

DESIGN STATEMENT

**Erection of Detached Boiler House
Mill Barn, New Hall Farm, Ardsley**

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1.0 Introduction

This application for Listed Building Consent relates to the proposed construction of a detached single storey building to house a Biomass boiler to serve the adjacent Grade II listed building which has been the subject of an earlier Planning and Listed Building Consent for conversion into a dwelling. Listed Building Approval Ref: 05/0030/LB dated 22 July 2005. These proposals have been discussed between the applicants, Mr and Mrs Rhodes, who intend to undertake the work and Mr Tony Wiles, the Conservation Officer from Barnsley MBC Development Control.

2.0 Context

Following receipt of Planning and Listed Building Consent in 2005, works started on site. The applicants are undertaking a self-build whilst operating the working farm at New Hall. Progress has been delayed partly by the need to maintain an archaeological watching and recording brief.

The construction of a water tight envelope to the barn is now complete and internal works are progressing. The applicants are keen to make provision for renewable sources of energy where possible and have considered various options including the installation of solar panels to provide hot water for which LB Consent was obtained on 30 September 2009 ref:2009/1026.

New Hall is part of a working farm and the conversion of the barn makes provision for a wood burning stove and range cooker which will provide a degree of heat and hot water to the property. The internal layout of the conversion maintains the open-plan nature of the original barn creating large spaces which need to be heated. High levels of insulation have been included but the stove and range alone will not provide sufficient heat and therefore a Biomass boiler utilising a plentiful supply of timber from managed woodland which currently goes to waste is the obvious choice. The boiler reflects the clients' desire to use renewable energies and maintain a minimum carbon footprint.

A number of locations for the siting of a building to accommodate the Biomass boiler have been considered and discussed with the conservation officer. The proposed location is considered to be preferable for the following reasons:

- It is located some distance from the original listed building and will relate more to the newly constructed extension.
- It is located on land between the dwelling and the access road within an orchard and screened from view by trees and a road side hedge which is to have supplementary planting.

- The building has been designed using materials more in keeping with a field shelter than a barn distinguishing it from the dwelling and making it appear more part of the field/orchard than the stone building. The materials will make the building appear less prominent and therefore not detract from the setting of the listed building.

During the course of the conversion, a field archaeologist has been retained and carried out a watching and recording brief during all excavations. The area of the proposed Boiler House has previously been excavated for the installation of drainage and no finds were uncovered. It is therefore anticipated that limited excavations necessary for the laying of a concrete floor slab are unlikely to unearth any new archaeology. The applicants, however, are committed to the process of archaeological recording and will involve their retained archaeologist at any appropriate stages of the work.

3.0 Design Statement

The proposed building measures 4.4 x 3.4m and has a maximum height of 3.0m to the ridge. It is constructed with blockwork walls painted dark brown and clad in 'Yorkshire Boarding' comprising preservative treated vertical boards approx 18x90mm with 10mm vertical gaps fixed to timber battens onto the blockwork. A pair of vertically boarded access doors are located in the south west elevation facing the existing building.

The roof is constructed as a timber tray with a nominal pitch of 5 degrees containing a planted 'green' roof using sedum similar to the one shown in the photograph below.



Shelter with Sedum Roof

The roof is extended to the south east elevation forming a sheltered overhang for the storage of logs. The Biomass boiler will be fed by logs and will require a flue. The flue will be 200mm in diameter and it will need to extend 600mm above the ridge line of the building. It will be constructed in stainless steel and will tarnish naturally with age. Subject to the requirements of the conservation officer it could be treated with a dark brown heat resistant paint or burnished as previously agreed for the flue pipe to the house to avoid its initial somewhat stark appearance and avoid the possibility of reflection if necessary.

The building has been located in a position which has least impact on the original Listed building and designed to contrast with the materials used in the conversion of the barn. The appearance is as a secondary outbuilding relating more to the adjoining field orchard than the principal structure.

4.0 Assessment of Significance

The original buildings at the site now referred to as Mill Barn, New Hall, Ardsley are Listed Grade II under Ref 39500519 DoE Ref 2/49 and described as 'Barn and Cowhouse, New Hall Farm Nr Ardsley'. A copy of the Listed Building Profile issued by Barnsley MBC is attached at Appendix A.

The Listed building profile is somewhat out of date and does not make reference to particular details of the building discovered during an Archaeological Assessment and Building Appraisal carried out in 2004/5 by AOC Archaeology Group, which was submitted as part of the original Planning Application for conversion to residential use. This report, amongst other things, identified 'cut marks' on the north east wall indicating the possibility of an earlier water wheel which were later confirmed by excavation uncovering a wheel pit and associated archaeology.

An extensive archaeological watching brief has been carried out during the course of excavations for the approved alterations and extensions but only limited additional finds have been made. The comprehensive nature of the onsite archaeological assessment has established that the building would originally have had a mill wheel located on the NE elevation fed by a race from the mill pond to the west. The Ordnance Survey plan attached as part of the Listed building profile makes reference to a sluice in line with the NE elevation of the barn providing further evidence of this feature.

The Listed barn is part of a small settlement to the south of Cranford Hall (formerly *New Hall*) and New Hall Farm which lies to the west. The original report prepared by AOC in 2004/5 identified that the site may have formed a significant element of *New Hall* and possible water mill.

The proposed works have very limited, if any, effect on the Listed building and/or its setting. The outbuilding is separated from the original building by a recently constructed extension. It lies within an area previously excavated for drainage where no archaeology was discovered. The position and design of the building make it subservient to the existing structure and the materials used clearly differentiate it from being associated with the original structure.

5.0 Summary

The erection of the proposed building provides a functional housing for a Biomass boiler to utilise logs from sustainable managed woodland promoting the use of renewable energy to heat an important Listed building which is undergoing a sympathetic renovation. The building has been designed and located so that it will not conflict or detract from the existing buildings on site or be detrimental to the local amenity being predominantly hidden from view by the planting of trees and extending the existing hedge along then access road. The new outbuilding will cause no harm to the Listed building, its setting or the Green Belt location. The significance of the listed asset is unaffected by the works and we look forward to receiving the support of council officers with regard to these proposals.

Signed.....

FOR CHRIS CARR ASSOCIATES

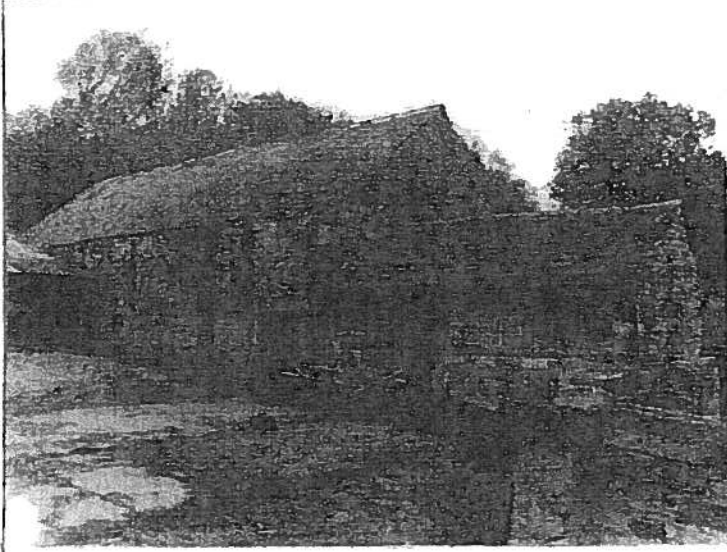
APPENDIX A
LISTED BUILDING PROFILE

Barnsley



Listed Building Profile

GROUP VALUE (DoE)	✓	O.S. REF.	SE30NE	DATE LISTED	GRADE	DoE REF.
CONSERVATION AREA	-	39500519		18. 4.85	II	2/49



AREA
WOMBWELL

ADDRESS
**Barn and Cowhouse,
New Hall Farm,
Near Ardsley**

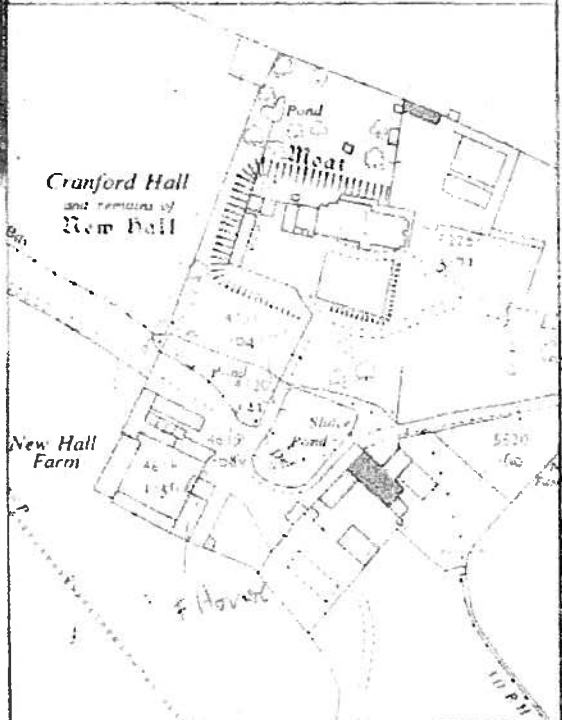


PHOTO DATE	PHOTO REF.	PRESENT USE	OCCUPIER
11. 6.1985	341/21	Empty	Unoccupied

OWNER & ADDRESS **Mr. R.K. Rhodes, Low Laithes Farm, Ardsley, Barnsley**

NOTES Barn and cowhouse. Probably early C17, altered. Coursed, squared sandstone, Welsh slate roof. Partly 2-storey, 5 bays (internal). Farmyard side: large quoins. Chamfered, quoined, Tudor-arched doorway to left of centre now with boarded door. To left a part-blocked door opening, to right two altered ground-floor openings with boarded loft door above. To far right a wide ground-floor doorway with concrete lintel. Several blocked slit vents. Left return: chamfered, quoined opening with doors to ground floor and loft. C20 weatherboarding to gable.

Interior: deeply splayed reveals to slit vents. Imposing roof structure with 5 broad-spanning king-post trusses, one set in the weatherboarded gable. Each truss with massive tie-beam and jowled-head king post. Raking struts from tie-beam to principal rafter except one truss which has struts from king post. Two trenched purlins to each slope. Straight braces from king post to ridge which has central scarf joint. Rafters renewed. Attached farm-buildings not of special interest.

VISITED BY	J.D.B. Hiclop,
DATE	11th June, 1985



New Hall Farm Ltd,

The Mill, New Hall Farm, Ardsley, Barnsley, S71 5E2

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04/10/10

Barnsley MBC
Planning Department
Westgate Plaza 1
PO Box 604
Barnsley
S70 9FE

Dear Sir

Re: Erection of Boiler House Mill Barn New Hall Ardsley

We would like to build a boiler house to the north of the main building on our site to house a wood burning boiler for heating the house and water. We are very keen to employ renewable energies and have included a wood burning range and stove within the Barn. We have also included solar panels to the roof but we require an additional source of energy to provide a shortfall in heating. We have access to wood via managed woodland on the working farm that we operate and it therefore seems appropriate to look at a biomass boiler to utilise sustainable timber which will help minimise our carbon footprint and extend our renewable energy resources.

I have discussed possible locations for the outbuilding with Mr T Wiles the conservation officer from the planning department and with the archaeologist (Mr Brinklow) who is retained for a watching brief on the whole project during excavations. Our Archaeologist is happy that the location we have selected for the new building is unlikely to have an impact on buried archaeology on the basis that we have already laid surface water drainage pipes in the vicinity of the proposed site. These drains are considerably deeper than the proposed footings for the boiler house being well over a meter deep in places. The archaeologist agrees that the location chosen is the one least likely to impact any buried archaeology. He is happy to write a report in support of this, but other commitments mean he is unable to compile it in time for submission of this application. If you require a written statement from him please let me know.

Yours Sincerely

Mr and Mrs D Rhodes