

HERITAGE AND DESIGN STATEMENT

On behalf of: Mr Scott Clayburn

In respect of: Red House Farm, Crosshill, Brierley, Barnsley, S72 9LE

Date: March 2022

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1.0 INTRODUCTION

This heritage and design statement has been prepared to support the planning application for a proposed 2 storey extension at Red House Farm, Crosshill, Brierley, Barnsley, S72 9LE.

The statement is provided to meet the requirement of the NPPF and the adopted Development plan and should be read in conjunction with the following drawings and documents:

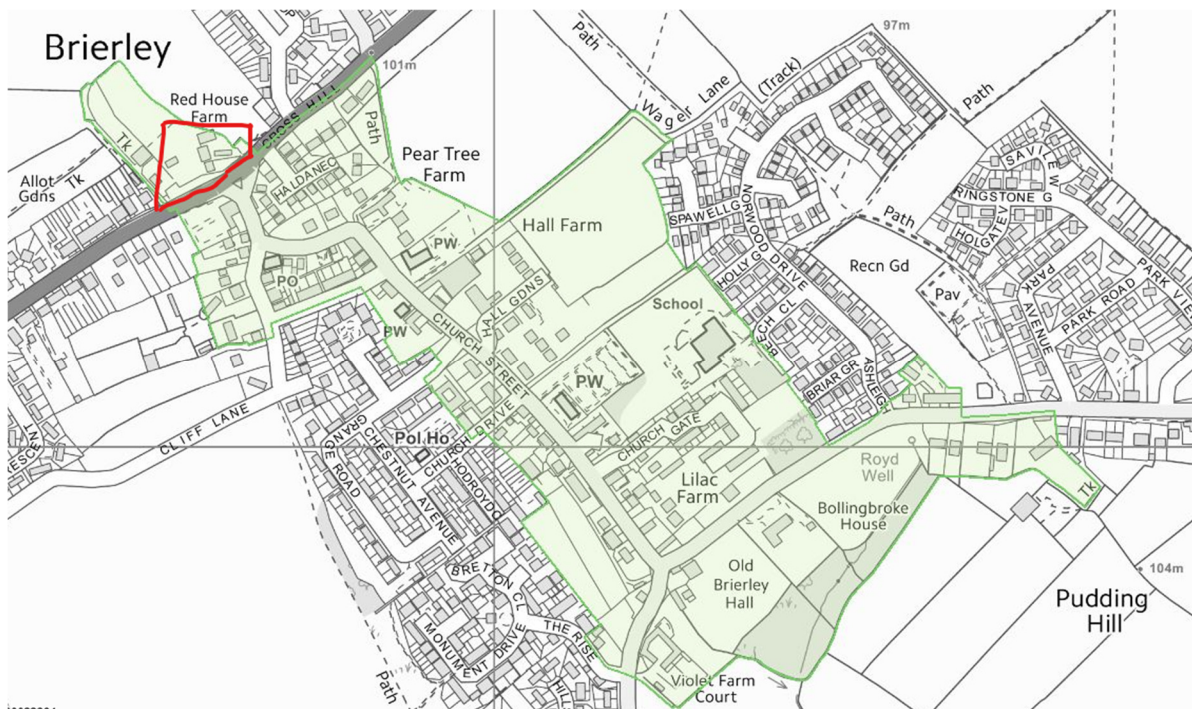
- Red house farm A001 - Existing Plans and Elevations
- Red house farm A002 - Proposed Plans and Elevations
- Tree Report
- Planning approval ref 2018/0716

2.0 SITE DESCRIPTION

The site is located to the Northern edge of the Brierley conservation area. The site covers an area of 2.55ha which is noted on the associated drawings. Access is off Cross Hill just near the junction with Church Street. To the North of the site is green belt. To the East of the site is green belt with the Hilltop estate beyond. To the West of the site is 2 detached dwellings with terrace houses located on Barnsley Road beyond. To the South is Cross Hill which is the A628 road to Barnsley. The site itself is a former farm dating back to circa 1850 when it first appeared on the ordnance survey. It comprises of the farmhouse itself and several barns / outbuildings. The materials found within the site is a mixture of brickwork, render, and sandstone. The site has recently had planning permission granted for the construction of 4no. detached dwellings to the rear and included retention of the existing farmhouse, demolition of the single storey stone outbuilding adjacent to the property and retention of the 2 barns located around the site.



Ordnance Survey 1850



Brierley conservation area map



Site access from Cross Hill



Original brick built farmhouse



Outbuilding to be demolished as per previously approved application 2018/0716



Outbuilding to be retained as per previously approved application 2018/0716

3.0 HERITAGE ASSETS

Conservation Area

The Brierley conservation area extends through the centre of Brierly to the South Eastern end of the village. The Brierly conservation area itself contains a mixture of property types, predominantly 2 storey houses, of various material finishes such as brick, render and stone. The site itself cannot be viewed fully from within the conservation area due to the way it is set down lower than Cross Hill (A628) and is screened by a high wall running the length of the site.



View across Cross Hill showing mixed house / material types in vicinity of site

Listed Buildings

There are no listed buildings within the site. The nearest listed building within the conservation area is Brierley Hall which lies 250m to the South East. Due to the distance and buildings between there is no visual relationship between the Hall and the proposed site.

Scheduled Ancient Monuments

250m to the North East there is a listed mile post due to the distance and buildings between there is no visual relationship between the mile post and the proposed site.

4.0 POLICY CONTEXT

The proposal is considered against the relevant policies:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF)
- Barnsley Council Local Plan

Policy D1

Policy HE1

Policy HE2

Policy HE3

5.0 ASSESSMENT OF DEVELOPMENT PROPOSAL

The accommodation within the existing farmhouse is limited for the client's needs and thus they wish to add additional living space through the proposed extension.

In order to contribute in a positive manner to the conservation area and the setting of the original farm the proposed extension is of a high quality design with features which are sympathetic with the original farmhouse and barns. Coursed stone has been selected for the extension along with slate roof which reflects the quality of the conservation area.

In order to maintain the original identity of the farmhouse the proposed extension is clearly expressed with a suitable setback from the main facade. In addition, the use of an alternate walling material assists with visual separation. The extension to this façade has window units, cills and arched lintols to reflect the existing. A hip roof to the extension mirrors the existing roof style.

The side elevation has been kept simple in order to reflect the existing barns and includes 2 frosted glazed windows to ensuites either side of the main bedroom window in a sympathetic style at first floor which again feature cills and arched lintols. The roof to this elevation is a hip which lessens the height impact.

In order to utilise the main original barn, which is to the front of the farmhouse, it is proposed to refurbish the barn and lift the lower ridge height. This can then provide useful living and storage space connected though a proposed glazed link to the new extension at ground floor. The glazed link ensures giving a visual separation which maintains the legibility of the original farm.

The existing side elevation of the original farmhouse features an asymmetrical saltbox style roof, this feature has been recreated to the new rear elevation of the extension which reduces bulk at first floor and gives space where it is needed at ground floor. Modern style glazing has been kept to a minimum with bifolds at ground floor on the rear elevation only. There are no windows to the first floor of the proposed extension to ensure overlooking of adjacent plots does not occur. The original saltbox roof to the rear of the existing farmhouse has been replaced with a new white render wall and hip roof to give extra space in the existing bedroom. A parapet has been taken up through the roof to give a visual separation between the existing farmhouse and the proposed extension.

In plan the extension is located approx. on the footprint of the existing outbuilding which is being demolished. The side wall of the extension is inboard of the side wall of the existing outbuilding this reduces width and enables the link to the existing barn to the front. Whilst the rear of the extension does project beyond the rear of the existing farmhouse it lines though with existing features within the plot and still ensures there is plenty of space around the site.

A low quality brick built garage is proposed to be demolished and rebuilt in stone with tiled roof to further improve the quality of the plot.