HERITAGE STATEMENT REF 02/68/HS01

PLOT 2 OAKS FARM , OAKS WOOD DRIVE , DARTON, BARNSLEY

INTRODUCTION

This statement has been prepared in support of an application for planning permission for conversion of the existing barn (plot 2) to a dwelling at Oaks Farm, Oaks Wood Drive , Darton, Barnsley, S75-5PT.

LOCATION

The site is located on the outskirts of Darton, between Darton and Mapplewell, some 2.7 miles north of the centre of Barnsley. A site location plan is provided on drawing ref no 02/68/01A.

HERITAGE STATMENT

Oaks farm is the site of an original farmstead which became redundant to agricultural use some years ago following the sale of adjacent land for development. It currently comprises of a range of two story barns , one of which is Grade 2 listed which this design and access statement relates to and a single storey dwelling constructed in the 1960's which replaced the earlier two storey farm house which was demolished.

The most significant alterations to the site occurred during the early nineteen nineties when residential development of the adjoining land was carried out abutting the site to the south east and west. An area of open space and woodland was retained to the north and west.

Plot 2 has a site area of 832m2 (Red Line Area), and is accessed form Oaks Wood Drive at the southern eastern corner from which the vehicular access is taken.

It should be note that plot 2 is not listed and is in poor condition, the roof tales have slipped to the cat slide roof opening the barn up to the weather which has caused damage to the existing timber roof structure and walls.

It is proposed that due to the structural issues with this barn, it is proposed the it is taken down and rebuilt from ground up using existing natural stone and positioning door and window opening etc as they existed, this will give the end user a better building and meet higher standards with regards to insulation values etc.

The works to this barn will not in anyway effect the listed building (plot 3) which is currently been converted on site , in fact the works to this barn using the same materials, doors and windows etc will enhance the listed barn.

PLANNING APPROVALS

The site has current planning approvals for conversion of the barns (Plots 1 ,2 and 3) and erection of a new dwelling (plot 4). Application nos 2014/1480 and 2014/1489.

STRUCTURAL APPRAISAL THE EXISTING BARN (PLOT2)

A structural appraisal to access the suitability of the existing barn for conversion to residential use has been carried out.

Plot 2/3 is a large two storey stone barn to be divided in to 2 no Dwellings with a number of small single storey buildings attached at the southern end. The building has had a number of minor alterations to the fenestration, although very few of these are recent. It has a large number of door and window opening , particularly on the west elevation.

The two storey barn of regularly coursed rubble stone walling with stone quoins to external corners. Window and door openings have stone lintels and sills. Some have stone jambs or quoins. The building includes a number of changes in floor level , reducing by approximately 1.2m from north to south. There is a cat slide roof to the east elevation extending to approximately two thirds the overall length of the building.

The building has a structural wall sub-dividing the north and south ends slightly to the south of the mid point. Plot 2 is the northern end of the barn.

The Northern end is sub-divided in to threes bays by two oaks trusses. Some of the ridge and slates over this section of the roof have slipped allowing water ingress. The most southerly of the two trusses at the north end has failed and temporary support has been provided to prop the tie beam. The most northerly truss appears to be in good condition, although some rot at the bearing ends can not be discounted. Large sections of the truss would need to be replaced if it needs to be retained or , alternatively the timber roof purlin could be supported by a new structural wall to replace the truss. There is a first floor structure which is of substandard timber beams spanning east to west supporting timber joists throughout the two storey barn. There is a stone staircase supported by a half brick walls giving access to the first floor which is in poor condition.

The external walls are in generally good condition , there is a minor amount of collapse and loosening of stonework on the east elevation where an opening in the external wall has been poorly formed. In addition there is a crack and some displacement of a section of stone walling above first floor level at the north end of the west elevation likely to be caused by the failed roof truss previously mentioned.

SUMMARY

The proposed barn conversion works will not in any way impact the listed barn but enhance it.

The existing barn has a number of relatively minor defects which have been described. Remedial works will be required to these areas and it would be assumed these would be done as part of the conversion works.

The barn is in good condition and the defects are consistent with buildings of this age that have been neglected due to physical and financial constraints. They are however attractive buildings in good structural condition and capable of conversion to residential use with minimal structural alterations, This said the client would like to take the barn down completely and rebuild the walls and install new foundations etc as this would appear to be a more economical way to do the works.

INVOLVEMENT

Prior to the submission of this planning application a pre-application was submitted to BMBC planning department. Discussions took place with Mr Tony Wiles , Conservation officer to look at the proposed changes to the original planning approval.

The response was encouraging and it was advised that new planning and listed building applications would need submitting to the council.

PROPOSAL

The existing barn is to be converted to a dwelling in line with the previous planning approval , the proposed changes include a small extension to the rear elevation with bi-folding doors , additional roof lights and alterations to the internal layout to provide more open plan living and better use of due to the removal of the existing timber roof trusses.

APPERANCE & MATERIALS

The barn , It is proposed the existing slate roof be replaced with artificial stone slates.

New doors and window frames will be timber set deep in reveal finished with a very dark brown stain. The intention is that the frame will be lost within the opening.

Roof lights will be conservation type position to the rear roof area only .

External walls are of natural coursed stone and any new walling should be constructed of reclaimed stone to match existing, a lime based mortar is to be used to include crushed stone aggregate flush with the faced stone and slightly back from the arris of the stone.

Rainwater goods are to be black with half round gutters and circular rainwater pipes featuring socketed connectors.

The existing perimeter wall to the site is to be retained in coursed stone , however new walls to the courtyard, roads and hard surfaces are to be as drawing ref no 02/68/04B.

LANDSCAPING

This will not change from the previous granted planning approval.

SUMMARY

The proposals to convert the existing barn (plot2)at Oaks Farm has previously been approved, currently has an a live planning approval, the changes required by the applicant are minor, a pre-application has been submitted to BMBC planning authority and no issues have been raised with regard to the proposed changes.

Due to the above items BMBC planning department should support the application for approval.