



Conservation Area  
Appraisal



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## **1. Introduction**

- 1.1. This document forms an appraisal of the designated Conservation Area that covers the village of Billingley. The appraisal describes the main features of the Conservation Area, and describes the elements that help form its special character including any areas of special architectural or historical interest. It is not intended to be comprehensive, and the omission of any particular building, feature or space should not be taken to imply that it is of no interest. Also included in this document are the proposals for the future protection and enhancement of the Conservation Area that will help to ensure its character is conserved in the future.
- 1.2. A Conservation Area is ‘an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance’ see section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area usually consists of an area of discernable character which is cohesive and contains buildings and spaces that interact to provide a unique environment.
- 1.3. The Billingley Conservation Area was designated in June 1974 by Barnsley Metropolitan Borough Council. It covers an area of 7.99 ha and includes a variety of buildings, some from the settlements original development when it was a collection of small farm holdings and small cottages. In the late 20<sup>th</sup> Century a Section 52 (now section 106) planning agreement allowed for the restoration and conversion of many original farm buildings that had become derelict. This agreement also permitted some building of new housing in the village. The streets and properties that the Conservation Area covers are:
- Back Lane
  - Barn Owl Close
  - Chapel Lane
  - High Street
  - Flat Lane
  - Well Lane Court

Several maps of the Conservation Area can be viewed in section 8 of this document.

- 1.4. This document has been produced using data obtained from field work undertaken in the Conservation Area, information from local archives and documents, and also from a public workshop where residents living in the area were asked for their views.

## **2. Location and Scope of the Conservation Area**

- 2.1. The Billingley Conservation Area lies within the boundary of the Barnsley Metropolitan Borough, around 8 miles to the east of the town of Barnsley. It is located in open fields and can be

accessed from surrounding roads such as the A635 (Barnsley-Doncaster road) and surrounding settlements including Great Houghton, Thurnscoe, Goldthorpe and Middlecliffe. The size of the settlement can be gauged from the number of dwellings within the Conservation Area boundary in 2008 which is close to 70.

Figure 1: Map showing extent of the Billingley Conservation Area



Figure 2: Geology of Billingley

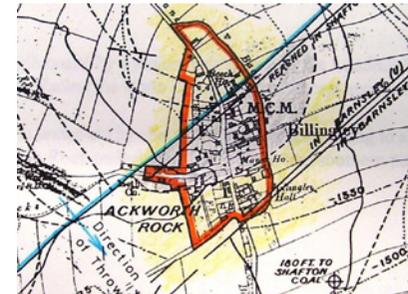


Figure 3: View from the junction of High Street and Flat lane

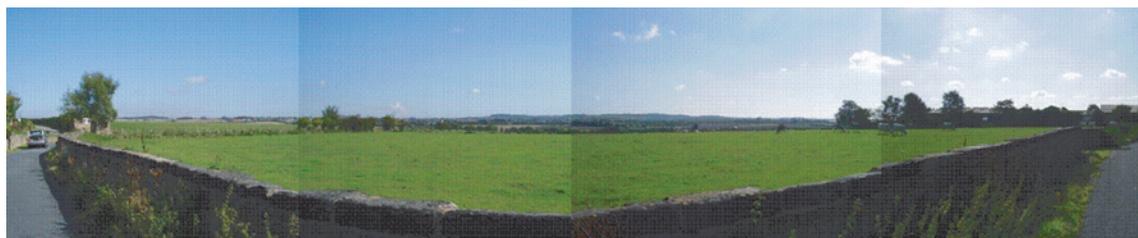


Figure 4: View towards the north-west from High Street



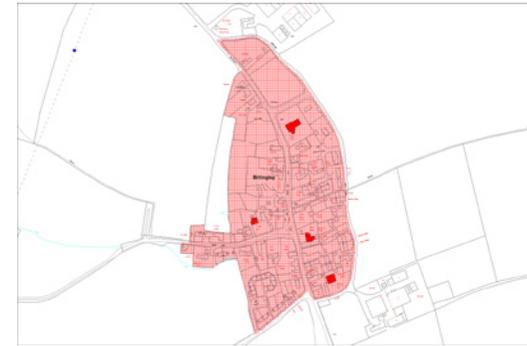
- 2.2. The whole village is situated on the crest of a hill that lies between Darfield to the west and Thurnscoe to the east (see figure 1). The land that the village stands upon is largely flat, only sloping down towards the western end of Chapel Lane and to the northern end of High Street and Back Lane. The overall level change from the lowest point of the conservation area to the highest is a little over 10m.
- 2.3. The village of Billingley is located on middle Coal Measures deposits of Carboniferous age that dip in a uniform northeasterly direction. The geology of the village is influenced by a fault known as the Lundhill Fault, which passes through the area close to Beech House, displacing the strata to the southeast by 18 metres (see figure 2). The central part of the village is underlain by shales and mudstones passing into thinly bedded sandstone known as Ackworth Rock.
- 2.4. Due to the position of the village above the surrounding land, spectacular views are available in almost every direction out of the village. Those of note include the view to the south-west from the junction of High Street and Flat Lane, views across the fields to the east of Back Lane and those to the north-west from the north end of High Street (see figures 3,4 & 5).

Figure 5: View of surrounding countryside from Back Lane



2.5. The Conservation Area includes almost all the buildings in the village (see figure 6). The only omissions are Hall Farm to the south-east of Back Lane, New Grange Farm to the north east of the village, Pond House and Primrose View to the south. Starting from the junction of High Street and Back Lane to the north of the village, the Conservation Area boundary runs east along the eastern side of Back Lane until the entrance to Hall Farm. From here, the boundary continues west and crosses the junction of High Street, Back Lane and Flat Lane. The boundary runs along Flat Lane until Well Lane Court where it travels north and then west again along the rear of properties on the south side of Chapel Lane. After passing the western side of the Methodist Chapel the boundary continues north and then runs easterly behind properties to the north of Chapel Lane. When the boundary reaches the rear of the stables belonging to Fir Tree Cottage it travels north behind properties on High Street and their gardens before reaching the junction of High Street and Back Lane.

Figure 6: Extent of Billingley Conservation Area



2.6. High Street runs through the heart of the village (north to south) and provides its main spine ( see figure 7). The majority of the original village buildings are located along its length. Back Lane also runs off High Street at the north and south ends of the conservation area to the east of the village and serves Hall Farm as well as more recent properties built at Barn Owl Close. Two roads, Chapel Lane and Flat Lane run east-west from their junctions with High Street with the former leading to the Methodist Chapel and the latter leading to Well Lane Court.

Figure 7: Looking north along High Street



### 3. Historical Context and Development

3.1. Billingley developed as a small farming village with two main farms located within a small hamlet of workers cottages and farmhouses most likely existing from the medieval period onwards. However, as time has passed the farms have moved into modern accommodation to the northern and southern edges of the village, leaving the original farm buildings in centre of the village empty. The empty buildings were eventually converted and re-used through the creation of a planning agreement (section 52) in the early 1980s that also included the construction of some new buildings in the village. The original cottages, farmhouses and buildings that remain play a major part in contributing to the special historic character of the village.

Figure 8 : Billingley Village 1895



3.2. Billingley is marked on a map of 1610 depicted within the then West Riding of Yorkshire in the Wapentake of Staincross. In 1804, Billingley was described as having 800 acres of land, the proprietors of which were listed as Earl Fitzwilliam, Mr Micclewait, Mr Denton and Mr Pigott. It is clear that the village changed little over the next 100-150 years apart from some infill development from time to time. This was in contrast to surrounding settlements such as Thurnscoe and Goldthorpe whose populations expanded considerably from the late 19th Century onwards as new mines were sunk in the area to provide coal to the fuel industry, transport and housing throughout the country. Figure 8 shows the village in 1895.

- 3.3. In 1978 planning applications were approved by Barnsley MBC for a new farmhouse to replace Billingley Hall, and for new agricultural buildings to replace the collection of old farm buildings to the north of the Hall. The old farm buildings had become dilapidated, and their small scale made them unsuitable for modern farming methods.

The new Hall Farm development was completed on the opposite side of Back Lane, to the south-east of the Hall. The relocation of activities to the new site resulted in a number of vacant buildings, many of historic interest and with potential for conversion to residential use.

Because the village was “washed over” with a green belt planning application, there was a presumption against development other than for agriculture, forestry and other countryside uses. However, this area had been designated as a Conservation Area in 1974, and new residential uses were going to be needed if the building fabric of the village was to be retained and its character preserved. It was regarded as an exceptional case requiring special treatment.

- 3.4 Meetings were held between the major landowner, Fitzwilliam (Wentworth) Estates, the planning authority Barnsley MBC and the highway authority, South Yorkshire County Council to agree a course of action to manage the changes which would occur as more farm buildings throughout the village became obsolete. This was to be done through a Section 52 (now 106) agreement which set out a phased programme of development that included: the construction of the new farms at the edge of the village, the conversion of former agricultural buildings and various highway works including a new short length of road. Also proposed were a number of infill sites to provide accommodation for a limited amount of new development in the Conservation Area. One site was identified between Chapel Lane and Flat Lane to be developed for a small sheltered housing scheme for elderly Billingley residents.

A building was reserved for community use, the route agreed for a new footpath and areas designated to remain undeveloped. The agreement also contained a schedule of detailed requirements and restrictions to control the quality of development.

A draft scheme for the Section 52 agreement proposals was approved by Barnsley MBC on the 9 September 1981, a public meeting was held on 19 February 1982 in the village’s Chapel, the proposals approved by Barnsley MBC on 9 June 1982 and the final agreement was signed on 28 October 1982. Since that date the agreement has guided the development of the village and controlled the overall number of dwellings developed.

- 3.5. The Section 52 Agreement was split into several phases to run sequentially. Some later parts of the scheme have never been completed and several amendments to the original scheme have been necessary. For example, a geological fault which was recognised after the agreement was signed meant that changes to the original layout of development were required, including the repositioning of some of the new infill buildings. The same fault had affected the stability of Beech House (see *figure 9*), resulting in its re-siting and rebuilding.

3.6. In terms of archaeology, Billingley is an historic village with its origins in the medieval period. There is a good likelihood for the discovery of archaeological remains dating to the medieval and post medieval periods both below and above ground (in the standing buildings). The Sites and Monuments Records show that Manor Farm in Billingley is of particular interest. The current building has features that date back at least as the late 16th century. Section 7.16 in this document details archaeological requirements for development and planning applications.

**4. Townscape Analysis**

4.1. Billingley village is one of the few villages in this area of the Borough that was not subject to major expansion and development during the growth of the mining industry in the late 19th and 20th Centuries. In fact, the only major expansion of the village in this time has been over the last 20 years where new housing has been built to the north of the village and existing buildings have been renovated. However, in comparison to nearby settlements, this development is tiny compared with the large expansion of towns such as Thurnscoe, Goldthorpe and Bolton-on-Dearne.

4.2. The relatively small amount of development that has taken place in the last 100 years in the village has allowed the majority of the old buildings to be retained and many surviving old farm buildings to be converted into dwellings. The majority of buildings form detached properties, with some converted barns forming 2 or more properties. Overall the pattern of development in the village is governed by the fact that it has grown up around a number of old farms. Most of the buildings are clustered into groups and these groups are fairly spaced out with a large amount of land between many properties (see figure 10).

4.3. Sandstone is the principal walling material used in the construction of buildings in the Conservation Area. A few buildings, most notably a row of 2 and 3 storey Victorian terraces on Flat Lane and a handful of Local Authority-built semi-detached properties on Flat Lane and Chapel Lane are constructed of brick, but these are the exception. Even buildings built in the last 20 years have used stone or more, rarely, artificial stone in their construction, attempting to fit in with the surrounding vernacular style.

4.4. Almost all the buildings in the conservation area are now residential properties, with the Methodist Chapel (see figure 11) at the western end of Chapel Lane being the one exception. A small complex of sheltered accommodation on Well Lane Court is the only variation of use in the village, but is still residential.

4.5. There are several buildings in the village that serve as landmarks. In particular, the grade 2 listed Billingley Hall (see figure 12) near the junction of High Street and Back Lane is an imposing 3 storey Georgian house that rises above the mainly 2 storey properties surrounding it. To the northern end of the village the rebuilt 3 storey Beech House commands a prominent site at the

Figure 9: The repositioned Beech House



Figure 10: Billingley from the air illustrating the plan form of the buildings in the village



junction of High Street and Back Lane. In the centre of the village, the war memorial provides a central focus at the junction of High Street and Chapel Lane.

- 4.6. Within the conservation area no public open space exists apart from the small triangle of land that houses the War Memorial in the centre of the village (see *Figure 13*). A small strip of land to the southern edge of the village, but outside of the conservation area, provides an area to sit in. However, due to its size and shape it is not really suitable for public use. A larger area of land to the northern end of the conservation area that has been left undeveloped due to the Section 52 planning agreement. This area provides some green space, but it cannot be accessed easily by the public and is currently overgrown.
- 4.7. Throughout the Conservation Area there are a number of significant trees that contribute to the townscape. In particular, a large Beech and Yew tree outside Beech House on High Street make an important contribution to the street scene in the north of the village (see *figure 14*). Besides these there are numerous trees in the village that make an important contribution to the special character of the conservation area. Those of note include trees in the garden of Whitegates to the northern edge of the village (see *figure 15*), trees along Chapel Lane near the junction with High Street and trees on the southern approach to the junctions with Back Lane and Flat Street to the east of High Street.
- 4.8. The open countryside surrounding the village will contain a large amount of wildlife that will naturally enter the village from time to time along footpaths and through back gardens. The large plots of many properties will allow for wildlife to be comfortable in areas away from any significant amount of regular human activity. This will be particularly so in areas of garden that are less affected by property owners' management. Additionally, the footpaths that run between Back Lane and High Street are bounded by hedges and foliage, providing routes for wildlife to infiltrate the village.

Figure 11 :The Methodist Chapel on Chapel Lane



Figure 12: The impressive Billingsley Hall, one of the finest buildings in the village



Figure 13: The War memorial in the centre of the village



Figure 14 & 15: Examples (left) of significant trees in the Conservation Area. A protected tree outside Beech House. The picture to the right is a Group of trees towards northern end approach to village



- 4.9. The most important views into the Conservation Area are from the northern and southern approaches to the village along High Street (see figures 16 & 17). The village can also be viewed from footpaths running through fields to the east of Back Lane (see figure 18). Back Lane also commands fine views out of the conservation area to the countryside beyond. Other fine views out of the conservation area can be had at the junction of Flat Lane and High Street, from High Street to the north west, and past the Methodist Chapel on Chapel Lane to the west (see figure 19).
- 4.10. A number of internal views in the Conservation Area capture its special character. High Street in particular has a number of views that characterise the way buildings are sometimes set in tight-knit groups and sometimes widely spaced within generous plots (see figure 20). Back Lane has contrasting building styles from converted barns to modern style detached housing. Chapel Lane and Flat Lane also have a variety of housing styles ranging from original stone built cottages to 19th Century brick-built terraces and more modern semi-detached council housing.

Figure 16 & 17: View into Conservation Area from the north and south



Figure 18: Views of buildings on Back Lane from the east



Figure 20: Contrasting views within the Conservation area illustrating the variation of character within the village



Figure 19: The view westwards from Chapel Lane



**5. Architectural Analysis**

- 5.1. Stone is the predominant building material used in the Conservation Area. Many buildings were originally farm structures such as barns and workers’ cottages. This has in most cases produced a simple vernacular that was suited to the building’s original use (see *figure 21*). The majority of buildings are stone-built, 2 storeys with pitched roofs covered in Welsh or blue slate. A few later buildings do break from this theme and are built from red brick or artificial stone.
- 5.2. Windows vary depending on the style and age of property. The majority of openings on original buildings are fitted with flush fitting side hung casements but some have been replaced with modern alternatives. The larger properties often have Victorian or Georgian vertical sliding sash windows (see *figure 22*). As in other properties in the village some original windows have been replaced with modern alternatives with varying degrees of success.
- 5.3. The majority of the buildings in the Conservation Area originate from the main period of development before the 20th Century. A degree of infilling has been carried out since this time such as the 1950’s council housing built on Chapel Lane and Flat Lane and the more recent developments to the north of the village. These developments include a number of new buildings as well as those converted from their original use to become dwellings.
- 5.4. Recent development to the north of the Conservation Area has included the use of natural and artificial stone to help the new buildings harmonise with the existing character of the conservation area. Although the standard and interest of architecture varies depending on the building in question, the overall scale and massing of the development preserves the special character of the conservation area.
- 5.5. The style of the architecture is typically vernacular for the period in which it was built. As Billingsley is quite a distance from a major urban centre, the style of the buildings was very much dependant on their final use and the materials available for their construction. As most buildings were farm buildings they have a simple architectural form and composition. Almost all buildings are two storeys. Billingsley Hall (see *figure 23*) and Beech House are the exceptions being 3 storeys and of a more formal architectural composition.

**High Street**

- 5.6. High Street is dominated at one end by the imposing Beech House (see *figure 24*) close to the northern edge of the village. Unfortunately, the house had to be moved from its original position and rebuilt on a new one within the same site, to be clear of a geological fault. The rebuild is only partly successful with some inappropriate details such as a new front door and fanlight, and the replacement wood-grained pvcu windows. These detract from the historic character of the building. The building itself is 3 storeys and 3 bays, built in dressed sandstone,

Figure 21: The prominent, simple vernacular style



Figure 22: Georgian sash window



Figure 23: A more formal architectural style



Figure 24: The rebuilt Beech House



with a low pitched stone slate hipped roof. The front elevation facing the road is designed to classical proportions and style. The changes to the building were regarded by English Heritage as so great, with such a loss of original fabric, that the building was removed from the List of Buildings of Special Architectural or Historic Interest in January 2008

- 5.7. Most buildings to the northern end of High Street are detached and set in large grounds. To the southern end of the road the buildings are grouped more closely together and have less private space as a result. This arrangement of buildings at the southern end of the High Street gives a strong sense of enclosure to the street and provides a contrast to the character of other parts of the village. Almost all buildings on High Street are stone built (see figure 25), the exceptions being three detached houses to the north of the village (see figure 26) and a large 1960's infill building on the corner of High Street and Flat Lane.
- 5.8. The listed Manor House which includes a late 16th or early 17th Century rear wing is a fine example of the traditional buildings present in High Street (see figure 27). Built of coursed dressed sandstone a Welsh slate roof and a 4 bay main range it sits back from the road in its own grounds. A large stone wall with a gateway serves as a boundary to the street. In contrast to the siting of the Manor House, other similar properties on High Street are orientated with their gable end facing the street and are set close to the road (see figure 28).

Figure 25: Two storey stone property typical of buildings in the village



Figure 26: Mid 20th Century brick built buildings at the northern end of High Street



Figure 27: The grade II listed Manor House on High Street



Figure 28: Typical streetscene along High Street with properties facing gable end onto the road.



**Back Lane**

- 5.9. Back Lane runs parallel to High Street to the east of the village and provides access to properties in this part of the Conservation Area including the modern developments in and around Barn Owl Close. The most striking building on Back Lane is the impressive grade II listed Billingley Hall (see figure 29). It is of late 18th Century origin, 3 storeys and 3 bays with an ashlar sandstone frontage and coursed squared sandstone returns. It has a hipped roof covered with Welsh slates.
- 5.10. Another interesting feature is built into the end of a single storey gable at the southern end of Back Lane (see figure 30). It is a tombstone that reads, "Here lieth the body of John Shemeld of Billingley junior who departed this life Dec 25th 1752 Aged 57 years." Also the body of Elizabe Shemeld who departed this life the 12th June 1758 Aged 40 years."
- 5.11. The majority of buildings on the street are more recent infill developments and conversions of derelict farm buildings (see figure 31). Noteworthy examples of this infill development include Normanville House and Kilnewick House. Unfortunately, later developments towards Barn Owl Close do not exhibit the same quality of design and detailing and follow a more standardised approach to house design. This gives this area little of the character that exists in other parts of the village, even though the materials do fit the vernacular of traditional buildings in the Conservation Area.
- 5.12. Towards the northern end of the street a small outbuilding (Figure 32) lies to the rear of Beech House. This building is in the process of being converted for future community use as no facilities in the village currently exist, apart from the Methodist Chapel on Chapel Lane. The building itself is 2 storeys with a roof recently recovered in Rivendale artificial slates. The ground floor has 3 arched entrances to one side with 3 squared bays above. A stone staircase to a first floor opening on the gable elevation facing Back Lane could possibly have been the original access to the building.

Figure 29: The impressive Billingley Hall, one of the finest buildings in the village



Figure 30: The tombstone incorporated in a gable wall on Back Lane



Figure 31: An interesting example of modern infill development in the village



Figure 32: The building off Back lane allocated for community use



## Chapel Lane

- 5.13. The buildings on Chapel Lane vary in both size and materials to create a varied character as you travel towards the Chapel from the centre of the village. Buildings of note include the Chapel itself (see Figures 33 & 34) with an inscription on the outside of the building recording an origin from 1818. Architecturally, the building does not hold a large amount of interest being single storey and built from squared, dressed sandstone with a gabled roof covered with Welsh slates. The front gable has a large opening on either side of the doorway fitted with 16 pane Georgian style windows. On the south elevation there is a small cat-slide extension with an even smaller extension on the side of this.
- 5.14. The grade II listed Poplar Farmhouse which originates from the mid 18th Century is the other significant historical building on Chapel Lane. Unfortunately, as it is set back from the street and behind large mature gardens, trees and a wall, it does not have a significant or positive effect on the character of the surrounding Conservation Area, despite being an important building in its own right. The buildings nearer the street on the north side of the road have a greater impact. In particular, a collection of buildings to the west of Poplar Farmhouse that front onto the pavement have rendered elevations giving variety to the street scene (see figure 35).

As mentioned above, there is a great variety to the style, age and materials used in the construction of buildings on Chapel Lane. For example a pair of red brick former council houses, built in 1952-3 exist alongside more traditional properties (see figure 36), extended cottages and modern housing built out of unconvincing artificial materials. Overall there is no particular theme to the architecture on this street, but nonetheless the variety of different styles and periods give it a unique character within the village.

Adjacent to the chapel is a recently extended modern building. The building attempts to replicate the local vernacular, using traditional construction materials. Unfortunately the property has inappropriate and extensive boundary fencing. In terms of style, finish and scale the fencing is incongruent and impacts on the view of the chapel negatively looking west along Chapel Lane.

## Flat Lane

Along Flat Lane the predominant building material is red brick, although one house is built from sandstone. Brick types vary noticeably, and although roughly the same height the buildings range from two to three storey. It is likely that the first set of 3 storey terraces (Figure 37) near the High Street junction were constructed first with smaller hand made bricks and Georgian proportions. The two furthest away from the junction are typical of later 2 storey Victorian terraces built of larger mass produced brick in varying shades and colour. The centre terrace built from stone is 3 storeys, but sticks much more closely to the village's traditional vernacular by using stone as the principal building material.

Figure 33: Methodist Chapel on Chapel Lane



Figure 34: Inscription on Methodist Chapel



Figure 35: Brick and rendered house on Chapel Lane



Figure 36: Mid 20th Century housing



Figure 37: Three storey terraces on Flat Lane



5.15. Further along Flat Lane down the street the last buildings before you reach the junction with Well Lane Court are similar to the former council properties on Chapel Lane, (2 storey, semi-detached and built of brick (see *Figure 38*)). One of the main differences between these buildings and the rest in the Conservation Area is that their roofs are covered in red clay plain tiles (often called “Rosemary” tiles after a well-known manufacturer) rather than the predominant Welsh blue slate or the traditional stone slates of older properties.

Figure 38: Recent brick built Council houses



5.16. Well Lane Court (see *figure 39*) is home to a small complex of sheltered housing. It is largely hidden in the Conservation Area by being located behind other buildings that front High Street, Chapel Lane and Flat Lane. The building is arranged in a U-shaped plan, single storey, and built of reclaimed natural stone. Its use largely determines its form. Due to its position it has no real impact on the character of the Conservation Area but its location is ideal for such a building in the Conservation Area.

Figure 39: Well Lane Court sheltered accommodation building



**Other Architecture of Interest within the Conservation Area**

5.17. Other structures of note in the village include the War Memorial in the middle of the junction with High Street and Chapel Lane, and a sundial constructed to celebrate the Millennium to the side of the footpath at the south-west corner of the junction. In particular, the War Memorial provides an important landmark and focus in the centre of the village. The main inscription on the memorial reads: “Honour To the Glory of God and in Loving Memory of the Men of this Village who gave their lives in the Great European War 1914-1918”.

5.18. Typically the street furniture in the conservation area is similar to most other places in the borough. The streetlights (where installed) are standard concrete or steel lamp posts with standardised light fittings (see *Figure 40*). Most road and pavement surfaces are covered with black tarmac apart from a large section of the pavement on High Street where “Conservation” concrete kerbs, flags and block paving has been installed in an attempt to add interest to the street surface. (see *figure 41*)

Figure 40: Typical street lamp design in Billingsley



Figure 41: A typical Street surface in the Conservation Area

- 5.19. One of the most unique pieces of street furniture in the village is the bus shelter on High Street. Of timber construction, the shelter was originally built by Hemsworth Rural District Council before 1974. In 1974 local government was re-organised, bringing about the abolition of the Council and the creation of Barnsley Metropolitan Borough Council and South Yorkshire County Council. The shelter is a welcome alternative to the standard modern shelters located in most other parts of the Borough.
- 5.20. Between High Street and Back Lane two footpaths run through the sides of properties fronting both streets. These paths, although formally marked and clearly defined, lack any formal surfacing such as paving or tarmac. Neither of the footpaths are particularly overlooked by surrounding properties, or well lit, making them largely unsuitable for use at night (see Figure 43).

## 6. The Character and Appearance of the Conservation Area

- 6.1. Overall, Billingley Conservation Area is a typical small village set within open countryside. The village probably originating during the medieval period, and grew as a traditional farming centre around two farms. These have moved out to the edges of the settlement over the last 30 years. Over the years development in the village has been slow and piecemeal. During the 1980's a planning agreement secured the future of a number of redundant farm buildings and allowed for a certain amount of infilling and new buildings.
- 6.2. The village is dominated by traditional stone-built properties and original farm buildings, all of which have now been converted. Almost all the buildings in the Conservation Area are built of stone, apart from some late 19th, 20th and early 21st Century properties that use a variety of materials including brick and artificial stone. Apart from the Chapel, all the buildings in the Conservation Area are private houses and no services or facilities exist within the village at the current time.
- 6.3. The overall character of the Conservation Area includes buildings set within large plots, interspersed with small groups of buildings that are often groups of old farm buildings. Towards the northern end of the village this plan form is interrupted somewhat by the new developments around Barn Owl Close. However, the major concentration of buildings in the village is at the southern end of High Street near to the junctions of Back Lane and Flat Lane.
- 6.4. The landmarks in the conservation area include the impressive 3 storey Billingley Hall, the 3 storey Beech House to the north of the village and the War Memorial that stands in the centre of the village on the junction of High Street and Chapel Lane. The fact that the village is surrounded by countryside and is situated at the top of a rise help give outstanding views of the surrounding area including the fields nearby and the hills in the distance.

Figure 42: A typical street surface in the Conservation Area.



Figure 43: Footpath running between buildings from High Street to Back Lane



- 6.5. The style of architecture prevalent in the Conservation Area is traditional vernacular. Many of the properties in the village are conversions of old farm buildings and cottages. Some new development is concentrated at the northern end of the village and various infill developments have been completed at different times throughout the 19th and 20th Centuries. Some of this infill development has provided some variety to the style of buildings in the village but, unfortunately, not all have been successful in enhancing the overall character of the Conservation Area.
- 6.6. Open space within the Conservation Area is minimal even though the village is surrounded by fields in every direction. A small strip of land to the south of the junction of High Street and Flat Lane is the only recognised area of open space the village possesses. A large area of open space exists to the north but this is currently rough grass and used only for informal grazing. The site was deliberately left undeveloped as part of the Section 52 agreement that allowed development elsewhere.

## **7. Proposals for the Future Conservation and Enhancement of the Conservation Area**

- 7.1. This section of the document sets out the basis for a possible future management plan for the Billingsley Conservation Area. Eventually, any future management plan should be read in conjunction with this appraisal. The proposed policies put forward will aim to preserve the special character of the Conservation Area while proposing enhancements that respect the existing historic fabric and character of the area. In order to implement these policies they will ultimately have to be incorporated through the management plan into the Local Development Framework.
- 7.2. The Council has policies in the current Unitary Development Plan (UDP) that relate to the design quality of developments in all areas of Barnsley. In addition to this, the UDP also has a policy that specifically relates to development within Conservation Areas (Policy BE1). The Local Development Framework (LDF) that will eventually replace the current UDP when adopted has two policies directly related to Conservation Areas. These are:
- HE1 Conservation areas – design
  - HE2 Conservation areas – planning application procedures
- 7.3. These policies are contained within the Barnsley Policies Preferred Options document. At present the Local Development Scheme which sets out the timetable for production of all the documents that make up the LDF does not include any specific timetable for the formation of Supplementary Planning Documents, which could cover design guidance in Conservation Areas. However, future revisions of the LDS could outline the formulation of such guidance after the main development plan documents have been completed.
- 7.4. The proposals for preservation and enhancement cover two specific areas of policy. The first part relates to the preservation of the special character within the Conservation Area while the

second deals with the specific policies that aim to enhance the area in the future. Included are proposals to extend the current boundary of the Conservation Area to adjacent areas where necessary.

- 7.5. The future preservation of the special character of the area is dependant on firstly preserving the features that currently define the overall character of the area. As described in the appraisal, the main aspects of the Conservation Area that contribute to its special character include:
- The traditional vernacular style of the original converted farm buildings and cottages that give the village its rural farm village character.
  - The predominant use of natural sandstone as a building material gives Billingley a significantly different character from that of other settlements in the surrounding area.
  - The spread of buildings which consists of large buildings in large plots interspersed with smaller barn conversions and groups of buildings in close knit groups.
  - The landmarks that include the listed buildings, War Memorial, Chapel and the gravestone in the gable end wall which add so much to the area's special character.
  - Trees give an added value to the townscape of the village in several locations including the northern end of High Street and near the centre of the village.
  - Open spaces at both the northern and southern ends of High Street are important as they are some of the only open spaces in the village.
  - The different character of the new developments around Barn Owl Close and whether they could be better integrated into the special character of the older parts of Billingley.
- 7.6. All new development proposed in the conservation area that requires planning permission now need to include a Design and Access Statement. The Statement must include information on the full context of any proposal including an assessment of the site's immediate and wider context. It must also include details of the involvement of both community members and professionals and an evaluation of the information collected formulating the design principles of the development. The inclusion of a Design and Access Statement in any planning application for a site within the Billingley Conservation Area should therefore take account of this appraisal.
- 7.7. Conservation Area designation introduces control over the demolition of most unlisted buildings (over 115 cubic metres in volume) and some boundary walls. Applications for Conservation Area Consent to demolish must be made to the local planning authority.
- 7.8. There are two other forms of control in existence for historic structures. The listed buildings in Billingley are controlled under listed building legislation. An application for Listed Building Consent is required for any proposal which would affect the character of a listed building. An alteration to the character of a building usually means the removal of an original feature externally or internally, or changes to such things as window or door styles, roof materials, or pointing. It is always best to check, when alterations or repairs are being considered, whether Listed Building Consent is required. Carrying out unauthorised works to a listed building is

- a criminal offence. Listed Buildings within the Conservation Area are shown on the map of important landmarks and views in section 8 of this document.
- 7.9. Future repairs and upgrading of the highways and street furniture should consider the historic context and special character of the area. Wherever possible, materials should be used that are appropriate to the historical context of the village. New and replacement street furniture should also be designed to respect the character of the area.
- 7.10. In Billingley there are very few mature trees, particularly along Back Lane. This makes all trees of significant size in the Conservation Area particularly important. All trees with a stem diameter of 75mm or larger are protected and notification is required for any works to such a tree that lies within the Conservation Area. If appropriate, trees in the Conservation Area can be protected by Tree Preservation Orders. In Billingley, only the Beech adjacent to Beech House currently has a Tree Preservation Order. Almost all trees in the conservation area contribute positively to the amenity of the area and as such should be retained. Where a tree needs to be removed, its replacement with trees of a suitable species may be required.
- 7.11. Following development over the last 25 years, hardly any scope exists for future development in the Conservation Area. However, any future proposal that may involve the conversion or replacement of an existing building must preserve or enhance the special character of the Conservation Area. The process of producing Design and Access Statements for most applications should be instrumental in improving the quality of future design. Design that enhances the Conservation Area does not always need to replicate its architectural styles. However, all new buildings should fit into the village context and be appropriate in terms of materials, form and scale.
- 7.12. New development that does follow the pattern of the area's existing character should utilise traditional styles and materials; for instance, timber-framed windows in preference to pvcu, as modern alternatives can often look out of place on traditionally-styled buildings. This philosophy should also apply to other materials and details, such as roofs, doors and stonework, and also to improvement work to existing buildings within the Conservation Area.
- 7.13. There are some buildings that currently detract from the character of the village that are identified in the appraisal and any future proposals for more appropriate replacement buildings should be considered favourably in the interests of enhancing the character of the conservation area.
- 7.14. At the present time community facilities are limited within the Conservation Area. Any future proposal to convert the vacant building on Back Lane for local and small scale community facilities in the area would both improve the mix of uses in the area and provide much-needed space for a range of community activities.

- 7.15. A minor change to the Conservation Area boundary is required to take account of development completed since its designation. The change is illustrated in Map 8.6 at the back of this document. It is proposed to extend the boundary to the south of Chapel Lane to include all the gardens of Wentworth House. Apart from this, no further changes to the boundary are thought necessary.
- 7.16. Proposals for any significant works in the Conservation Area, like new development or substantial extensions to existing buildings, should be accompanied by a desk-based archaeological assessment. This would not include applications for conservatories and small extensions, or those to undertake tree work. The archaeological assessment should be completed and submitted in support of a planning application). Where the desk-based assessment shows there to be a likelihood of surviving archaeology then we would recommend that the works be supplemented by pre-determination evaluation, most likely taking the form of trial trenching. These works would help inform planning decisions on the site.

## References and Further Reading

Brunskill R W (2000), Illustrated Handbook of Vernacular Architecture, Faber and Faber, London

Department for the Environment and Department of National Heritage (1994), Planning Policy Guidance Note 15: Planning and the Historic Environment, HMSO, London

English Heritage (2006), Guidance on Conservation Area Appraisals, English Heritage, London

English Heritage (2006), Guidance on the Management of Conservation Areas, English Heritage, London

Miller E (1804), The History and Antiquities of Doncaster and Its Vicinity, Sheardown, London

Various original plans and documents relating to the history and buildings in the Billingley conservation area have been accessed through the Barnsley Archives Service.

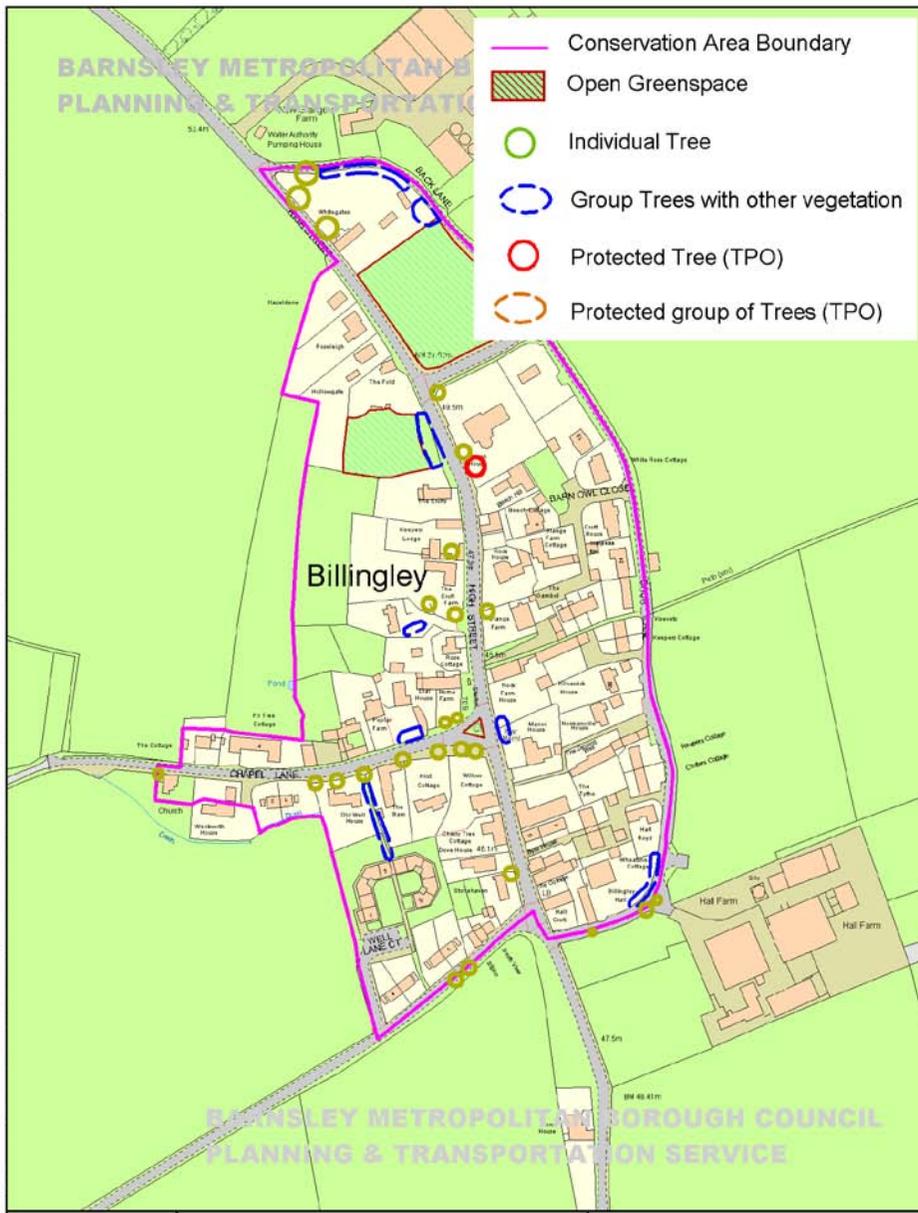
Office for National Statistics (2007) Neighbourhood Profile for Barnsley 020B LSOA, <http://neighbourhood.statistics.gov.uk/dissemination/NeighbourhoodProfileSearch.do?a=3&i=1001&m=0&enc1&profileSearchText=S72+0JB&searchProfiles=Search&bhcp=1> [Accessed: 22nd February 2007]

Maps from 1895, 1910, 1930, 1948, 1960, 1990 accessed through the Barnsley Archives Service (All maps © Crown Copyright. All rights reserved 100022264 (2006))

Many of the above references can be obtained through contacting the Barnsley Archives Service on (01226) 773950



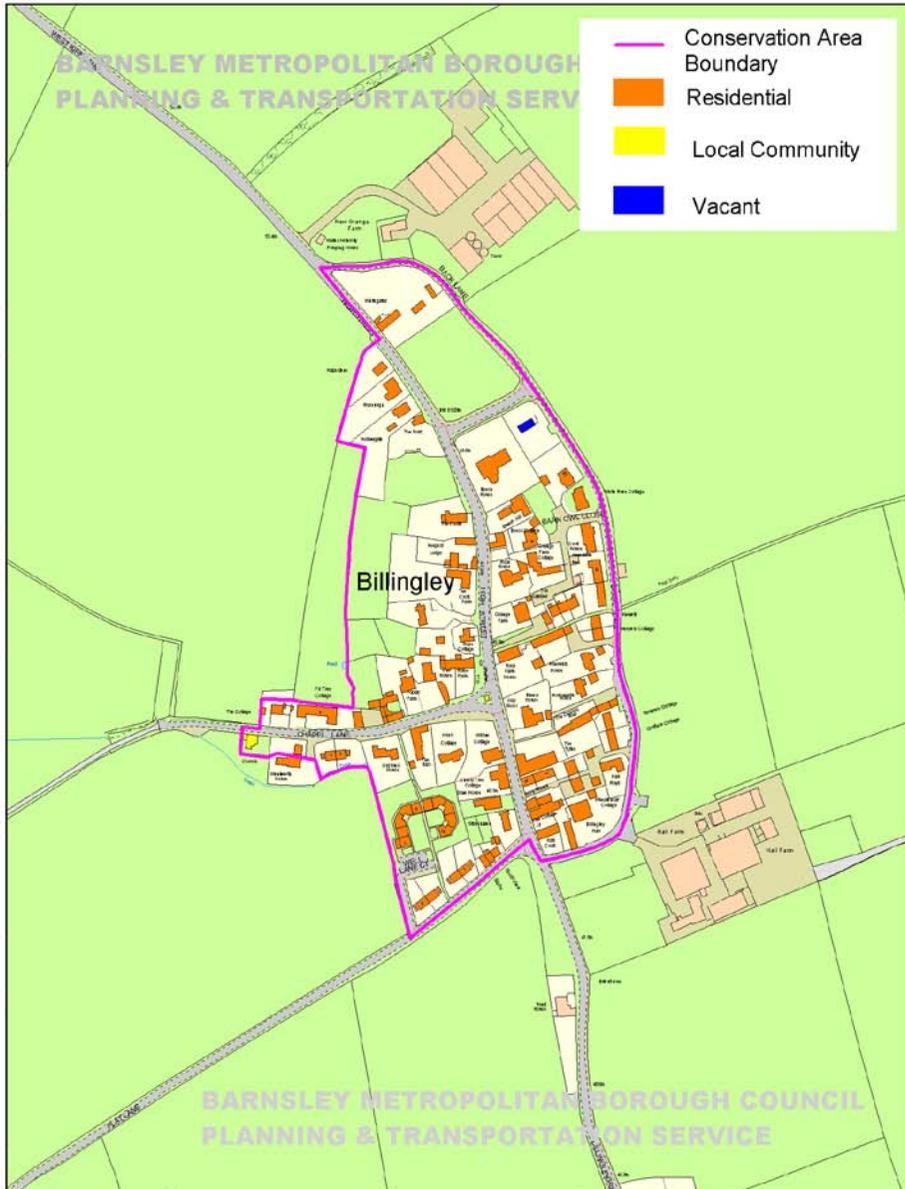
## 8.2 Trees and Open Greenspace in the Conservation Area



<p>Scale 1:2000 @ A3</p>	<p><b>Billingley Conservation Area</b></p>	 <p><b>BARNSLEY</b> Metropolitan Borough Council</p>
<p>Drawn by: T.Carr Date: October 2007</p>	<p><b>Trees and Open Greenspace</b></p>	<p><b>Planning and Transportation Service</b> Assistant Director: Chris Collison MBA, BA(Hons), MRTPI, MCM, MIED, IHBC PO Box 604, Barnsley, S70 9FE Tel: (01226) 772601</p>

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### 8.3 Current Uses and Activity in the Conservation Area

Scale 1:2000 @ A3	<b>Billingley Conservation Area</b>	 <b>BARNSELY</b> Metropolitan Borough Council
Drawn by: T.Carr Date: October 2007	<b>Current Uses and Activity</b>	<b>Planning and Transportation Service</b> Assistant Director: Chris Collison MBA, BA(Hons), MRTPI, MCMI, MIED, IHBC PO Box 604, Barnsley, S70 9FE Tel: (01226) 772601

## 8.4 Billingley Conservation Area Important Buildings and Views



View on leaving the village looking north along High Street



Opposing view to 1 looking south



View south-west to open countryside from Billingley Green Lane/Flat Lane junction



View into Billingley looking north along Billingley Green Lane



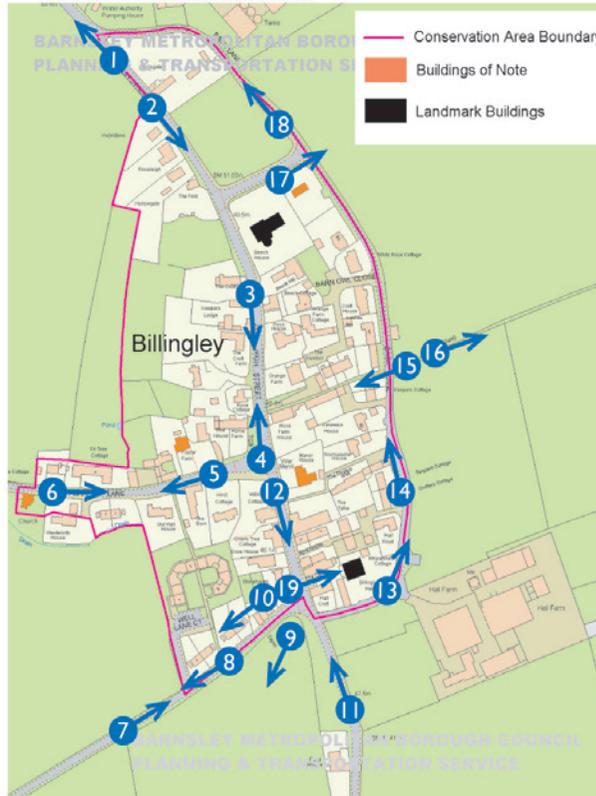
View south along High Street from the Chapel Lane junction



View south on High Street towards the centre of Billingley



View north along High Street



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Looking north-east from Back Lane



Looking north along Back Lane



Looking west along Chapel Lane



Looking east along Chapel Lane



View west along footpath adjoining Back Lane



Opposing view to 15



View east along Flat Lane (into Billingley)



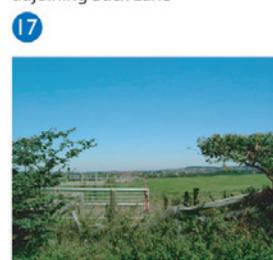
View west along Flat Lane



View west toward Flat Lane



View of Billingley Hall (opposing view of 10)

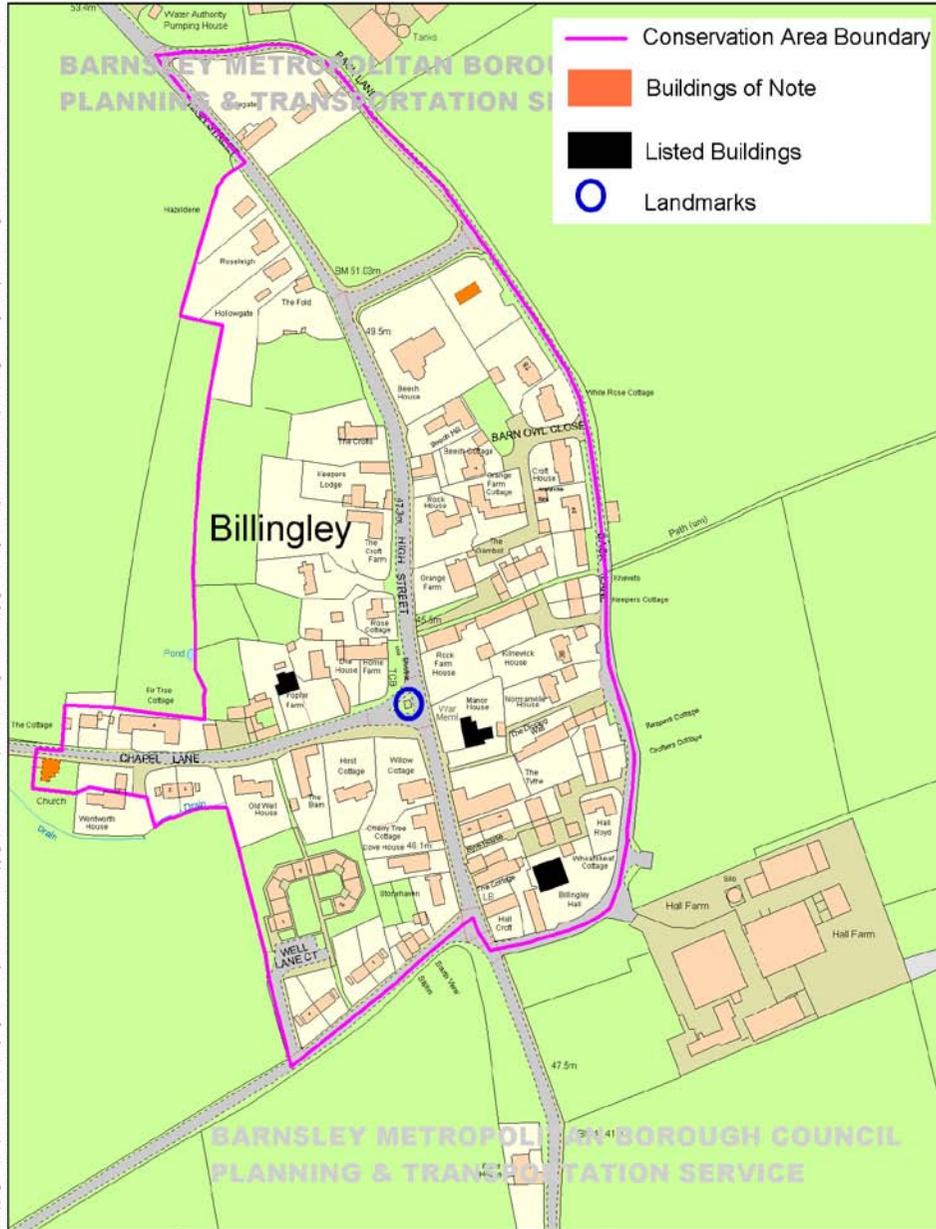


Looking north-east to open countryside



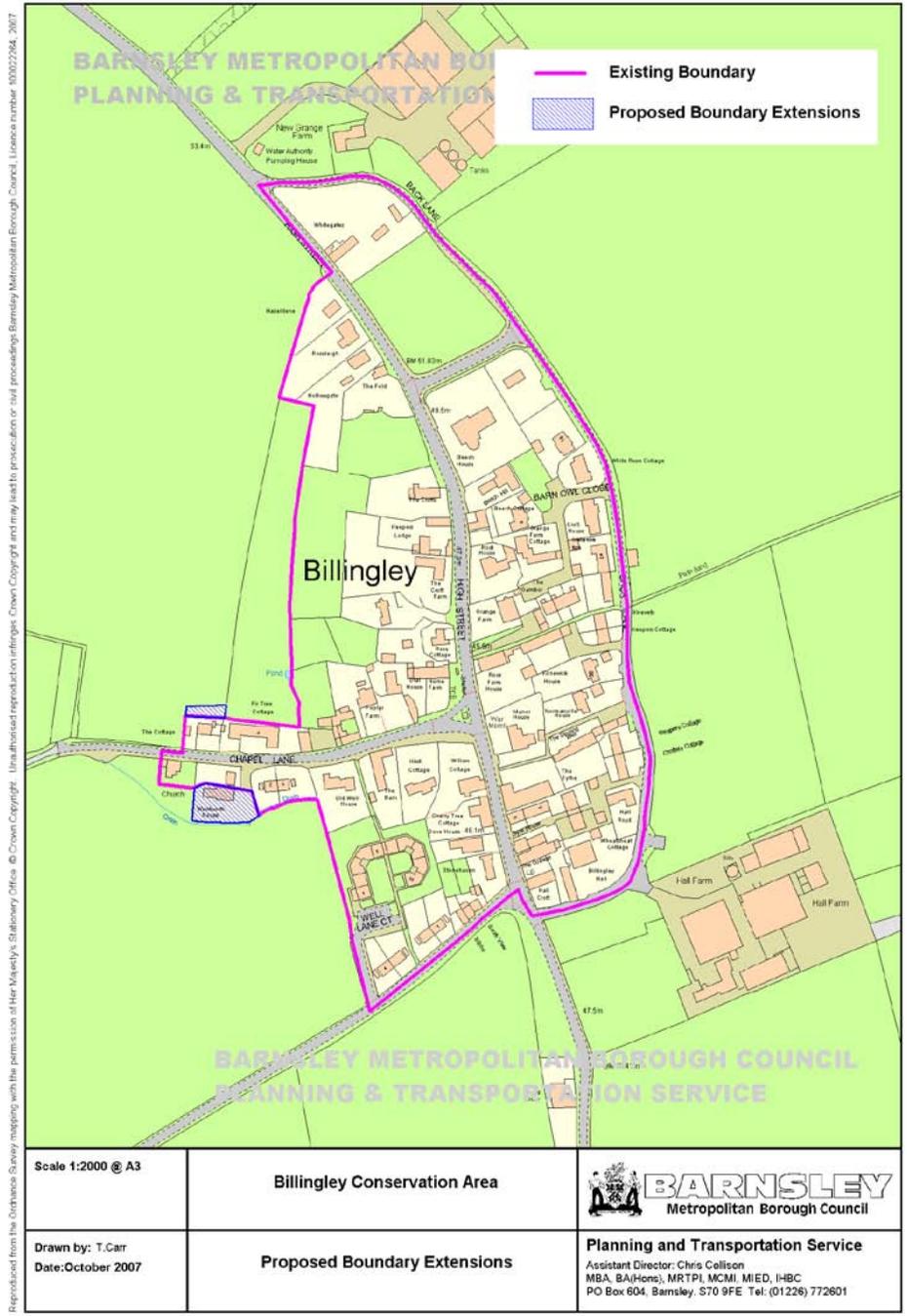
View north-west along Bach Lane

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Scale 1:2000 @ A3	<b>Billingley Conservation Area</b>	 <b>BARNLSLEY</b> Metropolitan Borough Council
Drawn by: T.Cerr Date: October 2007	<b>Listed Buildings/Buildings of Note</b>	<b>Planning and Transportation Service</b> Assistant Director: Chris Collison MBA, BA(Hons), MRTPI, MCMI, MIED, IHBC PO Box 604, Barnsley, S70 9FE Tel: (01226) 772601

8.5 Listed Buildings/Buildings of Note



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## Appendix A

### Listed Building Profiles for Buildings in Billingley Conservation Area

**Location: BILLINGLEY HALL, BACK LANE, BILLINGLEY, BARNSELY, SOUTH YORKSHIRE**

**Date Listed: 18th April 1985**

**Grade: II**

**SE40SW BILLINGLEY BACK LANE  
(north side)**

**IoE Number: 333629**

**6/1 Billingley Hall**

SE40SW BILLINGLEY BACK LANE (north side) 6/1 Billingley Hall II House. Late C18, C19 extension to rear. Sandstone ashlar front, coursed, squared sandstone returns. Welsh slate roof, stone slates retained at rear and part of left return. Renewed brick stacks. 3-storey, 3-bay C18 block with 2-storey full width extension to rear. Wallstone plinth at sill level. Band-rusticated quoinstrip to ground floor, chamfered quoins above. Central panelled door with renewed overlight in eared stone architrave with pulvinated frieze, eroded consoles and segmental pediment. Flanking 4-pane sashes in architraves. Band at pediment level. Sill band to 1st-floor windows linking similar outer sashes to narrower central window with moulded projecting sill, eared architrave, cornice and ashlar panel above. Sill band to 2nd floor linking 3 sashed architraves; central window narrower with moulded sill. Paired stone gutter brackets. Hipped roof with 2 ridge stacks. Right return: tall stair window in C19 extension.

\* IoE Number refers to an entry on English Heritage's Images Of England register.  
Details on line at [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)



**Location: POPLAR FARMHOUSE, CHAPEL LANE, BILLINGLEY, BARNESLEY,  
SOUTH YORKSHIRE**

**Date Listed: 18th April 1985  
Grade: II**

**SE40SW BILLINGLEY CHAPEL LANE  
(north side)**

**IoE Number: 333630**

**6/2 Poplar Farmhouse**

SE40SW BILLINGLEY CHAPEL LANE (north side) 6/2 Poplar Farmhouse II Farmhouse. Mid C18. Deeply-coursed, squared sandstone, stone slate roof renewed in C20 tiles at rear. Renewed brick stacks. 2 storeys, 3 windows to 1st floor. Large quoins. Central part-glazed door in square-faced surround all within C20 glazed porch. Flanking 3-light square-faced mullion windows with projecting sills and renewed wood casements with glazing bars. Band to 1st floor with similar 3-light windows above flanking central 2-light window. Gable copings and brick end stacks. Rear: flat-roofed extensions not of special interest.



**Location: MANOR HOUSE, HIGH STREET, BILLINGLEY, BARNSLEY,  
SOUTH YORKSHIRE**

**Date Listed: 18th April 1985  
Grade: II**

**SE40 SW BILLINGLEY HIGH STREET  
(east side)**

**IoE Number: 333632**

**6/4 Manor House**

SE40 SW BILLINGLEY HIGH STREET (east side) 6/4 Manor House II Farmhouse. Early C19 with late C16 or early C17 rear wing. Wing: partly timber-framed. Main range: coursed dressed sandstone, Welsh slate roof, renewed brick stacks. L-shaped plan: 4-bay main range and short wing projecting from rear right. Main range: ashlar plinth, large quoins. Panelled door to bay 2 in quoined surround with shaped keystone cut onto lintel. 3 ground-floor windows with projecting sills and lintels cut to resemble voussoirs, C20 casements. 4 similar 1st-floor windows, bay 2 window narrower. Brick end stacks and a ridge stack between bays 3 and 4. Rear wing: upper walling infilled in brick, steeply-pitched roof. Interior of wing retains 2 heavy transverse beams to ground-floor room. Post and truss timber framing visible in upper rooms, wall posts, some original stud infill, braces and wallplates exposed. Original roof structure visible in loft has 2 king-post trusses with braces to ridge.



## Appendix B

### Report on Consultation Undertaken

How public and community consultation has been undertaken:

- Public Workshop held on 1st November 2006 at the Methodist Chapel on Chapel Lane, Billingley.
- Leaflets distributed to all households to inform them of the intended production of an appraisal for the area and to invite them to the workshop.
- Press article in the Barnsley Chronicle to publicise the Conservation Appraisal process.
- Contact made with the local Parish Council who helped by booking the Chapel for the event and being on hand during the running of the workshop.
- Local Ward Councillors contacted and informed about the public consultation event.

### Summary of the public workshop event held at the Methodist Chapel 1st November 2006

The purpose of the public workshop was to gain the views of local residents in the Billingley Conservation Area on a number of topics covered in the appraisal. The topics that views were sought on included:

- What has happened to the Conservation Area over time?
- The character of the Area i.e. what makes it special?
- What buildings and sites have a positive impact on the area? What could be improved?
- Landscape and Trees
- Streets and their environment
- Ideas for the future preservation and enhancement of the area (Management Plan).

A summary of the outputs from the workshop is included below:

### Summary of the Billingley Conservation Area Appraisal Workshop Held: 1st November 2006 at Billingley Methodist Chapel

#### Buildings

- New development has changed the character of the village; houses are closer together than original cottages.
- Some discrepancies over the style of barn conversions allowed through the Section 52 agreement. The Council's Supplementary Planning Guidance (SPG) on such development which has harmed the character of these buildings.
- Broadly speaking, the plans put forward for development by the Section 52 agreement have been adhered to.
- Houses to the south of the village outside the Conservation Area are protected from

- surrounding new development through being in the green belt.
- The quality of new buildings in the village varies considerably, some being better than others.
- Some built in artificial stone do not match the existing stone buildings that dominate the village.
- Feeling that reclaimed stone would be a better bet on future developments rather than artificial alternatives.
- A worry that the design of new modern properties is too modern.
- The chapel is an important building in the village and dates from 1818 but is not listed.
- It was thought that the council built red brick buildings in the village were constructed in 1952/3.

### **Open Spaces**

- Open Spaces form an important element of the character of the village.
- The “Village Green” to the south of the village and outside the CA belongs to Wentworth Estates. There was a feeling that this area is currently underused and could do with being improved accordingly.
- The village is Green Space deficient in planning terms but surrounded by Green Belt.
- No play area for children so they often play on the “Village Green” which is potentially dangerous due to it being right next to the road and only being a small strip of land.

### **Public Realm**

- War Memorial acts as an important landmark at the heart of the village and should continue to be maintained in its current location.

### **Use of Buildings and Land**

- Village is almost entirely residential except for:
- Unfinished community building on Back Lane
- Methodist Chapel on Chapel Lane
- Residents consider the village to still be a working farming village.

### **Vacant Properties**

- Not really a problem, except Beech House?
- Concerns over conversion into flats
- Concerns over converting the building into a pub as this could spoil the quiet character of the village.

## Transport, Streets and Footpaths

- Pavements – currently 2 different styles. Need to do something to improve the look of both.
- Street lights – not in keeping with village “feel”.
- New holistic approach should be adopted for the future maintenance issue with paving.
- Traffic calming at Middlecliffe has caused problems, particularly in the morning with people using High Street as a “rat run” to avoid the traffic calming. This is a particularly recent and new nuisance.
- The speed of traffic through the village is a perceived problem.
- Traffic calming measures that fit in with the character of the conservation area would be welcomed. There would be a need to consider farm traffic and how it would negotiate any measures put in place in the design of any traffic calming scheme.

## Trees and Biodiversity

- Sycamore trees by the road side need attention and the remaining have become a nuisance. Parish Council have chased this up with the Council but to no avail.

## Landmarks

- War Memorial
- Chapel
- Grave slab in wall on Back Lane

## Energy Saving Devices

- Solar Panels
- Mini Wind Turbines
- The Government will eventually legislate on these matters as to whether planning permission will be required to install them or not and under what circumstances.

The views stated at the workshop were taken into consideration in the production of the appraisal.

A draft version of the Billingley Conservation Area Appraisal was made available for public consultation on 21.04.2008. Comments received have been used in producing a final version of the appraisal. The appraisal will then be formally adopted by the Council on 30.06.2008 to assist in future development control decisions within the Conservation Area.

## Appendix B

### Report on Consultation Undertaken Before the Appraisal was Written

How public and community consultation has been undertaken:

- Public Workshop held on 1st November 2006 at the Methodist Chapel on Chapel Lane, Billingley.
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- Landscape and Trees
- Streets and their environment
- Ideas for the future preservation and enhancement of the area (Management Plan).

A summary of the outputs from the workshop is included below:

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- Some discrepancies over the style of barn conversions allowed through the Section 52 agreement. The Council's Supplementary Planning Guidance (SPG) on such development which has harmed the character of these buildings.
- Broadly speaking, the plans put forward for development by the Section 52 agreement have been adhered to.
- Houses to the south of the village outside the Conservation Area are protected from surrounding new development through being in the green belt.
- The quality of new buildings in the village varies considerably, some being better than others.
- Some built in artificial stone do not match the existing stone buildings that dominate the

village.

- Feeling that reclaimed stone would be a better bet on future developments rather than artificial alternatives.
- A worry that the design of new modern properties is too modern.
- The chapel is an important building in the village and dates from 1818 but is not listed.
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### Open Spaces

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- Pavements – currently 2 different styles. Need to do something to improve the look of both.
- Street lights – not in keeping with village “feel”.
- New holistic approach should be adopted for the future maintenance issue with paving.
- Traffic calming at Middlecliffe has caused problems, particularly in the morning with people using High Street as a “rat run” to avoid the traffic calming. This is a particularly recent and new nuisance.

- The speed of traffic through the village is a perceived problem.
- Traffic calming measures that fit in with the character of the conservation area would be welcomed. There would be a need to consider farm traffic and how it would negotiate any measures put in place in the design of any traffic calming scheme.

### **Trees and Biodiversity**

- Sycamore trees by the road side need attention and the remaining have become a nuisance. Parish Council have chased this up with the Council but to no avail.

### **Landmarks**

- War Memorial
- Chapel
- Grave slab in wall on Back Lane

### **Energy Saving Devices**

- Solar Panels
- Mini Wind Turbines
- The Government will eventually legislate on these matters as to whether planning permission will be required to install them or not and under what circumstances. The views stated at the workshop were taken into consideration in the production of the appraisal.

### **Consultation Following the Publishing of the Draft Appraisal**

A draft version of the Billingley Conservation Area Appraisal was made available for public consultation on 21.04.2008. Some of the comments received have been incorporated into the proposals for the future conservation and enhancement of the Conservation Area. All feedback is included below. The appraisal was formally adopted on 30/06/08 following a Council resolution. It is intended that the Appraisal will be used to assist in future development control decisions within the Conservation Area.

## Consultation Feedback

### Feedback Form:

Q1. Do you agree with the assessment of the character of the Conservation Area

Strongly agree: 25%

Agree: 75 %

Disagree: 0%

Strongly Disagree: 0%

Not sure: 0%

Q2. Do you agree with the recommendations for the Conservation Areas as outlined in section 7 of the Conservation Area Appraisal.

Strongly agree: 12.5%

Agree: 87.5%

Disagree: 0%

Strongly Disagree: 0%

Not sure 0%

Q3. Do you agree with the boundary of the Conservation Area (including any changes proposed?)

Strongly agree: 12.5%

Agree: 37.5%

Disagree: 25%

Strongly Disagree: 25%

Not sure 0%

The following comments are in no particular order and are lifted word for word from the feedback forms.

Q4. Is there anything in particular you would like to see preserved or enhanced in the Conservation Area?

- No businesses to be allowed in Billingley which are not connected to farming i.e. keep the rural farm village character as stated in your document.
- No further development to be allowed which would adversely affect the quality of life of neighbouring properties.
- Preserve the few open spaces which are left in the village – the newer properties have been built too close together. The document rightly states it is important to retain the few open spaces that remain in the village.
- Traffic calming measures in the main street to stop vehicles racing through the village and to deter them from using it as a short cut to and from the A635.
- Preserve all trees and hedges for environmental reasons as well as conservation.

- Strict limits on the uses of vacant building (proposed village hall) on Back Lane so as to minimise the noise and nuisance effects on the neighbours (and consequent distress). Also to preserve the tranquillity of the area which has been enjoyed for so long.
- As highlighted in your report, there are very few public amenities in the village. Although a village hall will go some way towards rectifying this (if it ever happens), there will still not be any suitable public “green space” within the Conservation Area.
- The provision of a communal outdoor area which can be used at any time without prior arrangement by any member of the village would be a tremendous asset and would sustainably improve community interaction. However it is recognised that the area would need to be landscaped, fenced and maintained.
- Your report identifies that a suitable location for such a space exists within the village, but it is only available for pre-arranged events on a couple of occasions per year and is not currently in a suitable condition for public activities. A combination of a flat green area, flower beds and seating would be ideal.
- The resurrection of the village pond on the village green would also add significantly to the area and provide a fantastic first impression for those entering from the A635. The pond could attract water birds from the nearby nature reserve and provide a beautiful focal point. However, there would obviously be safety issues attached.
- The proposed lighting on Back Lane would also be an asset to the village. Currently walking around after dusk is restricted for safety reasons to the remainder of the village. Lighting on Back Lane would enable people to walk safely around the entire Conservation Area and encourage further community interaction.
- Improvements in the pavement between Billingsley Green Lane and High Street would enhance the appearance of the village and add to the impact for those entering the village from the A635. The adoption of stylish street lighting along High Street would also add substantially to the ambiance of the village.
- More attention to traffic calming in the village. Check on the age of Hirst Cottage. When outer walls removed for renovation ‘Tudor’ style timbers exposed.
- I have lived in this village all my life and love it. I would like to see the street lighting in the village uniform and in keeping with a unique village (all the village). The pavements should be more in keeping with a traditional village. Also, if anything can be done to stop “rat run” of traffic. More trees.
- Footpaths between Back Lane and High Street should be regularly maintained. Inappropriate planting of Leylandii hedges should be removed. This includes any overgrown conifer not a UK native.
- Conservation Area boundary should include the ‘animal shelter’ opposite 24 + 26 Back Lane.
- I totally agree about the paving and lighting - which are not in keeping with the village. We fought hard to keep a red telephone box – but unfortunately we lost the battle. Also I note your comments about the bus shelter which we also fought to keep.
- We think the field at the back of Fir Tree Cottage should be within the Conservation Area.

This was bought by an individual and could be used for housing in the future. Also why are the farms not in and the two houses viz. Rose Cottage and Woodbine Cottage? Also the three houses at the top of the hill. Pond House and the two opposite. They are all part of the village.

#### Other comments:

- Conservation Area should be amended to include both farms. It should also be extended beyond centre of road lines to include hedgerows at the full perimeter of the village. Include strip of land at rear of Fir Tree Cottage. Preserve natural state of Back Lane please.
- We feel that the boundary should include land (vacant) behind Fir Tree Cottage, Chapel Lane. We feel strongly that this should be included in the Conservation Area. Also more notice taken of the Conservation Area. Some things are getting through that once would not have been allowed in Planning.
- No mention of Billingley mentioned in 'Doomsday Book'. Recollection of Bell Pit being discovered in the past (local paper). When Hirst Cottage was being renovated, Tudor timbers exposed in outer wall. Found top of Bellarmine Jug in my garden.
- We are please to see that the report recognises that the village would be enhanced by the application of good design, rather than the insistence upon traditional form and materials. Having recently visited Germany, we believe this added interest and enhanced the location. However we do recognise that there is very little scope for development within the Conservation Area.
- The use of imitation materials combined with mediocre design due to cost of building would soon result in a mediocre village.
- We were also glad of this opportunity to put across our views, as public meetings can be dominated by those with aggressive personalities and often reflect a minority view. As is often the case, the silent majority remain silent to avoid conflict within the community.
- Billingley has a tremendous and so far unrealised potential as a village community.
- Stop people using or putting up some of the horrible iron railings, gates etc. that do not fit in or blend with the village.
- Street lighting proposals for Back Lane should be dropped as they detract from the nature of the lane and are unnecessary.
- I do think that all the houses within the village should be within the Conservation Area viz: - Pond House, Primrose Farm and the Barn next door; also Rose Cottage and Woodbine Cottage at the bottom of the hill are all in Billingley, but not on your map.
- I do think you made it difficult for villagers to look at the document. After trying with great difficulty to access it on computer we went to the library who had only received the document the day before and they found the same difficulty on the website. A copy should have been sent to the Parish Council who would have made it available for everyone to see.

## Contact Details

If you have any comments to make on this document or if you have any further queries that you wish to discuss further then please get in touch using the contact details below:

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if you would like a copy or extract of this document in audio format, large print, braille or Hindi, Urdu, Punjabi, Chinese, Polish, Albanian or Russian or another language other than English please call 01226 772576

*Në qoftë se dëshironi një kopje të këtij dokumenti në gjuhët Hindi, Urdu, Punjabi, Kineze, Polake, Shqip, Rusisht ose variantin për të, ju lutem lajmëroni.*

如閣下需要此份文件之其他文字翻譯版本，我們可提供的有：印地文、烏爾都文、旁遮普文、中文、波蘭文、埃塞俄比亞文、俄文、和盲人凸字版，請與我們接洽。

*यदि आपको इस दस्तावेज की हिन्दी, उर्दू, पंजाबी, चीनी, पोलिश, अलबेनियन, रूसी या बरेल में कॉपी चाहिए, तो कृपया संपर्क कीजिए।*

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*ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਪੰਜਾਬੀ, ਹਿੰਦੀ, ਉਰਦੂ, ਚੀਨੀ, ਪੋਲਿਸ਼, ਅਲਬੇਨੀਅਨ, ਰੂਸੀ ਜਾਂ ਬਰੇਲ ਵਿਚ ਕਾਪੀ ਚਾਹੀਦੀ ਹੈ ਤਾਂ, ਕਿ੍ਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।*

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