

**DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT  
IN ASSOCIATION WITH A PLANNING AND LISTED BUILDING APPLICATION FOR A FARM MANAGERS  
HOUSE AT ANNAT ROYD FARM. SPICER HOUSE LANE, INGBIRCHWORTH, BARNSELY, SOUTH  
YORKSHIRE. S36 7GG**

#### BACKGROUND

Annat Royd Farm and Far Royd Moor Farm along with other owned and leased land in the immediate vicinity, extending to a total of 126 Hectares, are farmed as a dairy farm by A. Dickinson & Sons.

The farm is run by Mr. and Mrs. A. Dickinson and their four sons. They live at Far Royd Moor Farm with two of their sons and their families. One son and his family live in the existing farmhouse at the neighbouring farm, Annat Royd Farm, and a further son and his family live off the farm at Lower Denby, some miles away.

The residential accommodation at Far Moor Royd Farm, where the domestic accommodation is very close to the busy farm buildings, is not capable of extension. It has become necessary to provide an additional house with an office on the farm to ensure the future viability of the farm by providing additional full time husbandry and additional security for the cattle. It was therefore decided to consider developing at Annat Royd Farm where additional labour is required and where there is the possibility of erecting a house in a position where its construction would remove an eyesore, provide a view over a section of the holding which cannot be seen easily from existing living accommodation, compliment the listed buildings and not interfere with the working of the farm during its construction.

#### LOCATION

Annat Royd Farm in the Parish of Gunthwaite & Ingbirchworth in the Barnsley Metropolitan Borough Council. Its location is within the Green Belt on the eastern side of Spicer House Lane overlooking the valley towards Ingbirchworth and upper Denby. To the south west of Spicer House Lane the land rises to the ridge on which the Whitley Road runs, along which wind farm is located.

#### EXISTING FARM BUILDINGS

Annat Royd farm originally comprised of a farm yard with on its western side a large, Grade II Listed 'L' shaped barn running approximately north/south with a small two storey wing projecting to the East at the northern end.

The Grade II listed Farmhouse which abuts the wing of the barn, faces south and forms the northern side of the original farm yard. There is a narrow, walled and mainly paved, garden area between the house and the yard.

The eastern side of the yard is formed by a small single storey stone built Store to the east of the Farm house, between which is the main access to the farm yard from the road. To the south of this Store, separated by a gate giving access from the farm yard to the adjacent field is a decrepit, partly demolished Milking Parlour/Cow Shed, which was a later construction in poor quality stone.

The southern boundary of the original farm yard is delineated by a waist high dry stone wall with a gate adjacent to the listed barn to the west and a gate adjacent to the gable of the Milking Parlour/Cow Shed, to the east. Behind the wall to the south lie the stone walled orchard and vegetable garden.

The original farm yard is now mainly concreted and slopes considerably from east to west.

An extensive range of modern steel framed Barns and Storage buildings, generally with corrugated, coloured steel or concrete sheeting to blend with countryside have been constructed to the north, west and south of the original farm buildings with a floor area amounting to approximately 1950 Sq. M.

## ACCESS

Access to the farm is by a tarmac paved single track farm road from Spicer House Lane with good vision splays at the junction.

Farm traffic to the modern farm buildings is taken off the farm road to the Western side of the modern buildings. The farm road continues to serve the original farm yard and the fields to the north and east of the farm.

## LISTINGS

L SHAPED BARN RANGE ATTACHED TO ANNAT ROYD FARMHOUSE. SPICER LANE– Listed Building grade II. List entry no. 1191415 Listed 18.3 1968 most recent amendment 21 July 1986.

SE20SW Gunthwaite & Ingbirchworth. Spicer House Lane. (east side) Ingbirchworth 6/48 L-shape barn range 18.3.68 attached to Annat Royd Farmhouse (formerly listed with Annat Royd Farmhouse) Dated 1805. Coursed Squared rubble, stone slate roof, L shaped plan. The main range has painted entrances to left and a further 2 entrances in centre (two part blocked). Tall elliptical-headed cart entrance to right with inserted lintel. The keystone reads 'J A Anno Domini 1805'. Two 6-pane casements at high level to left. The wind which adjoins the farmhouse (q.v.) has altered cart entrance to ground floor and stone steps leading to a blocked first floor doorway. To the right of this doorway is a 2-light flat faced mullion window. Interior sawn softwood kink-post trusses with oak tie-beams. Diagonal beam at the hip.

ANNAT ROYD FARMHOUSE – Listed Building grade II List entry no. 1151113 listed 18.3.68

SE20NW Gunthwaite & Ingbirchworth. Spicer House Lane. (east side) Ingbirchworth 6/47 Annat Royd Farmhouse 18.3.68 GVII. Farmhouse. C17 origin, heavily altered in the Early C19. Deeply-coursed stone, stone slate roof. Two storeys, symmetrical 3-bay façade. Quoins. Central doorway in C20 lean to-porch has Tudor-arched lintel. One 3-light flat-faced mullion window to left and right, both floors. Rebuilt central stone stack. Rear: outshut to right. Tiny chamfered light and 2-light double-chamfered window, (mullion removed) to left. Right return: small chamfered light to ground floor. Remains of hood mould to blocked first floor window.

## SERVICES TO THE SITE

The Environmental Agency advises that the property is in Flood Zone 1, an area with no critical drainage problems. The foul drainage can be handled by the existing septic tank and the surface water by soakaways located in the adjacent field to the eastern side of the proposal on land owned by the applicant. Water to the site is from a bore hole. A new bore hole and treatment plant may be required. There is an ample electrical supply to the farm to extend to serve the new house.

## RELEVANT PLANNING POLICY

It is understood from our Pre-application Enquiry 2020/ENQ/00114 that the proposal will be dealt with as a new property in accordance with Barnsley Local Planning Policy GB4 – 'Permanent Agricultural & Forestry Workers Dwelling' and that in view of the building being in close proximity to two grade II Listed buildings a Listed Buildings application is also required.

## NEED FOR NEW HOUSE AND LOCATION

As mentioned previously the reason for choosing this position for the proposed house is to locate the manager in a convenient position to oversee the land for agricultural and security reasons and to administer the farm successfully. Additionally it enables him to live in the proximity of other family members living in the existing house, to share the duties in the adjacent buildings.

## DESIGN

Originally, from a design point of view the position chosen for the house had the benefit of refurbishing a small existing Barn close to the Listed Buildings on the site and removing the eyesore that is the dilapidated Milking Parlour/Cow Shed and replacing the closure to the Eastern side of the Farm Yard as it was previously.

A single storey building was chosen to replicate the buildings which were there and to form a satisfactory massing which would not detract from the bulk of the high and long elevation of the Listed Barn yet would mass well with the existing Farm House from short and distant viewpoints.

In view of the information contained in the Structural Engineers report relating to the Small Barn, it has been decided to demolish this building as well as the remains of the Milking Parlour/cow shed and rebuild on the footprint of the small Barn and the Milking Parlour/Cow Shed to a similar height as the existing building. The sitting room roof between the roofs of the existing and new blocks has a flat roof behind a stone parapet to the Farm Yard side and terminating with a fascia over the powder coated aluminium framed glazed wall on the field side. This will serve to reduce the bulk of the building externally from both sides making it subservient to the Listed Buildings.

The materials used externally, with the exception of the small area of flat roof and the glazed wall overlooking the field, will be similar to those of which the Farm House is constructed to unify the project.

## ACCESS

Pedestrian access internally and externally has been considered a priority as the property may be occupied by aged or infirmed people at some stage. Vehicular access from the road is good for commercial vehicles and cars. Externally all surfaces between car parking areas and the door of the house will be made suitable for assisted walking. Internally, being on one level is beneficial and all doors will be made suitable for the passage of wheel chairs and all bathrooms, cloakrooms will be designed to be compliant with the latest regulations and recommendations.

## CONSTRUCTION MATERIALS

External walls - Local dressed stone external leaf with 150 to 225 mm coursing with suitably sized quoins.

The window openings will be constructed using smooth dressed stone with stopped and chamfered sills, with flush jambs, lintels and mullions.

The door openings will have Local smooth dressed stone step, jambs and lintels.

The sitting room window to Farm Yard to have smooth dressed local stone stopped chamfered sill and a shallow Keystone arch matching those on the listed barn.

The parapet to walls at farm yard side of sitting room are to be single cant smooth dressed local stone. All pointing to be in lime mortar with a projecting square cut profile (as the House).

The Roofs generally are to be reclaimed stone roof slates, matching the house and barn.

The roof over sitting room is to have white spar chippings on high performance roofing felt with a dark brown fascia over the north and east facing windows.

Windows and doors generally are to be dark wood effect UPVC externally, white internally.

The Sitting room window frame to the field side is to be dark brown powder coated aluminium.

Roof windows – Black powder coated conservation rooflights.

External doors - Engineered timber oak boarded doors in oak frames.

Gutters & fallpipes - Marley classic section gutters in dark brown, secretly fixed, with stone corbels

We were pleased to receive the replies from the Planning Officer and Conservation Officer following our request for pre-application advice on the project, particularly as we feel that these proposals meet with the advice given.

#### PLANNING POLICY - GB4

The Farming unit is a successfully run and profitable family Company established for many years in the same area where it has grown over the years. The need for one additional family member, with his family, living on site is described by Alan Dickinson in his description of the family, the individual's involvement and commitment to the animals and the Company which is enclosed.

The proposed house, with a floor area of approximately 130 sq. M., is designed especially to meet the needs of the family and to provide a manager's office close to the stock rearing area of the farm.

The house is designed to be energy efficient with a high standard of insulation throughout and heated by a biomass boiler. Externally, as described elsewhere it is designed to respect the character of its surroundings in its footprint, scale, elevation design, massing and materials.

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