

Mistal Cottage
Silkstone Common
Barnsley
S75 4RA

May 2019

Heritage & Design Statement

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01 The Site

The 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.

Mistal Cottage comprise 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. It is constructed predominantly of York stone with stone slates to the roof and is connected to a traditional cruck framed barn.

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.

02 Heritage Assets

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

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 ariginall.y 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 are no electronic records at the councils online planning portal which provides details of any former applications to Mistal Cottage.

04 Proposals

Mistal Cottage 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 and attached to Mistal Cottage 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:

- Minor alterations to the external openings.
- Introduction of a new window and doors.
- Formation of openings in internal masonry walls on the ground floor.
- Alterations to non-loadbearing internal timber partitions to adapt internal layout.
- Replacement of window and door openings which are non-compliant with building regulations.





05 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. The internal works are limited to the introduction of new non load bearing walls and the removal of a wall between the existing kitchen and dining room with new steel supports.

This is however of limited significance, the building involved is not listed and these changes will not impact on the external appearance or context of the surrounding buildings.

The works to the external appearance are very minor. There are minor adjustments to the existing openings with the introduction of one additional window as shown on the drawings. Window and door where replaced will be in timber of a design to respect the character of the existing building and its context with the listed barn.

The works to the external elevations 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 alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.



