

DESIGN & ACCESS/HERITAGE STATEMENT FOR THE ALTERATIONS TO THE
ROOF AT
THE FARMHOUSE, STUD FARM, SPRING LANE, CARLTON, BARNSELEY

This statement supports a Householder and Conservation Area Consent planning applications to carry out remedial works to the roof.

The property lies at the centre of Carlton village.

There are no designated (Listed Buildings or Scheduled Monuments) within the site. There are two Listed Buildings the 'Gables' and St John's Church, NW and N of the site.

Throughout the medieval period Carlton was thought to have belonged to the Monk Bretton Priory and after the dissolution it was granted to Thomas Oneley

By the middle of the 19th century, Carlton remained largely untouched by the industrial revolution. Carlton's tithe map depicts 'Stud Farm' with the apportionment number 139. The apportionments from the tithe map confirm that the township of Carlton had two principal landowners: John Francis Carr and the Earl of Wharnccliffe. Wharnccliffe estate owned 348 acres of arable land of which the principal tenant was Joseph Bayldon who tenanted nearly 230 acres and occupied Stud Farm

The farmhouse was built in 1796 as evidenced by a date stone to the north facing semi-circular second floor window.

The farmhouse is of double pile form which unusually faces west. It features well coursed sandstone walls with ashlar cills and lintels under a flagstone roof. The lower walls feature a continual stepped plinth. Decorative features include the front ashlar door surround with splayed door jamb and use of semi-circular windows to the second floor.

Internal accommodation ranges over four storeys. Internal fixtures and fittings reveal that there was a clear social differentiation with the front principal rooms and the rear service rooms.

The 1st floor is accessed by the principal, straight flight staircase via a central hallway. The hallway directly links the front and rear doorways, which still feature top lights.

There is a vaulted cellar with stone steps and a flagstone floor.

The attic also remains in its original condition with the two characteristic semi-circular windows to the gable walls.

The roof consists of strutted queen post trusses and is an unusual design being more reminiscent of 19th century industrial warehouses.

The overall condition of the house is reasonable but in need of significant refurbishment.

It is apparent that the attic has been used in the past for residential purposes, the roof appears to be original and in need of repair to the roof coverings.

It is proposed to salvage and re-use the original stone slates and retain the roof structure. The roof trusses and timbers will remain exposed within the 2nd floor rooms with repair/replacement as necessary to match.

To improve the properties 'green' credentials insulation (150mm approx.) is to be installed above the existing rafters. The original slates are to be reused with additional units as necessary.

Currently the stone copings to the roof verges are bedded in mortar directly onto the stone slates. This is not considered to be potential area for water ingress. Therefore it is proposed to raise the gable coping by constructing a minimum 150mm high parapet to allow for a traditional lead upstand and soakers. The existing stone coping and kneelers will be reused.

The existing walls are to be built up to match existing as necessary to suit.