Heritage & Design Statement

HIVE 51
ARCHITECTURE

Moorend Farmhouse
Moorend Lane
Barnsley
S75 4RA

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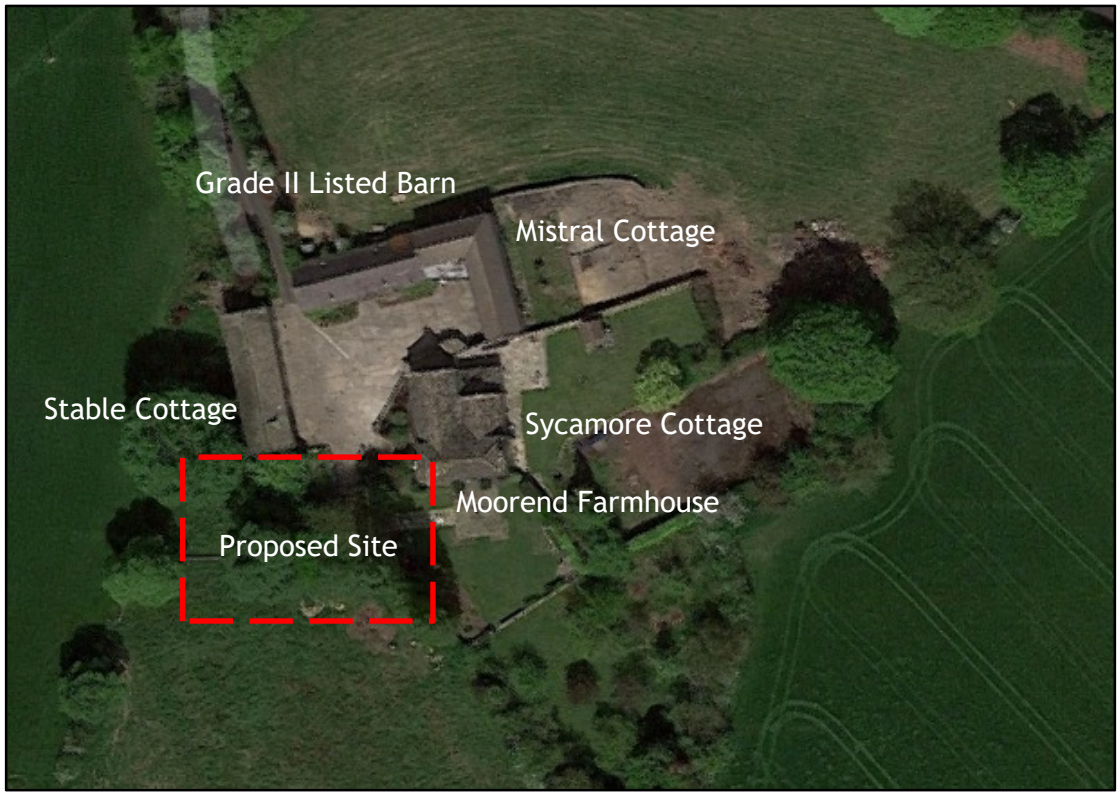
01 The Site

The proposed site is located approximately 65 meters south of Moor End Lane and 1 Km 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.

Moorend Farmhouse comprises of a two storey stone building which forms part of a traditional agricultural courtyard to Moor End Farm the majority of which is now in residential use. The site has an isolated setting, being within open countryside. Apart from the farm courtyard there are no adjacent buildings. It is constructed predominantly of York stone with stone slates to the roof and is connected to a traditional cruck framed barn.

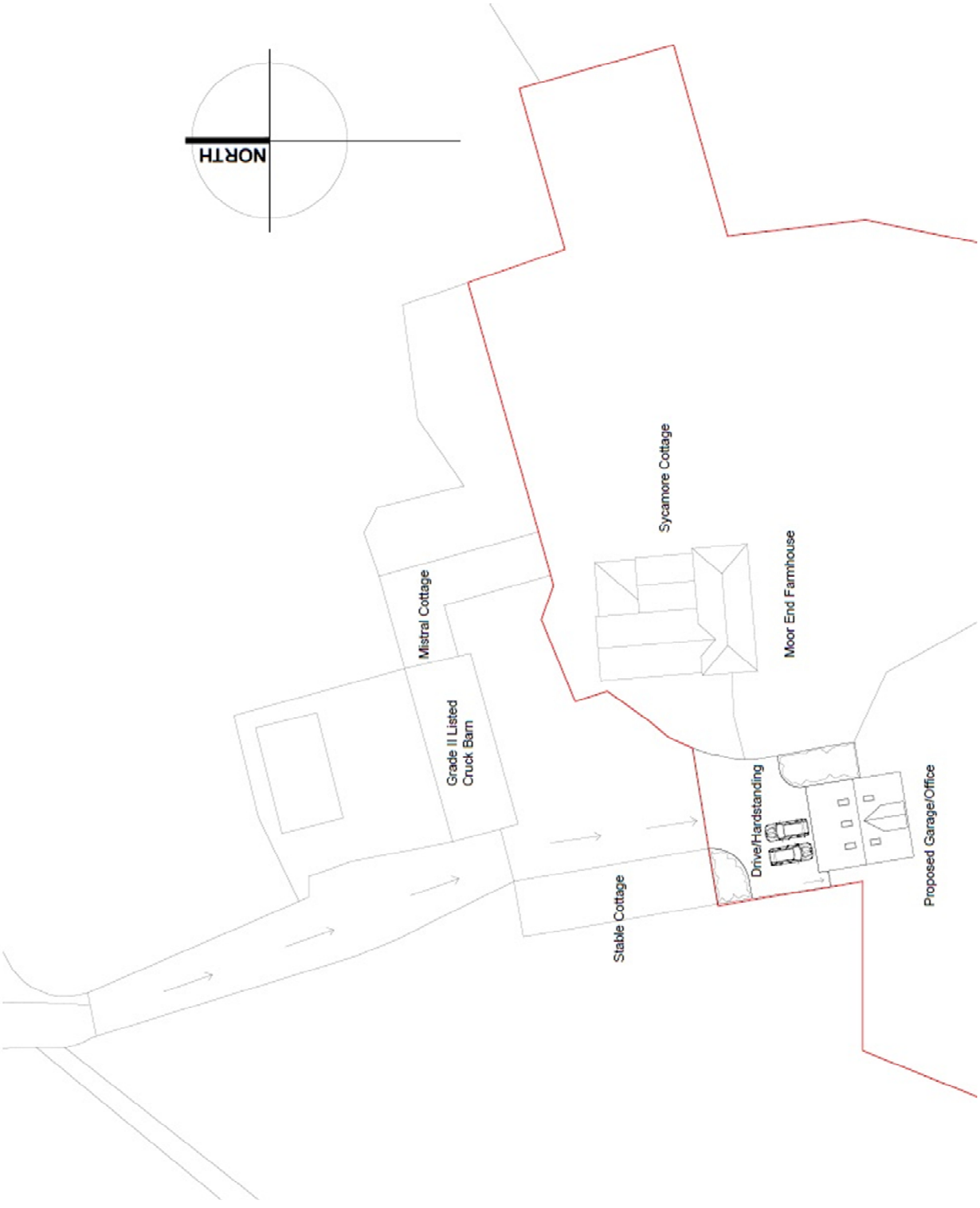
Moor End Farm comprises a traditional courtyard of two storey stone buildings with Moorend Farmhouse and Sycamore cottage located to the south, Stable Cottage to the west and the Grade II Listed Cruck Barn to the north. Mistal Cottage is to the East.



Site Ariel Photo (Source Google Maps)



Site Location Plan



Proposed Site Plan

02 Heritage Assets

There are two listed buildings within 100m of the site; 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 and a 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 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-bean and an added king-post braced to ridge. The west truss has sawn-of; wall ties. P F Ryder, Report for South Yorkshire Archaeology Service, 251h May 1977 C F Innocent, The Development al English Building Construction, 1916 (p57). Listing NGR: SE2981303802*

03 Planning History

There has been a previous approved application for a proposed garage, original approved planning application number is 2016/0570. The previous application was dated 14 July 2016.

04 Proposals

Moorend Farmhouse is a former agricultural building which forms part of a traditional courtyard at Moor End Farm. Its current residential use is long established. Within the courtyard is a Grade II Listed barn. Intrinsically, any works will need to be assessed regarding any impact upon the listed building and its setting.

The proposed work is for a two-storey building adjacent to Moorend Farmhouse, with garages on the ground floor and office facilities on the upper floor.

Proposed Materials to be used

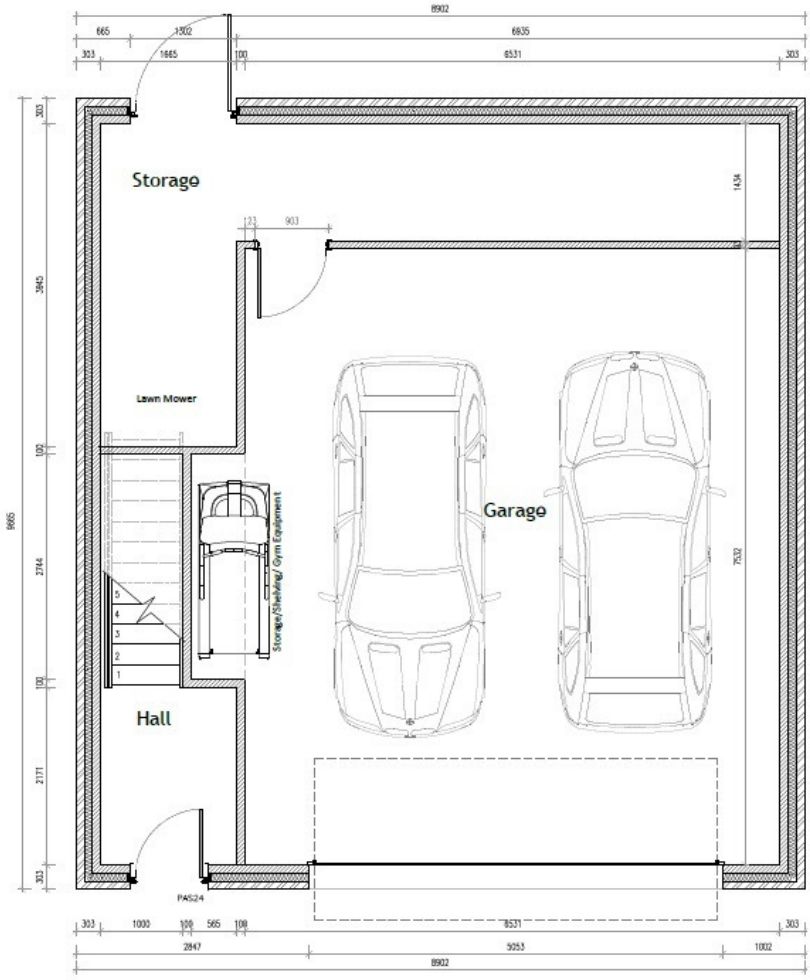
Historic Wall Stone to External Facade to Match Existing Farmhouse.

Roof Lights to be genuine low profile conservation style roof lights, with black framing, single vertical divider and low provide.

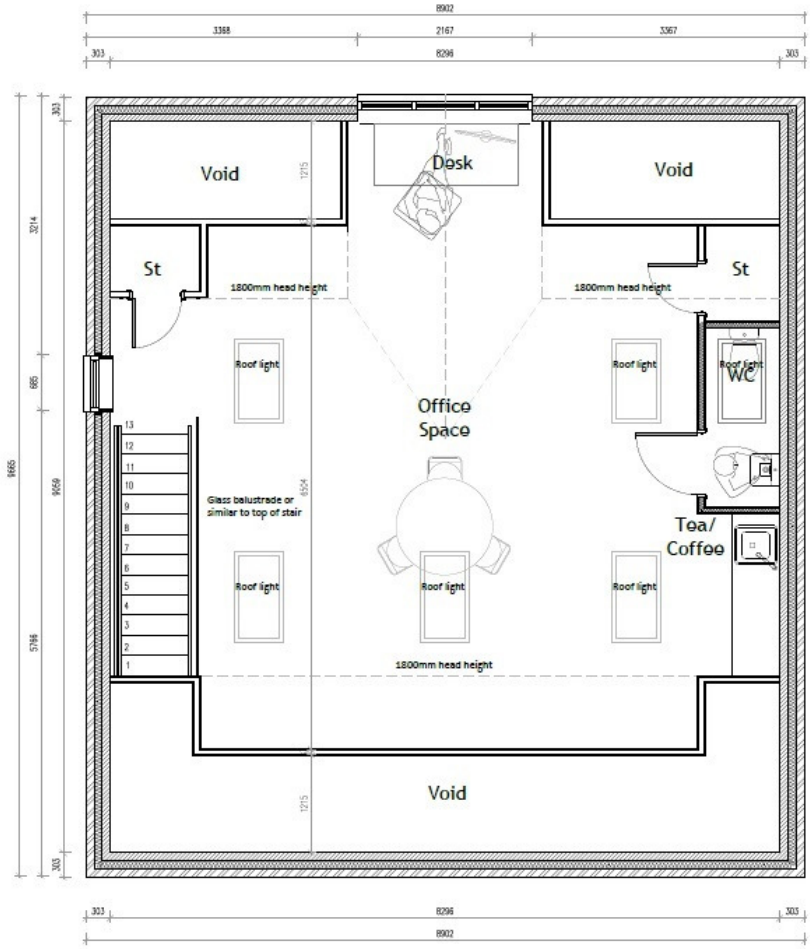
Roof Covering shall be natural stone roof slates, laid in diminishing course.

Gutter/Downpipes to be seamless aluminium ogee section on rise and fall brackets with circular rainwater pipes.

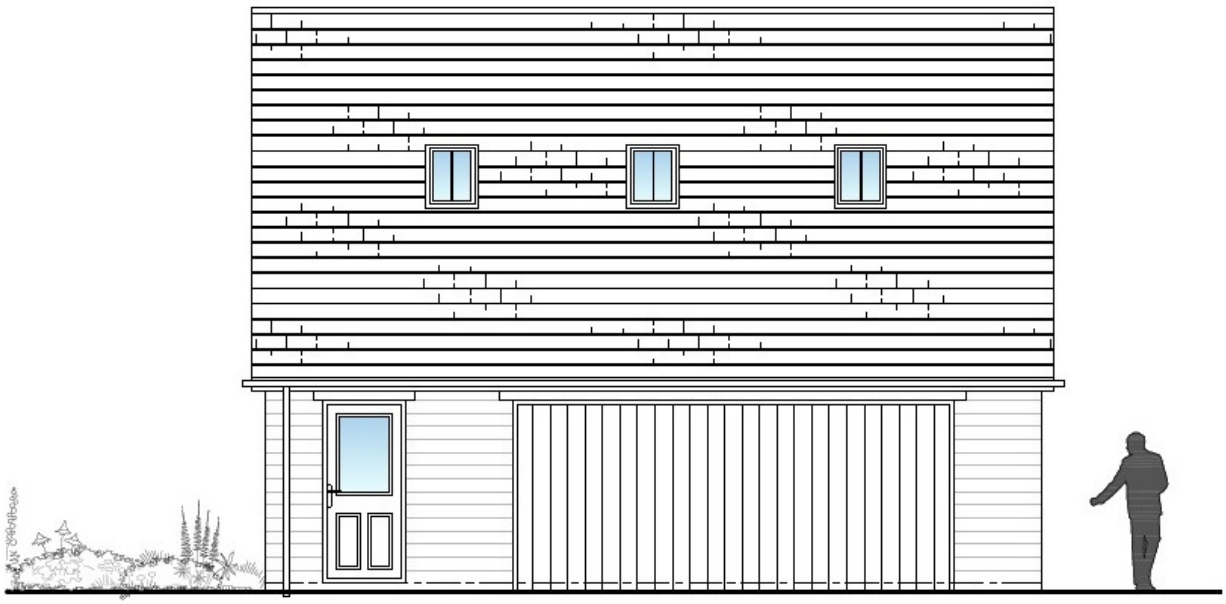
White Entrance door. Aluminium windows and garage doors throughout the proposed building.



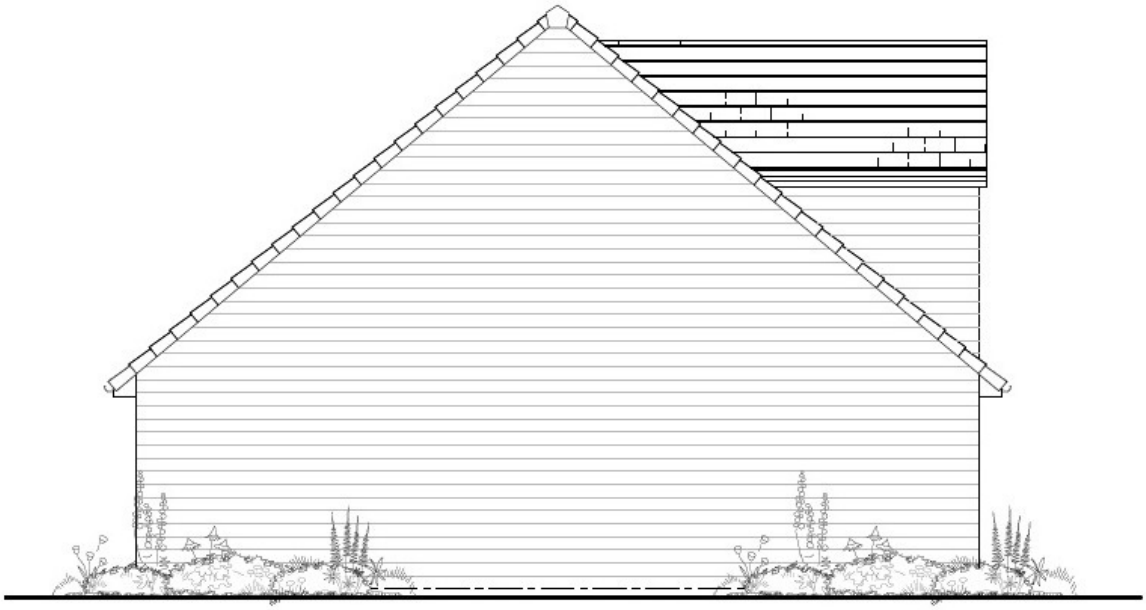
Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

05 Potential Impact on Heritage Assets

The proposed Building is located across the courtyard from the Grade II Listed Barn. The issue relates to the impact that proposed scheme might have upon the sensitive nature of the listed building and its setting. The External works have no impact upon the adjacent Listed Barn or its setting.

This is however of limited significance; the adjacent farmhouse is not listed, and the proposal will not impact on the external appearance or context of the surrounding buildings.

The proposed building and the associated external works will have a neutral effect of the Listed Building and its setting.

06 Mitigation

No further mitigation is required.

07 Conclusion

The proposals have no detrimental effect upon the existing Listed Building or its setting. We consider that the proposed development is consistent with local and national planning policy and look forward to receiving the Councils support with regard to these proposals.

07 Site Photos



Moorend Farm House



Stable Cottage(Left). Mistral Cottage and Grade II Listed Barn (Middle) and Moorend Farmhouse (Right)



Grade II Listed Barn from Proposed Site



Proposed Garage/Office Building Site