

Alterations to convert two dwellings into one dwelling
Stable Cottage and Sycamore Cottage
Moor End Farm
Moor End Lane
Silkstone Common
Barnsley
S75 4RA

December 2016

Ref: 16.14

HERITAGE STATEMENT

1.0 Proposals

Sycamore and Stable Cottage is a former agricultural outbuilding which forms part of a traditional courtyard at Moor End Farm. Its current residential use is long established. Within the courtyard there is a Grade II Listed barn. As such any works to the cottages need to be assessed for impact upon the listed building and its setting.

The works involve alterations to convert two cottages into a single dwelling.

They include:

- Removal of two existing staircases and replacement with a new staircase.
- Formation of openings in internal masonry wall at ground and first floor level.
- Alterations to non-loadbearing internal timber partitions to adapt internal layout.
- Replacement of window and door openings which are non-compliant with building regulations.

2.0 Planning History

There are no electronic records at the councils online planning portal which provides details of any former applications to Stable/Sycamore Cottage.

3.0 Planning Policy Context

The National Planning Policy Framework

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out twelve core planning principles including the need to:

- *conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations;*

Barnsley Core Strategy and its Development Policies

Extracts from the most relevant policies are as follows:

CSP31 The Historic Environment

It states that the council:

.. will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their setting will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings*

4.0 Physical Context

The site is located approximately 65 meters south of Moor End Lane and 1Km south east of the centre of Silkstone Common on the road to Hood Green. In the vicinity of the access road to Moor End Farm the road changes from Moor End Lane to House Carr Lane.

Stable and Sycamore Cottages and their garages comprise a two storey stone outbuilding which form part of a traditional agricultural courtyard to Moor End Farm the majority of which is now in residential use. They are constructed of York stone with stone slates to the roof.

The site is set within open countryside and other than the farm courtyard there are no adjacent buildings. Moor End Farm comprises a traditional courtyard of two storey stone buildings with the farmhouse located to the south, Stable and Sycamore cottage to the west and the Grade II Listed barn to the north. There is a further converted barn, Mistal Cottage to the east which makes up a loose quadrangle. The buildings are constructed of York stone with stone slates to the roofs.

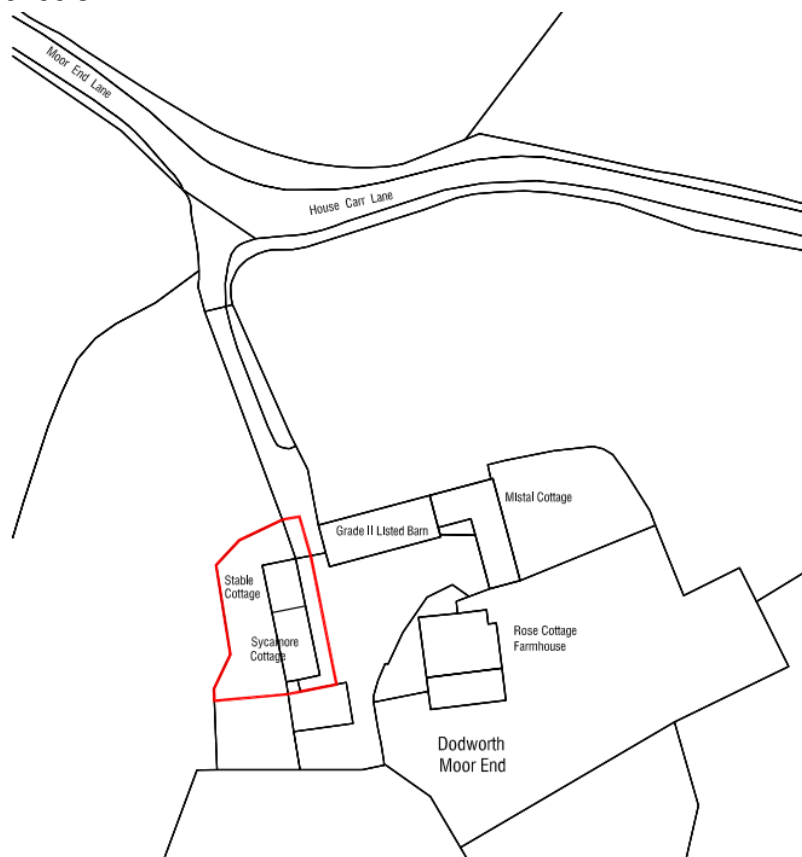


Fig 01. Identification Plan



Fig 02 East Elevation of Sycamore/Stable



Fig 03 West Elevation and Sycamore/Stable

5.0 Heritage Assets – Designated Listed Buildings

There are two listed buildings within 100m of the site. There is a Grade II Listed milestone (List Entry No 1226257) located 100m to the north of the entrance to Moor End Farm which is considered to be unaffected by the works.

The other is the timber framed barn within the farm courtyard adjacent to the application site. The impact of the proposed works on the listed building and its setting will be assessed.

The List entry for the Grade II Listed Barn describes the building as follows:

Name: BARN ALONG NORTH SIDE OF FARMYARD AT DODWORTH MOOR END FARM

List entry Number: 1151744

SE 20 SE SILKSTONE MOOR END LANE (South side, off), Silkstone Common

5/165 Barn along north side of farmyard at Dodworth Moor End Farm

II

Cruck framed barn, C16 or earlier, encased probably in the C17. Coursed rubble with quoins. Welsh slate roof with three courses of stone slates at the eaves. Five internal bays. Central, full-height, square-headed, quoined cart entrance with some C20 stonework: to jambs. Ventilation slits. C20 dormer at right end.

Interior: Four cruck trusses, the centre two have extended tie-bears carrying wall plates and high collars. Each end truss has a low collar with mortices indicating that they were originally closed and that the barn roof was probably hipped or half-hipped. The east truss has sawn off tie-beam and an added king-post braced to ridge. The west truss has sawn-off; wall ties,

P F Ryder, Report for South Yorkshire Archaeology Service, 25th May 1977

C F Innocent, The Development of English Building Construction, 1916 (p57).

Listing NGR: SE2981303802

6.0 Historical Development of Moor End

The image in Fig 04 below is an extract from the 1893 Historical Ordnance Survey plan which shows Moor End. It is remarkably similar to the current OS Plan in Fig 1 and shows that there has been very little new development at Moor End in the last 100 years.

It does appear to show a building on land to the north of the junction with North Carr Lane which is no longer in existence and there appears to be a structure, possibly a wheelhouse to the north of the Grade II Listed barn which is also now absent.

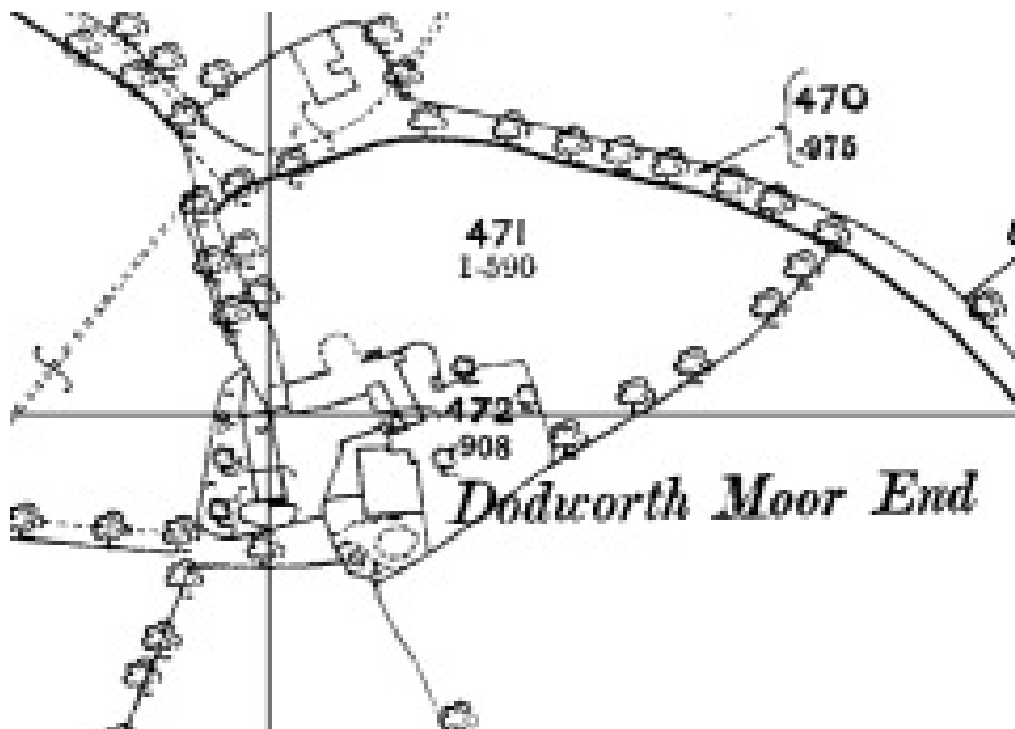


Fig 04 1893 OS Plan

7.0 Design

Design changes which affect the external appearance of Stable and Sycamore Cottage are limited to the relocation of a flue pipe at roof level and the replacement of a number of existing timber windows and doors on a like for like basis.

There are some internal alterations which involve forming two door openings in an existing internal masonry wall, one at ground floor and one at first floor level. It is likely that there were

originally openings in this internal wall to provide access through the original barn although this could not be confirmed by internal inspection due to plaster finishes.



Fig 05 Sitting Room Stable Cottage



Fig 06 Kitchen Stable Cottage

8.0 The Significance and Potential Impact on Heritage Assets

The proposal is in a sensitive location adjacent to the Grade II Listed Barn. The significance relates to the impact that works might have upon the listed building and its setting.

The internal works have no impact upon the adjacent Listed Barn or its setting. They do require alterations to a historic masonry wall. This is however of limited significance. The building involved is not listed and although it could not be confirmed it is likely that there are original door openings in the existing wall. The proposed openings will retain the substantial majority of the existing cross wall and are considered to have no significant detrimental heritage impact.

The works to the external appearance are of a very minor nature. Window and door openings where replaced will be in timber of a design and painted white to match existing. The works to the external elevations have a neutral effect of the Listed Building and its setting.

9.0 Mitigation

No further mitigation is required.

10.0 Conclusion

The proposals have no detrimental effect upon the existing Listed Building or its setting. It might be argued that the reduction from two dwellings to one dwelling will have a positive impact by potentially reducing the requirement for car parking and traffic intensity at the site.

We consider that the alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.

MBooth Design