or historic character of listed buildings, and to ensure that the Council has sufficient information on which to base a decision on proposals affecting listed buildings. When considering applications for alterations and extensions to listed buildings, the Council will require full survey drawings of the building, identifying any interior features of historic or architectural interest affected by the proposals.

#### *Archaeological Sites*

##### Policy BE3

WHERE NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, WHETHER SCHEDULED OR NOT, AND THEIR SETTINGS ARE AFFECTED BY PROPOSED DEVELOPMENT THERE WILL BE A PRESUMPTION IN FAVOUR OF THEIR PHYSICAL PRESERVATION.

OTHER UNSCHEDULED ARCHAEOLOGICAL REMAINS OF MORE LOCAL IMPORTANCE MAY ALSO BE WORTHY OF PRESERVATION. WHERE THESE FEATURES ARE AFFECTED BY DEVELOPMENT PROPOSALS, THEIR RELATIVE IMPORTANCE WILL BE WEIGHED AGAINST OTHER FACTORS INCLUDING THE NEED FOR THE PROPOSED DEVELOPMENT. ON SITES OF IDENTIFIED OR POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE, THE COUNCIL MAY REQUIRE AN ARCHAEOLOGICAL FIELD EVALUATION TO BE SUBMITTED AS PART OF A PLANNING APPLICATION.

3.158 Archaeological remains are considered a finite and non-renewable resource, often vulnerable to damage and destruction. Appropriate management is essential to ensure that they survive in good condition. Care must be taken to ensure that archaeological remains are not needlessly, thoughtlessly or wilfully destroyed.

3.159 PPG16 (Archaeology and Planning) states that "they are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism". Many sites are fragile, and vulnerable to damage from a number of sources, including: construction methods; expansion of the road network; modern agricultural techniques, especially deep ploughing or drainage of wetlands; and mineral extraction.

3.160 There are many archaeological sites and finds in Barnsley district and information on these is held in the South Yorkshire Sites and Monuments Record. A number of these sites are scheduled, or will be scheduled in the future, as they are nationally important and are protected under the Ancient Monuments and Archaeological Areas Act, 1979.

3.161 Nationally important archaeological remains should be preserved in situ. Certain sites which are of importance in local terms may also be worth preserving, but this will have to be judged against various considerations, including the intrinsic importance of the remains and the need for the proposed development.

3.162 On proposed development sites, the Authority will consider any archaeological aspects, in consultation with the County Archaeologist, and will endeavour to enter into negotiations with the applicant early on in the planning and development control process to evaluate the site.

3.163 The Council will require sufficient information from applicants to assess the potential impact of their proposals upon important archaeological sites. The Planning Authority may request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. Such an evaluation will give an indication of the character and extent of remains, and help decide the weight which should be attached to their preservation. It will also provide information useful for identifying potential options for minimising or avoiding damage.

WHERE THE AUTHORITY DECIDES THAT THE PHYSICAL PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU IS NOT JUSTIFIED, AND THAT DEVELOPMENT WHICH WOULD DESTROY THE REMAINS SHOULD PROCEED, THE AUTHORITY WILL ENSURE, BEFORE GRANTING PLANNING PERMISSION, THAT THE DEVELOPER HAS MADE APPROPRIATE AND SATISFACTORY PROVISION FOR THE EXCAVATION AND RECORDING OF THE REMAINS.

3.164 On some archaeological sites it may be possible to modify the design to preserve part or all of the archaeological remains. In other cases it may not be appropriate to preserve the remains in situ but it is important to carry out excavation works and record the remains before they are destroyed.

3.165 The Authority will expect developers to enter into an agreement with the County Archaeologist and the Authority to provide for excavation and recording work before development commences, to work to an agreed project brief, and subsequently to publish the results of the excavation.

#### *Design Standards*

##### Policy BE6

THE COUNCIL WILL SEEK TO ACHIEVE GOOD DESIGN STANDARDS FOR ALL TYPES OF DEVELOPMENT. PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED USING THE FOLLOWING DESIGN CRITERIA:

- A) The quality of layout, and suitability of scale of the development.
- B) The use, quality, design and landscape treatment of open land within the site and the area around buildings.
- C) The standard of detailed design and facing materials of proposed buildings.
- D) The suitability of the whole development for its proposed context and its relationship with adjoining land uses.

DESIGNS WHICH THE COUNCIL CONSIDERS UNSATISFACTORY IN TERMS OF ANY OF THESE CRITERIA WILL BE REJECTED.

3.169 Achieving high standards of design is an integral part of improving the quality of development.

3.170 The Council believes that good design is the responsibility of all applicants, who are encouraged to engage skilled professional advisors to achieve high standards. Before applicants commence any design work they are advised to familiarise themselves with the relevant planning guidance and to consult the Council's Department of Planning, if necessary.

##### Policy GS7

WITHOUT PREJUDICE AND SUBJECT TO THE APPLICATION OF POLICIES GS8, GS8A, GS8B, GS8C, GS8D, GS8E AND GS9 IN THIS PLAN, DEVELOPMENT WITHIN THE GREEN BELT WILL NOT BE PERMITTED UNLESS IT MAINTAINS THE OPENNESS OF, AND DOES NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN, THE GREEN BELT.

3.32 In accordance with PPG2 (1995) there will be a presumption against inappropriate development in the Green Belt. New development will be limited to that which preserves the openness and visual amenities of Green Belt locations and does not conflict with the purposes of including land within it as set out in paragraph 3.29 above.

The making of a material change in the use of land or the carrying out of engineering or other operations, need not be considered inappropriate in the Green Belt provided that it preserves openness and does not conflict with the purposes of including land in the Green Belt. A proposal for mineral extraction need not be inappropriate development in the Green Belt, provided that it does not conflict with the purposes of including land in Green Belt and that high environmental standards are maintained and the site is well restored. Mineral working in the Green Belt is covered by the provisions of Policy M9. Various types of building operations are dealt with in the following Policies GS8 and GS8A - E.

##### Policy GS8

WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES:

- A) Agriculture or forestry.
- B) Essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it.
- C) The replacement of existing dwellings in compliance with policy GS8E.

3.33 In order to preserve the openness of the Green Belt the erection of new buildings will be restricted to those required for specific purposes. Agriculture and forestry will continue to be the main uses in the Green Belt and buildings required for these purposes are not inappropriate. Buildings for essential facilities for the uses specified under purpose (B) above will only be allowed where they are genuinely necessary, kept to a minimum size and of a design appropriate to the area. Existing villages where limited development or infilling will normally be acceptable have been inset from the Green Belt on the proposals map or, in the case of Billingley, specified in the text of Darfield Community Area Volume 8. The Re-use & Adaptation of Buildings in the Green Belt

#### Policy GS8A

IN THE GREEN BELT, THE CHANGE OF USE AND/OR ALTERATION AND/OR EXTENSION OF AN EXISTING BUILDING WILL BE PERMITTED PROVIDED THAT:

A) The building as altered and extended or used in accordance with the development permitted, will not have a materially greater impact than the present use on the openness of the green belt and the purpose of including land in it.

B) The building as altered and extended or used in accordance with the development permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems.

C) Any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations.

D) The development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity.

E) Any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape, mass, and plan form, the existing external materials and its overall setting.

F) The site curtilage must be limited to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality.

G) A proposal to change the use of a non-residential building to a residential building will only be permitted if:

I) The applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure, tourism, or other use which would contribute to the local rural economy without conflict with other policies of the plan, or

II) The residential conversion is a subordinate part of the scheme for non-residential use, or

III) Residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non-residential use.

H) There is no conflict with the other policies in the plan.

WHERE, FOLLOWING THE CONVERSION OF A BUILDING FROM AGRICULTURAL USE, PERMITTED DEVELOPMENT RIGHTS MAY ALLOW THE ERECTION OF NEW FARM BUILDINGS WITHIN THE SAME AGRICULTURAL UNIT OR HOLDING WHICH MIGHT HAVE A SERIOUSLY DETRIMENTAL EFFECT ON THE OPENNESS OF THE GREEN BELT AND/OR ON THE LANDSCAPE, THE COUNCIL WILL REMOVE PERMITTED DEVELOPMENT RIGHTS BY PLANNING CONDITION.

WHERE PERMISSION IS GRANTED FOR CONVERSION TO A DWELLING THE COUNCIL WILL NORMALLY, AS A CONDITION OF PLANNING PERMISSION, REMOVE PERMITTED DEVELOPMENT RIGHTS SO AS TO CONTROL ALTERATIONS AND EXTENSIONS TO THE BUILDING AND THE ERECTION OF OUTBUILDINGS.

3.34 Green Belts contain a large number of agricultural and other rural buildings which can often be expected to survive for many years with normal repair and maintenance. These buildings may be appropriately re-used for different purposes, which can help to reduce the demands for new buildings in the countryside, and may encourage new enterprise and provide new jobs in rural areas. Re-use may ultimately prevent them from falling into decay and disrepair and thus becoming a detracting feature in the landscape. Appropriate new uses may include small firms, tourist activities, recreation and leisure activities, and dwellings.

3.35 Policy GS8A identifies 7 criteria which if satisfied would render the change of use of buildings in the Green Belt acceptable unless there are other planning reasons which weigh against it, and subject to the imposition, where appropriate, of conditions as envisaged in the Policy. The following reasoned justification relates to criteria A-G

in the Policy :

a) In accordance with PPG2 Green Belts, the re-use of a building, whether this involves solely a change of use or also physical alteration or extension, should not prejudice the openness of Green Belt. Similar considerations apply where the physical alteration or extension does not involve a change of use

b) New uses for existing buildings or the continuation of an existing use in an altered or extended building can have implications beyond the curtilage of the building itself and can adversely affect the amenity of nearby residential properties and the wider landscape. In addition certain uses, including leisure and commerce, can generate traffic and highway problems. Proposals will be assessed against the need to avoid such problems

c) This criterion is concerned to ensure that only sound buildings are subject to conversion. Old buildings may not be structurally sound, or may cease to be structurally sound if new openings are inserted, or may be temporarily unstable while works are being carried out, for example if a roof is being replaced. If a significant part of the building collapses during conversion, then the development ceases to be a conversion and Policy GS8 relating to the construction of new buildings in the Green Belt will apply. In view of this, the Council may require that applications for the conversion of buildings be accompanied by a

report from a Chartered Structural Engineer, Chartered Civil Engineer, or similarly qualified professional person, which:

- i) confirms that the building is structurally sound
- ii) confirms that the proposed conversion works can be carried out without making the building structurally unsound
- iii) itemises any structural repairs that would be necessary
- iv) details any structural precautions that will need to be taken during building works to prevent the collapse of the building or part of the building
- d) It is important for the rural economy that the loss of existing farm buildings to other uses does not damage the agricultural activity on any agricultural holding. An applicant will therefore be required to show the absence of any such effect
- e) Buildings in the Green Belt proposed for alteration or extension are often in sensitive locations. To achieve the necessary high standard of development, proposals must be architecturally consistent with the existing building in respect of height, shape, mass and plan form, and with the existing external materials. Policy GS9 will be a material consideration in considering proposals for the re-use of buildings
- f) Activities associated with a new use for an existing building, or even a continuing use in an altered or extended building, can affect the extent of the site curtilage and this in turn can have an adverse effect on the amenity of local residents or the appearance of the locality. Proposals must ensure that the extent of the curtilage is limited to that which is reasonable to fulfil the functions of the proposed use. It is important to ensure that the development of an existing building in the Green Belt does not involve the establishment of an associated curtilage which is subject to a use or ancillary development that would injure the amenities or appearance of the locality
- g) The Council wishes to encourage the re-use of buildings which will contribute positively to the rural economy. Whilst some buildings are more suitable for residential conversion, for example for design or access reasons, an application for such a use must be supported by a statement of appropriate efforts made to secure a non-residential use or of why a residential use is more likely to prevent the building falling into disrepair and of retaining/enhancing its character and appearance. The Council will provide further detailed advice on this matter in Supplementary Planning Guidance
- h) It is important to recognise that, even though a proposal may satisfy criteria (a) to (f) inclusive, other material planning considerations may arise which require its rejection. For example, the Council has found from experience that the development of rural buildings can detrimentally affect species protected under the Wildlife and

Countryside Act or other legislation. In such a case both the legislative provision and the environmental policies in the UDP, notably Policies GS15, GS16, GS17 and GS18 would be material. In considering proposals for the development of rural buildings the Council will be very alert to discourage the abuse of permitted development rights, as advised by PPG2 and PPG7, for instance applications to convert a building recently erected, supposedly as an agricultural building, and this as permitted development, but to an inappropriately elaborate design and specification. If such a building had no genuine agricultural justification when erected, this would be a breach of planning control. In an appropriate case the Council would have no hesitation in not only refusing planning permission for change of use, but in taking enforcement action against the existing development.

3.36 The final two paragraphs of Policy GS8A indicate circumstances in which the Council may remove permitted development rights as a condition of granting planning permission.

3.37 The first circumstance arises because on holdings over 5 hectares planning permission is not required for the erection of new agricultural buildings. PPG2 advises that where a proliferation of farm buildings, constructed under permitted development rights, could have a detrimental effect on the openness of the Green Belt, it may be reasonable to attach a condition withdrawing these rights for new farm buildings in respect of that particular agricultural unit or holding. The same course of action is provided for in PPG7 where proliferation of farm buildings could have a seriously detrimental effect on the landscape. There are extensive areas of Green Belt and Borough Landscape Value in the Borough, where it may be appropriate to withdraw permitted development rights in the circumstances described above.

3.38 The second circumstance arises because, once a dwelling is occupied the carrying out of alterations to the building and the erection of buildings in the domestic curtilage, allowed under permitted development rights, could adversely affect its character and setting, and the wider appearance of the countryside. The council will therefore wish to exercise control over such development.

*Replacement, Alteration & Extensions to Dwellings in the Green Belt*

Policy GS8E  
NOTWITHSTANDING POLICY GS8A,  
PROPOSALS TO REPLACE, EXTEND OR  
ALTER DWELLINGS IN THE GREEN BELT  
WILL BE PERMITTED PROVIDED THAT ALL

THE FOLLOWING CRITERIA APPLICABLE TO A PROPOSAL ARE SATISFIED:

A) In the case of replacement, the new dwelling is not materially larger than that which it replaces.

B) In the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature of the dwelling as extended.

C) In any case:

I) All new construction is of a high standard of design and in particular reflects the architecture of the building and / or vernacular styles in the locality.

II) The appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

III) There is no conflict with the other policies of the plan. Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the size of the original dwelling.

3.49 Government advice about dwellings in the Green Belt (PPG2: January 1995) is that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate and the replacement of an existing dwelling need not be inappropriate, provided the new dwelling is not materially larger than the dwelling it replaces. In the light of this advice Policy GS8E provides development control criteria specifically relating to dwellings in the Green Belt, which is in certain respects less restrictive than Policy GS8A, which relates to the development of all existing buildings in the Green Belt.

3.50 Proposals for the replacement or extension of dwellings will need to qualify by size and/or form under criterion (A) or criterion (B) respectively. The sizes of a dwelling as existing and as proposed will be compared by reference to their floorspace, with the following guidelines:

i) floorspace will be calculated by external measurement of the building

ii) floorspace within roofspaces will not be taken into account

iii) outbuildings will not be taken into account when calculating original floorspace

In any case a proposal will need to satisfy all the elements of criterion (C).

3.51 The erection of domestic outbuildings such as garages and garden sheds within the curtilage of a dwelling is often permitted development. However, when planning permission is needed for such development Policy GS8E will be

applied. This means that whilst domestic outbuildings will not be prohibited, their extent will be limited in order to preserve the openness of the Green Belt.

*Visual Amenity*

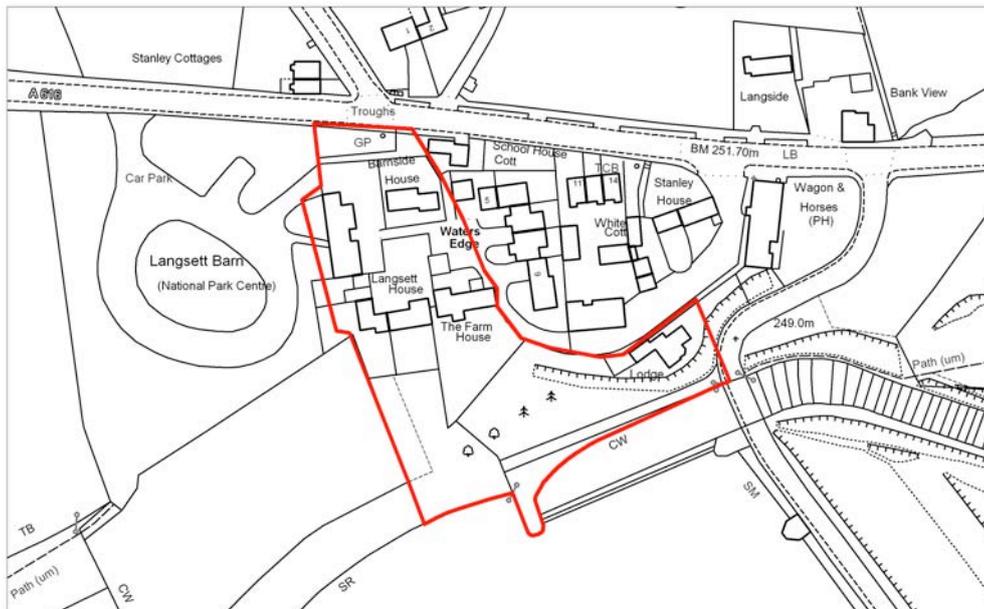
Policy GS9

DEVELOPMENT WITHIN THE GREEN BELT, OR CONSPICUOUS FROM IT, SHOULD NOT BY REASON OF ITS SITING, MATERIALS OR DESIGN RESULT IN SIGNIFICANT HARM TO THE VISUAL AMENITY OF THE GREEN BELT.

3.52 Green Belt areas perform special functions in accordance with PPG2. Much of the open land in the Borough, outside the urban areas, is covered by Green Belt designation. Green Belt land has a positive role to play in retaining attractive landscapes and enhancing landscapes near to where people live. The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reason of their location, siting, scale, design or materials.

# Peak District National Park Authority

## Planning Policy



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## **12.2. PEAK DISTRICT NATIONAL PARK AUTHORITY: PLANNING POLICIES**

**12.2.a.** This section relates only to the part of the Langsetts Conservation Area within the jurisdiction of the Peak District National Park Authority. Please refer to Figure 2 for more information.

**12.2.b.** The Peak District National Park Authority's Local Plan (adopted 2001) and the East Midlands Regional Plan (adopted by GOEM in 2009) combine to set out the policy position on Conservation Areas. When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance 15: Planning and the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5 respectively. Diagram 4 of the East Midlands Regional Plan shows some, but not all historic assets. However all historic assets are covered by the Policy and a footnote explains that advice on the location of individual Listed Buildings, Conservation Areas and Archaeological features can be provided by individual Local Planning Authorities.

**12.2.c.** Development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. There are currently no Article 4 Directions, removing certain permitted development rights, in the Langsetts Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal.

**12.2.d.** The Langsetts Conservation Area is classed as Recreation Zone 2 in the Local Plan. Under policies LR1 of the Local Plan, recreation and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Zone 2 uses include picnic sites, small car parks and facilities linked to walking, cycling and riding. Preference will be given to the re-use of existing buildings rather than new build. East Midlands Regional Plan Policy 41 will also apply.

**12.2.e.** There are three listed buildings in the part of Langsetts Conservation Area within the Peak District National Park. Development that affects the character of these historic assets shall be assessed against national guidance and Local Plan policies LC6 and LC7. Additionally, the proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in Local Plan policy LC8.

**12.2.f.** Three sites within the section of Langsetts Conservation Area in the Peak District National Park are identified on South Yorkshire's Sites and Monuments Record (SMR). These are listed in Section 3.1. Development that would affect these assets, or any other area of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16 and East Midlands Regional Plan Policies 26 and 27. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

**12.2.g.** Land immediately south and west of the Conservation Area boundary is a Key Ecological Area. This includes part of the reservoir, woodland, some heathland and acid grassland. Land further south is designated as a Section 3 Area. Land further south of the Conservation Area falls within the Natural Zone, which in this case includes areas of gritstone moors that are particularly important to conserve. Development is not normally permitted in these areas, refer to Policy LC1. Protected species may exist within the Conservation Area. Although there are no records within the area itself, there are records of crossbill, long-eared owl and woodcock in the surrounding woodland. Development proposals within the Conservation Area may require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats, and developments leading to the loss of mature trees may also require a bat survey.

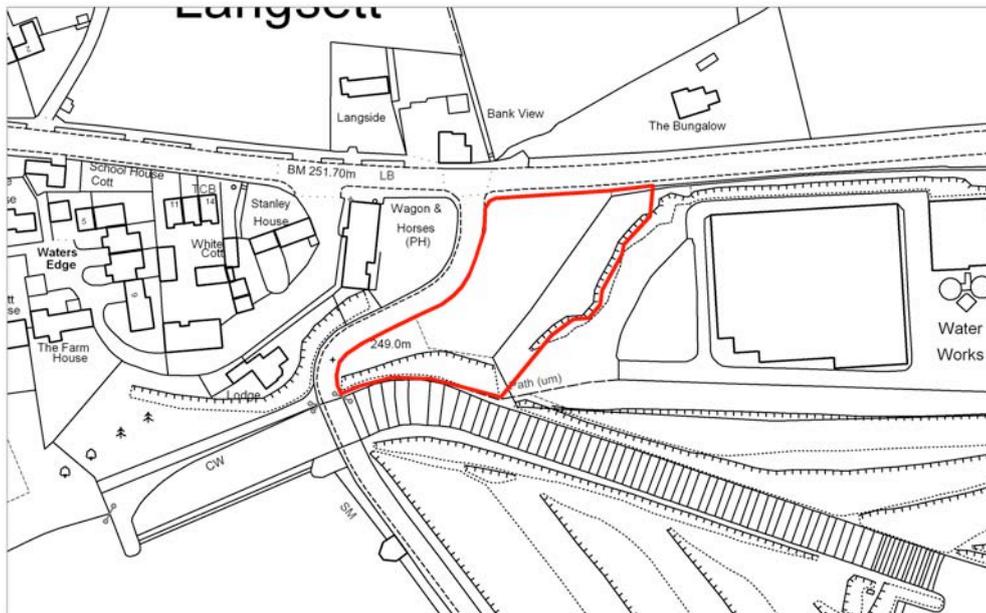
**12.2.h.** In the Langsetts Conservation Area, trees with a trunk over 7.5cm in diameter are protected. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. Notice is not needed to work on trees less than 7.5cm in diameter and which measure 1.5m above the ground, or 10cm if thinning to benefit the growth of other trees.

**12.2.i.** All wild birds, with the exception of those defined as quarry or pest species, are also protected under the Wildlife & Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or scrub clearance works shall be undertaken during the main bird breeding season (mid March to September inclusive)'. This condition will normally be attached to planning permissions that include tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist should include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. As such, a specialist survey may be required prior to development. This will also be a requisite condition of any relevant planning permission. Development proposals affecting habitats of importance are covered by East Midlands Regional Plan Policies 29 and 30 and Local Plan Policies LC17 and LC20.

**12.2.j.** The part of the Langsett Conservation Area that lies within the National Park is located on the A616 which forms part of the Trunk Road linking Manchester with the M1. This road forms part of the Strategic Road Network. Local Plan Policies LT3 and LT4 apply to this route. Local Plan Policy LT3 opposes Cross-Park Transport infrastructure project unless there is a net environmental benefit to the National Park. However, Local Plan Policy LT4 safeguards land for selected and limited improvements to the A628/A616 route between Tintwistle and Stocksbridge, whilst emphasising that the details of such improvements are not yet known East Midlands Regional Plan Policy 43 will also apply.

# Sheffield City Council

## Planning Policy



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### 12.3. SHEFFIELD CITY COUNCIL PLANNING POLICIES

**12.3 This section relates only to the part of the Langsett Conservation Area within the jurisdiction of Sheffield City Council. Please refer to Figure 2 for more information.**

'The Unitary Development Plan (UDP) is the statutory development plan for Sheffield adopted in March 1998.

The Sheffield Development Framework (SDF) will be the City's portfolio of local development documents, collectively delivering the special planning strategy for the whole of the Sheffield District except for the area in the Peak Park. The local development documents are being produced on a rolling programme. The Core Strategy was adopted in March 2009. Once the City Sites and City Policies Development Plan Documents and the proposals map have been adopted, they will replace the Unitary Development Plan policies.'

#### UDP

#### BE16 Development in Conservation Areas

In Conservation Areas permission will only be given for proposals which contain sufficient information to enable their impact on the Area to be judged acceptable and which comprise:

- a. development, including erection of buildings and changes of use from originally intended uses of buildings, and built development in open spaces; or
- b. demolition of buildings, walls and other features; or
- c. proposals involving the felling or lopping of trees; or
- d. advertising;

which would preserve or enhance the character or appearance of the Conservation Area.

Buildings which make a positive contribution to the character or appearance of a Conservation Area will be retained.

These principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of the Area.

Redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

#### BE17 Design and Materials in Areas of Special Architectural or Historic Interest.

In Conservation Areas and Areas of Special Character a high standard of design using traditional materials and a sensitive and flexible approach to layouts of buildings and roads will be expected for:

- a. new buildings, walls, roads and footpaths;
- b. alterations and extensions to existing buildings;
- c. and encouraged for:
- d. repairs to buildings, walls, roads and footpaths.

*Definitions:* 'Traditional materials' - those materials in common use at the time when those buildings which give a historic area its special character were built. In Sheffield, stone and slate are usually the predominant materials but timber, brick and tile are also used.

#### GE17 Rivers and Streams

As part of the development of the Green Network, all rivers and streams will be protected and enhanced for the benefit of wildlife and, where appropriate, for public access and recreation. This will be done by:

- a. not permitting the culverting of any river or stream unless absolutely necessary and encouraging the re-opening of culverted water courses where opportunities arise; and
- b. requiring that any development involving alterations to the channels of rivers and streams be designed in a way which is sympathetic to nature conservation and archaeological interests; and
- c. expecting the setting back of new development to an appropriate distance from the banks of major rivers and streams to allow for landscaping; and
- d. encouraging the creation of a continuous public footpath along one bank of major rivers and streams, except where this would conflict with important nature conservation interests or public safety.

#### *Definitions*

'Green Network' - as described in Policy GE10.

'Appropriate distance' - 8 metres in the case of major rivers and streams, unless this would seriously harm the operations of an existing commercial or industrial development or make a

site undevelopable or where a harder, more urban effect is needed for townscape reasons.

'Major rivers and streams' - the Rivers Don, Little Don, Loxley, Sheaf, Rivelin and Rother; Blackburn Brook, Porter Brook, Shirtcliff Brook, Shire Brook, Hartley Brook, Moss Brook, Ewden Beck and Charlton Brook.

## **GE 1 to 6 GREEN BELT**

### **GE1 Development in The Green Belt**

In the Green Belt, development will not be permitted, except in very special circumstances, where it would:

- a. lead to unrestricted growth of the built-up area; or
- b. contribute towards merging of existing settlements; or
- c. lead to encroachment of urban development into the countryside; or
- d. compromise urban regeneration.

*Definition:* 'Green Belt' - is countryside and large open spaces where there is a general presumption against inappropriate development. This area in Sheffield is shown on the Proposals Map.

### **GE2 Protection and Improvement of The Green Belt Landscape**

In the Green Belt, measures will be taken to:

- a. maintain and enhance those areas with a generally high landscape value; and
- b. improve poor landscapes in priority areas.

*Definition:* 'Priority areas' - as for Policy BE4

### **GE3 New Buildings in The Green Belt**

In the Green Belt, the construction of new buildings will not be permitted, except in very special circumstances, for purposes other than agriculture, forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses which would comply with Policy GE1.

*Definition:* Essential facilities for outdoor sport and outdoor recreation facilities that are genuinely required for such uses of land, and which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

## **GE4 Development and The Green Belt Environment**

The scale and character of any development which is permitted in the Green Belt, or would be conspicuous from it, should be in keeping with the area and, wherever possible, conserve and enhance the landscape and natural environment.

### **GE5 Housing and Development in The Green Belt**

New houses in the Green Belt, other than those needed to support agricultural and other acceptable uses, will be permitted only where this would involve:

Either

- a. infilling of a single plot within the confines of an existing village, group of buildings or substantially developed road frontage; or
- b. replacement of an existing house on the same site, providing that the new house is not significantly larger than the one it replaces.

*Definitions:* 'Acceptable Uses' - as set out in Policy GE3.

'Existing village and substantially developed road frontages' - Bolsterstone; Brightholmlee; Dungworth; Ewden Village; Midhopestones; Storth Lane/Owler Gate/Hilltop Drive at Wharncliffe Side; Whitley; Chapelton Road; Whiteley Wood Road; Long Line, Ringinglow.

### **GE6 House Extensions in The Green Belt**

In the Green Belt, extensions to existing houses will be permitted only where the proposed extension would:

- a. form a minor addition to the original house; and
- b. use matching materials and be sited and designed to complement the style of the original building or in the local building style, as appropriate.

### **GE8 Areas of High Landscape Value and The Peak National Park**

In Areas of High Landscape Value, protection and enhancement of the landscape will be the overriding consideration. Development which is permitted:

- a. in Areas of High Landscape Value; or

- b. on land conspicuous from Areas of High Landscape Value or the Peak National Park;

must protect, and wherever appropriate enhance, the appearance and character of the Area of High Landscape Value and Peak National Park.

*Definition:* 'Areas of High Landscape Value' - areas of the countryside which are very attractive and which have a special character.

### **GE15 Trees and Woodland**

Trees and woodland will be encouraged and protected by:

- a. planting, managing and establishing trees and woodland, particularly in the South Yorkshire Forest; and
- b. requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and
- c. not permitting development which would damage existing mature and ancient woodlands.

*Definition:* 'South Yorkshire Forest' - as described in Policy GE14.

'Ancient woodlands' - areas which have been continually wooded since 1600 AD or earlier.

## **CORE STRATEGY**

### **CS 71 Protecting the Green Belt**

Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the Green Belt, which will not be subject to strategic or local review. Exceptionally, changes may be made to remove untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area. Development needs will be met principally through the re-use of land and buildings rather than through expansion of the urban areas and villages.

### **CS74 Design Principles**

High-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, including:

- a. the topography, landforms, river corridors, Green Network, important habitats, waterways, woodlands, other natural features and open spaces.
- b. Views and vista to landmarks and skylines into and out of the City Centre and across the city to the surrounding countryside.
- c. The townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials.
- d. The distinctive heritage of the city, particularly the buildings and settlement forms associated with:
  - i. the metal trades (including workshops, mills and board schools)
  - ii. the City Centre
  - iii. Victorian, Edwardian and Garden City Suburbs.
  - iv. Historic village centres and the city's rural setting.

Development should also:

- e. contribute to place-making, be of a high quality, that contributes to a healthy, safe and sustainable environment, that provides the city's transformation;
- f. help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- g. enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and or disabled people and older people;
- h. contribute towards creating attractive, sustainable and successful neighbourhoods.

### 13. GLOSSARY

<b>agrarian</b>	Of the land or its cultivation (Thompson 1996).
<b>ancillary</b>	In architectural terms this usually refers to a secondary structure, for example stable or outbuilding.
<b>arcadia</b>	The creation of a rural environment by using the picturesque approach to landscape design. Trees and shrubs dominate rather than buildings.
<b>ashlar</b>	Masonry that has been carefully cut, dressed and squared to be employed as facing stone in finely jointed level courses.
<b>baffle entry</b>	Also referred to as lobby entry. This refers to a building plan – there is a lobby area on entering a building with a fireplace directly in front, normally serving two rooms, obstructing the route straight through the dwelling.
<b>catslide roof</b>	A roof which has one pitch very much longer than the other, usually coming close to the ground.
<b>coped gables</b>	Gable walls that have a course of flat stones (copings) laid horizontally on top.
<b>corbel</b>	a projection from a wall or reveal designed to support a weight.
<b>crenellation</b>	A parapet with alternating indentations or embrasures and raised portions.
<b>crow stepped</b>	The treatment of a gable to resemble a flight of steps.
<b>cruck frame</b>	Constructed primarily in the north and west of England from the medieval period through to the 19 <sup>th</sup> century (Brunskill 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
<b>curtilage</b>	Area [of land] attached to a house or forming one enclosure with it (Thompson 1996). This term derives from the Old French word 'courtil' meaning small court (Mynors 2006).
<b>double chamfered mullion window</b>	A window with chamfered lights recessed behind a chamfered reveal.
<b>earthwork</b>	An earthwork is a bank, mound, ditch or hollow made of earth with a range of forms and functions that was created by people in the past.
<b>fire window</b>	Small window lighting a large fireplace.
<b>gannister</b>	A close grained hard siliceous rock found in the coal measures of northern England.
<b>ginnal</b>	Narrow passage, for instance alley.
<b>haematite</b>	A ferric oxide ore.
<b>jamb</b>	the side of a doorway, window or other opening.
<b>jowl</b>	the thickening of a post towards a joint at its head.
<b>kneeler</b>	A horizontal decorative projection at the base of a gable's [verge] (Brunskill 2000).
<b>lintel</b>	A horizontal beam or stone bridging an opening (Brunskill 2000).
<b>mullion</b>	Vertical posts or uprights dividing a window into 'lights' (Brunskill 2000).
<b>outshut</b>	An extension to a lean-to formed along the side of a house.
<b>Parish</b>	The smallest unit of local government is a civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are nearly always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Township.

<b>plinth</b>	A section of wall, (or column or pillar), at the bottom which projects slightly and runs for some distance, sometimes of a different material from the wall above.
<b>quoins</b>	Dressed stones at the external corners of a building.
<b>secular</b>	Not associated with religion.
<b>Scheduled Monument</b>	Scheduled Monuments are legally protected archaeological sites and structures designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without written consent of the Secretary of State.
<b>tie beam</b>	A beam that passes across a building at the level where the roof structure begins and the feet of the principal roof members are tenoned into it.
<b>turnpike road</b>	A road on which a toll was charged.
<b>venetian window</b>	A window with one arched light flanked by two with flat heads.
<b>verdant</b>	Green and lush, particularly associated with fields and landscape.
<b>vernacular</b>	'Dwellings and all other buildings of the people' (Oliver 1999).
<b>wapentake</b>	Sub-division of land in areas formerly under Norse control, including Northern and Eastern areas of Britain, equivalent to an Anglo-Saxon Hundred.

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## Maps

**1578** *Sketch map of Langsett and 'Medoppe', showing houses, trees, field and river.*

Reference: MPC1/253/1 from DL 4/20/40 courtesy of the National Archives, Kew.

**1812** Fairbank Collection: Plan of the Township surveyed for the Enclosure with amendments added (1807-1812) Pen 19L, Pen 20L and FB-111 p 1-45.

**1893** 1<sup>st</sup> Edition Ordnance Survey Map, HMSO.

**1931** Ordnance Survey Map, HMSO.

**1962** Ordnance Survey Map, HMSO.

**1977** *Langsett Conservation Area Map* (Drawing No.10/A4113) Peak District National Park Authority.

**2009** Current Layout: GIS Mapping

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## APPENDIX 1

### Listed Buildings in the Langsett Conservation Area

There are five listed buildings within the Langsett Conservation Area. All are Grade II listed. Three listed buildings are in the part of Langsett Conservation Area that falls within the Peak District National Park. These comprise Langsett House, Barn at Langsett House and House immediately east of Langsett House. The other two listed buildings are in the jurisdiction of Barnsley Metropolitan Borough Council. These are the Wagon and Horses Public House and the Barn approximately 5 metres north of the Lodge.

#### **WAGON AND HORSES PUBLIC HOUSE**

**Grade II**

Manchester Road, Langsett

Public House. Dated 1828. For William Payne, Lord of the Manor of Langsett. Coursed squared stone, stone slate roof. Two storeys and attic. Symmetrical 3-bay gable front. Central doorway with overlight and moulded cornice. 4-pane sashes. Venetian window to attic with blind side lights. Window and door surrounds have chevron-pattern tooling. Gable copings on cut kneelers, that to left (built into adjoining houses) dated. Two lateral stacks to right, one ashlar and one brick. Rear: symmetrical; 2 bays of 4-pane sashes. Former central door now sash as the rest.

#### **BARN APPROXIMATELY 5 METRES NORTH OF THE LODGE (Y.W.A.)**

**Grade II**

Manchester Road, Langsett

Barn. C17. Coursed rubble, stone slate roof. 4 internal bays, with rear outshut. Plinth. Quoins. Tall, square-headed cart entrance to left has quoined surround and oak lintel. 6 regularly-placed ventilation slits with round-arched heads. Rear: opposed square-headed cart-entry set back slightly in 3rd bay. Smaller quoined entry in 1st bay. Later entrance in 4th bay. Right return: large high-level opening with quoined surround. Ventilation slits as before. Interior: 3 open trusses with struts on arcade posts.

#### **LANGSETT HOUSE (SOUTH PART)**

**Grade II**

Manchester Road, Langsett

House. Early C18 altered, coursed, squared stone, interlocking concrete tiled roof. 3-room plan, 2 storeys. 3 bays of 3-light double-chamfered windows with doorway between bays 2 and 3. Good ashlar stack, above door, with chamfered plinth and string. Rear: near-central, part-blocked doorway with quoined surround. To the right is a former 3-light double-chamfered window (mullions removed). Small additions to left and right not of special interest.

#### **BARN AT LANGSETT HOUSE**

**Grade II**

Manchester Road, Langsett

Barn. Dated 1621. Coursed squared rubble, stone slate roof. Five internal bays, aisled at front. Quoins. Central recessed, square-headed cart-entry. Later side entrances into aisles (one blocked). Rear: chamfered plinth. Central, square-headed smaller cart entry with quoined surround and deep lintel. 8 regularly placed ventilation slits, those to upper level with triangular heads in deep square lintels (jambes of 3 are missing). Right return has lean-to addition not of special interest. In gable apex is a ventilation hole with very deep lintel inscribed "GW 1621". Interior: 4 open trusses (with struts to one truss only), on 4 jewelled arcade posts. Trusses are lapped at apex. Diagonally-set ridge piece. Two sets of purlins. Later square-cut rafters. Wall plates mainly gone. Only one aisle tie remains.

#### **HOUSE IMMEDIATELY EAST OF LANGSETT HOUSE**

**Grade II**

Manchester Road, Langsett

House and stable now part of house. Early C18, altered. Coursed squared stone, stone slate roof. Two storeys. Two-bay house, 3-bay stable. House: C20 central porch. 3-light double-chamfered windows to left and right on both floors; those to upper floor with one mullion removed. C20 casements. To right the stable range has 3 entrances, one part-blocked, all with deep lintels, that to right being shaped. Later stone brackets to gutter. Chamfered gable copings on moulded kneelers. Rebuilt stone stack over doorway. Rear: small rectangular fire-window to each floor. Later outshut to left. Contemporary outshut to right with former 2-light double-chamfered window. Interior not inspected.

*Information from the List of Buildings of Special Architectural or Historic Interest: Borough of Barnsley: South Yorkshire: DoE: 21<sup>st</sup> July 1986.*