



**PROPOSED BARN CONVERSIONS AND ENABLING DEVELOPMENT
STONE BAR FARM, MOOR LANE, BIRDWELL
BARNSELEY, S70 5TY.**

DESIGN ACCESS & HERITAGE STATEMENT

**MARCH 2019
REF: 201707DAHS RSV**

DESIGN ACCESS & HERITAGE STATEMENT

1.0 Assessment

1.1 Physical Context

Located on the southern edge of the village of Birdwell approximately 7km or 4.5 miles south of Barnsley on the south side of Moor Lane close to its junction with the A61, Sheffield Road and the nearby Birdwell Roundabout intersection with the adjoining M1 and its Junction 36 is the redundant and vacant (Hangsman) Stone Bar Farm, former dairy farm.

Stone Bar Farm is a collection of stone built farm buildings in an open-sided courtyard arrangement of either single or double storey under pitched roofs with a mix of stone and artificial slates and profiled sheeting together with a few ramshackle timber-clad “sheds” to the south of the site and is bounded by a mix of stone boundary walls and timber post and rail fences with an overgrown hedge to south of site with occasional self-sown trees and overgrown bushes within the site and a pair of mature trees in north-eastern corner of the curtilage.

The stonework to walls is a mixture of coursed and random natural stone with random natural stone quoins at most external corners of buildings and window and door openings incorporate stone heads and sills with various door and window sizes and styles, many being quite contemporary in design and materials.

1.2 Social Context

The proposed conversions will deliver several dwellings of various sizes and styles thus aiding the restoration of the buildings and will return the site to viable use, thus protecting the assets for the foreseeable future, especially those recognised as local heritage assets.

1.3 Economic Context

The conversions will provide to the local housing market several house types of differing sizes helping the borough provide an attractive and diverse range of properties to a wide demographic thus enabling the property to contribute to the local economy where at present it doesn't and hasn't since the farm was disused some time ago.

1.4 Planning and Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework in relation to heritage and landscape assets together with Manual for Streets on relevant aspects of access design and parking and at a local level the adopted Local Plan and its respective policies on housing, heritage and landscape. Also, a material consideration was the local SPD's on Barn Conversions, housing design, parking and highways.

This application is the resubmission of previous planning and listed buildings consent applications that were refused on 7th February 2019 under applications numbered; 2018/0071 and 2018/0099 respectively which are the subject of appeal and the planning context is discussed further in the accompanying Planning Consultants Planning Statement by RBA Planning.

Environmental and Ecological Context.

Flood plans have been reviewed and this hasn't highlighted any such risks and the site has been surveyed and assessed independently for protected and priority species and this consultants report accompanies this resubmission.

Historic Maps have been reviewed and they have revealed that the location of the farm has predominantly been rural in character although almost a Kilometre (0.8km) to the north-east was Rockingham Colliery and over a kilometre (1.15km) to the west was Wharnccliffe Silkstone Colliery, however, it is unlikely that they have had a direct influence on the site and any subsidence from these long since closed mines should have ceased. There are also indications of a quarry to the north-west of the site, however, this is over 300m away from the site and any impacts from this unlikely. There are also no obvious seats of contamination on site and no indications of any oil or fuel storage vessels

Structural Context.

The structures of the buildings have been visually inspected, and they comprise typical traditional materials and constructions of solid stone walls supporting timber trusses and purlins supporting common rafters finished with a mix of roof coverings, including just one section of surviving stone slates but predominantly more contemporary tiles and a section of profiled sheeting. There are the usual signs of historic movement and one or two defective stone heads and timber lintels over wider span openings but all these can be resolved with isolated repairs in matching materials as shown on the drawings and therefore we see no reason why the existing buildings aren't suitable for conversion and the conversion works themselves will stiffen and strengthen the existing structures and help preserve them for the long term.

Heritage Context

The village origins date back to the English Civil War around 1642 when the village name is first mentioned and it is believed that its name derives from the Anglo-Saxon "Brydd-Wella" or Bird-Well after the discovery of a well of clear water which legend has it was observed by the servants of the nearby Tankersley Hall when they saw large birds taking the waters, although local anecdotes suggest the village takes its name from a well since buried by the M1 where a heron was always found.

An obelisk can also be found in the village that was constructed in 1775, marking the distance of 3 miles to Wentworth Castle at Stainborough, by the 2nd Earl of Strafford, William Wentworth (1722 – 1791).

More recent history of the village has been influenced by the industry, with mining activity, particularly to the north of the village and the railways and after much of the land was returned to agriculture.

The heritage context of the farm itself is Grade II listed under listing ref: 1191991, originally listed in December 1966. The listing describes the Farmhouse, which is to remain as existing, with attached stable and barn of circa 1800 and probably early 18th century for main barn and their various constructional and design elements and mentions the buildings to the south and east of the main barn as not of special interest.

The structural and heritage context of the proposals are discussed further in the archaeological assessment and building appraisal prepared by CS Archaeology that accompanies this resubmission.

2.0 Evaluation

- 2.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

3.0 Design

3.1 Use

Conversion of redundant/vacant former farm buildings to residential use.

3.2 Amount

The conversions result in the creation of 4No dwellings, three of which will be 3 bed family homes with the other conversion creating a 2 Bed cottage.

3.3 Layout

The Layout of the existing buildings is as original and the only change to this is a small lean-to extension to the single storey barn which is not of special interest and the detached garage block.

3.4 Scale

The scale of the existing buildings is unchanged by the conversion proposals.

3.5 Landscaping

Landscaping of the site is limited, and this will generally remain the case so not to over domesticate the site. The existing southern boundary hedge will be retained and will be replenished with similar species where necessary.

Hard landscaping will comprise the tarmac access, which will be permeable, especially near the existing trees to the north of the site where a “No-dig” sub-structure solution will also be employed to minimise any impacts upon the existing trees together with art stone cobble margins and art-stone flag paths and terraces where indicated on drawings. Boundaries will be the existing stone boundary walls and timber fences as shown and described on drawings.

3.6 Appearance

The appearance of the existing buildings is generally unchanged by the conversion works, new openings have been kept to a minimum, where possible any contemporary interventions are replaced with more sympathetic materials and finishes, such as cement mortar pointing being carefully replaced with lime mortar pointing and overall the aesthetics are rationalised with coordinated roofing materials to both elevations of the main barn and generally and a consistent approach to windows and doors and the integration of conservation style roof windows.

3.7 Access

The conversions will be served by a new access to the east of the site which comprises a shared surface that suits the sites constraints yet allows access for refuse and emergency services vehicles and all residents vehicles with the original farmhouse retaining its existing private drive access independently. With the site being relatively even without excessive fall it should be possible to afford all the conversions with “level” approach and good accessibility.

4.0 Summary

It is felt that the residential conversion of the vacant/redundant former agricultural buildings is the most viable solution for their future use and protection of the buildings to help secure the buildings for the long term in the spirit of national and local planning policy and, therefore, it is hoped that these proposals can be supported as the planning and listed building consent resubmission application progresses.

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