

Malt Kiln Farm 104 High Street Royston Barnsley S71 4RN

04 March 2024

Ref 17.27

DESIGN & HERITAGE STATEMENT**1.0 Background**

This Listed Building Application relates to the restoration of Malt Kiln Farmhouse, a Grade II Listed Building, and includes:

1. The renovation of the existing farmhouse to include the removal of render to external elevations to expose the original stonework and the repointing with a lime-based grit sand mortar with a flush finish;
2. Reinstatement of door and window openings and reinstatement of stone surrounds and mullions to external openings;
3. Replacement of the roof coverings with a natural slate, repairs to stone tabling and installation of rooflights;
4. Replacement of rainwater goods.
5. Internal alterations to the layout not affecting any original staircase or structural walls.
6. Removal of a rear porch.

Malt Kiln Farm comprises a Grade II Listed Farmhouse which is attached to adjacent dwellings Nos 100 and 102 in separate ownership located to the east. It includes a two storey stone barn to the western boundary and a range of single storey buildings that lean against a stone boundary wall to the north and north-east boundaries. The site ownership includes a small paddock to the south with further dilapidated single storey outbuildings to the south-west boundary.

The applicants have submitted a Full Plans application for the overall restoration of the farm yard and associated outbuildings as well as renovation of the Farmhouse which has received Planning and Listed Building Consent.

The Farmhouse is a Grade II Listed Building and this statement has been prepared to understand the significance of the Listed Building and assess of the impact of the works on the listed building and its setting.

The application is accompanied by the following documents:

- Householder Planning and Listed Building Consent Application Form
- Design and Heritage Statement
- BP02 Block Plan and Location Plan (A3)
- S2 Survey Farmhouse
- P2 Rev D Farmhouse Proposals

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2.0 Location

The site is located to the south of High Street 0.5 miles west of the center of Royston. A location plan

3.0 Use

The house has been vacant and has been unoccupied for a number of years. It's previous use was residential and it is located within a residential area.

4.0 Amount

The application site area is 0.07 Ha and has been restricted to the house, the yard and its rear garden. The ownership includes additional buildings and a paddock at the rear which extends to a total of 0.27Ha.

The Farmhouse has been reconfigured to improve the internal layout although there is no increase in the bedroom numbers. There is a slight reduction in the floor area because of the removal of the modern porch which is relatively insignificant.

5.0 Layout

Vehicular access is taken from High Street at the north east corner of the site and will be retained. Parking and bin storage are unaffected.

The house predominantly faces North and South and the majority of windows and the new rooflights are located on these elevations. The current cement render covers a high-level door and two side windows on the West Elevation that will be reinstated.

6.0 Scale

The Farmhouse is existing and there are no alterations to scale.

7.0 Landscape

The site is devoid of significant soft landscaping. The proposals will provide an opportunity to soften the appearance of the site and introduce domestic planting but there are no proposals for structural landscaping. Hard landscaping is unaffected.

8.0 Appearance

The farmhouse is currently cement rendered which is a finish that was applied to the building in the 1970's (according to the applicant) and is not original. A small area of the render has been removed and this has exposed good quality dressed stone walling which it is intended will be exposed by removal of the render. The stonework will need to be repointed and this will be undertaken in suitable a lime-based mortar.

9.0 Access

The site is located in a highly sustainable location with access to local shops, services and public transport links.

Parking and access are unaffected by the works.

Heritage Statement

The site contains the only historic (listed) buildings within the local area.

Historic England provides the following details of the Listing which includes Nos 100 102 and 104 High Street:

List entry number: 1151128 First Listed in 1986 due to special architectural or historic interest.

Details:

SE31SE ROYSTON HIGH STREET (south side), 2/81 Royston Nos 100, 102 and 104 - II Farmhouse, now divided. C17, altered, C20 additions. Rendered. Stone slate and Welsh slate roofs, part bitumen-covered. 2½ storeys. Formerly L-shaped with gabled wing to left projecting at rear and slightly later extended at front to form T-plan. This wing has C20 additions to each end. Plinth. Entrance with chamfered surround to left end of housebody. 2 bays to right ground and 1st floors of former 4-light double-chamfered windows, that to ground floor right enlarged. All mullions removed and C20 casements fitted. Single light over door. To the left of the door in the former gable of the wing is one single light to ground and 1st floors, blind to 1st floor. The slightly later, lower addition projects from this and has further C20 flat-roofed extension to front. Gable copings on cut kneelers. Ashlar gable stack to addition. Central ridge stack to house body. The rear of house body has central doorway with chamfered surrounds in C20 glass porch. Remains of drip mould above. A bay of former 4-light double-chamfered windows to left and right, ground and 1st floor, and a further 4-light window immediately right of door. All mullions removed and with C20 casements. At right end is small, blind, 2-light attic window. Gabled projecting wing to right with C20 flat-roofed addition. The left return (Nos 100 and 102) has altered C20 ground-floor openings. To 1st floor 3 double-chamfered windows survive of 4, 3 and 2 lights, all mullions renewed and with C20 casements. Small, blind 2-light attic window.

Interior: raised roof trusses, probably contemporary, form the attic storey.

Historic Ordnance survey plans



Fig 03. 1893 - OS Plan

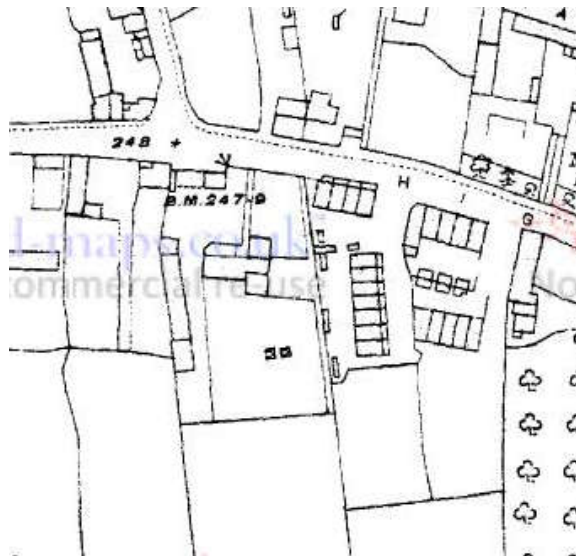


Fig 04. 1918 – OS Plan

The historic ordnance survey plans show an arrangement of buildings which is very similar to those which remain today. The earliest plan from 1893 suggests that the buildings adjacent to the western boundary extended further to the south. They also show a building at the High Street frontage with a bench mark at the north east corner which may well have been two storeys particularly given the topography of the site and the difference in level between High Street and the farm yard which is much lower.

Assessment

The farmhouse is subdivided into three dwellings and only No 104 is within the ownership of the applicant. We are therefore only able to suggest proposals for improvement works to this building and the outbuildings to the north and west.



Fig 05. Farmhouse north



Fig 06. Farmhouse north and west



Fig 07. Farmhouse south



Fig 08. Farmhouse south and adj dwelling

No 104 (the farmhouse) is however the most imposing building and retains a number of original window and door openings in their original position although mullions have been removed and adaptations have been made. Render has been applied to the external elevations and tar has been applied to the slate roof.

Assessment of Significance

The Listing suggests that significance of the Grade II Listed Farmhouse relates to its architectural and/or historic merit. The building is typical of a traditional C17 farmhouse and retains a number of architectural details such as door and window surrounds and water tabling to the gable wall.

Proposals

The proposals are indicated on the plans ref P2 rev D and can be summarised as follows:

7. The renovation of the existing farmhouse to include the removal of render to external elevations to expose the original stonework and the repointing with a lime-based grit sand mortar with a flush finish;
8. Reinstatement of door and window openings and reinstatement of stone surrounds and mullions to external openings;
9. Replacement of the roof coverings with a natural slate, repairs to stone tabling and installation of rooflights;
10. Replacement of rainwater goods.
11. Internal alterations to the layout not affecting any original staircase or structural walls.
12. Removal of a rear porch.

Impact upon Significance

The improvements and renovation work to the listed building will significantly improve the building fabric by removing a later porch extension; removing inappropriate render to walls and tar over slates to the roof, to expose the original stonework reinstate a suitable roof covering and restore original window openings will enhance the external appearance.



Image showing an area of render removed exposing good quality tooled stonework previously pointed with a cement mortar mix in a proud 'strap' manner which is inappropriate. The pointing would be carefully removed and replaced with an appropriate lime mortar with a sand/aggregate mix finished flush and brushed or bagged off.

The only intervention that could be considered to cause harm to the significance of the Listed Building would be the addition of rooflights however these are of a traditional design including low profile flashings and a central glazing bar. The design of the rooflights and the overall

restoration works, including the removal of the rear porch will provide an overall enhancement to the building and mitigate any minor impact of the rooflights upon its significance.

The removal of the inappropriate cement render and the reinstatement of the original stonework correctly pointed with lime-based mortar will provide a contrast to the attached rendered buildings at No 100 and No 102 High Street. Given that the Farmhouse is being restored to its original appearance and that its original window openings and external appearance is being reinstated, the contrast between the finish of the Farmhouse and the attached buildings is not considered to be inappropriate.

The proposals understand the historic nature of the building and what makes it significant. The works restore items of architectural merit and improve the setting, all of which will have a positive impact upon the Listed Building and its surroundings.

Summary

The proposals provide an opportunity to restore an historic farmhouse and improve the visual amenity and character of the area.

We therefore look forward to the councils support with regard to this application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'MJ Booth', followed by a horizontal flourish line.

MJ Booth
MBooth Design