
Heritage Statement

Description of Work:

Substitute Barn To Form Dwelling

Address:

Detached Barn
Ivy House Farm
Chapel Road
Tankersley
Barnsley
S75 3AR

Detached Barn Ivy House Farm

Chapel Road

Tankersley

Barnsley

S75 3AR

Grid Reference : SE 33418 00632



Proposal

It is proposed to demolish an existing dilapidated barn and substitute it with a replacement dwelling of the same size, footprint, massing, and scale, and general design.

Heritage Asset for consideration:

The barn is not a listed heritage asset, nor within a conservation area, however, it is thought to offer some historic significance to the village within the setting of a grade II listed asset of The Old Manor House.

Background

The barn is located within the curtilage of Ivy House farm, but is thought to have once been an historic ancillary agricultural building to the Grade II listed Farmhouse. It is thought to have been used to store grain and hay, and house live stock from the surrounding farm land.



For many years the barn has become disused and abandoned and is in a dilapidated state; with no roof, large areas of spalling decaying stonework, and bowing and bulging walls which are thought to be dangerous and have been cordoned off by the owner.

The barn is within the setting of The Old Manor House which benefits from grade II listed status which was officially recognised by Historic England on the 18th February 1976. The listing describes the features of the building and the materials used in the construction.

The Site

Access to the barn is currently off Chapel Road and is the same access used to service Ivy House Farm. It is proposed to access the development using that granted in application 2016/O133. The North facing elevation of the Barn overlooks Ivy House Farm, and is situated directly adjacent the concreted driveway access. The South and East facing elevations have an area of unkempt land

which received planning permission in 2016 for the erection of a detached dwelling. The land has since been excavated, foundations concreted, and constructed up to damp.

Assessment of The Heritage Asset

The proposal is not considered to physically impact the Grade II listed heritage asset, but consideration should be given to the significance of the heritage asset and its setting.

The grade II listed Manor House was set within its own substantial plot, separated from the adjacent barns by a boundary which is evident on the historic map. A hedge has established on the boundary between the barns and the grade II listed heritage asset leading to greater separation and definition between the two.



The construction of No19 Chapel Road in front of, and within the curtilage of The Old Manor House is thought to be the most significant impact on the heritage asset given its size, position, and over bearing impact on the asset and it is thought that this has decreased the heritage value of the grade II listed assets setting given its visibility from the junction of Pilley Lane.

The demolition of the barn is not thought have any greater impact on the heritage setting, given it will be replaced by a replica structure which will be the same size, scale, massing, and design other than the introduction of windows and doors to allow daylight into the proposed accommodation.

The conifer hedge which runs along the front boundary of Chapel Road also contributes to the screening of the heritage asset and the barn structures as will the construction of the detached dwelling granted in 2016.

Assessing the Effect of Proposed Development.

The proposal would be visible in the locality but will not change the overall setting given it will replicate the existing barn. It will improve the setting given it will replace a disused, abandoned, and dilapidated asset which is in poor condition.

It should be understood that all developments do change the character and setting of an area and this is evident within the immediate setting of the farm, and the wider village setting with the introduction of new housing development in the heart of the village.



Figure 1 – Image (left) showing a New Build Dwelling in the heart of the village constructed at right angles to, and in front of the building line of Pilley Green. The dwelling over looks Pilley Green, blocks the view of and has significantly changed the street scene of the village. Image (right) view of Pilley Green prior to development.



Figure 2 – Image showing the impact of development within the curtilage of the Manor House setting.

Justification

The barn is in poor condition with no roof, stonework which is spalling and decaying, and walls which are bowing a bulging.

The replacement dwelling has been designed to replicate the existing structure in terms of its overall footprint, size, scale, massing, and materials, with the fundamental difference in the design being the introduction of windows and doors to allow daylight into the accommodation.

Although an historic asset to the setting the barn is separate from the grade II heritage asset, is not within a conservation area, or a listed heritage asset itself.

Conclusion

Overall the effect of the development on the heritage asset and its setting is considered minimal given that it will not have any greater impact on the existing or change the overall setting.

The development will replace a dilapidated barn which is in poor condition and in need of replacement. The development is an opportunity to replace the barn with a replica structure for domestic use that will bring it into habitable use that will maintain / sustain the historic farm yard setting for the next hundreds plus years.