Single storey rear extension and associated alterations — October 2018
Stable Cottage
Moor End Farm — Ref: 16.14
Moor End Lane
Silkstone Common
Barnsley
S75 4RA

HERITAGE STATEMENT

1.0 Proposals

Stable Cottage (formally Sycamore and Stable Cottage) is a two-storey stone building converted from agricultural use in the 1970's and its current residential use is now well established. It forms part of a traditional group of farm buildings at Moor End which includes a Grade II Listed Barn located to the north east of Stable Cottage. As such any works to the cottages need to be assessed for impact upon the listed building and its setting.

The works involve:

- Erection of single storey rear extension.
- Alterations to fenestration in rear, west, elevation.
- Opening up of built up door opening in east elevation.

2.0 Planning History

Listed Building Consent was granted in February 2017 for the conversion of Stable and Sycamore Cottages into a single dwelling now referred to as Stable Cottage. It is intended to implement this consent early in 2019.

3.0 Planning Policy Context

The National Planning Policy Framework

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out provision for *'Conserving and enhancing the historic environment'* which states that:

Para 184
…(heritage) ….*assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*

Barnsley Core Strategy and its Development Policies

Extracts from the most relevant policies are as follows:

CSP31 The Historic Environment, It states that the council:

.. will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their setting will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings*

The Barnsley Local Development Framework document includes a Supplementary Planning Document 'Barn Conversions' which includes example of extensions to barn conversions that are considered to be suitable in terms of design and states:

'Extensions (when required) should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviating from a single rectangular plan.'

4.0 Physical Context

The site is located approximately 65 meters south of Moor End Lane and 1Km south east of the centre of Silkstone Common on the road to Hood Green. In the vicinity of the access road to Moor End Farm the road changes from Moor End Lane to House Carr Lane.

Stable Cottage is a two-storey stone building which form part of a traditional agricultural courtyard to Moor End Farm the majority of which is now in residential use. It is constructed of York stone with stone slates to the roof.

The site is set within open countryside and other than the farm courtyard there are no adjacent buildings. Moor End Farm comprises a traditional courtyard of two storey stone buildings with the farmhouse located to the south, Stable Cottage to the west and the Grade II Listed barn to the north. There is a further converted barn, Mistal Cottage to the east which makes up a loose quadrangle. The buildings are constructed of York stone with stone slates to the roofs.

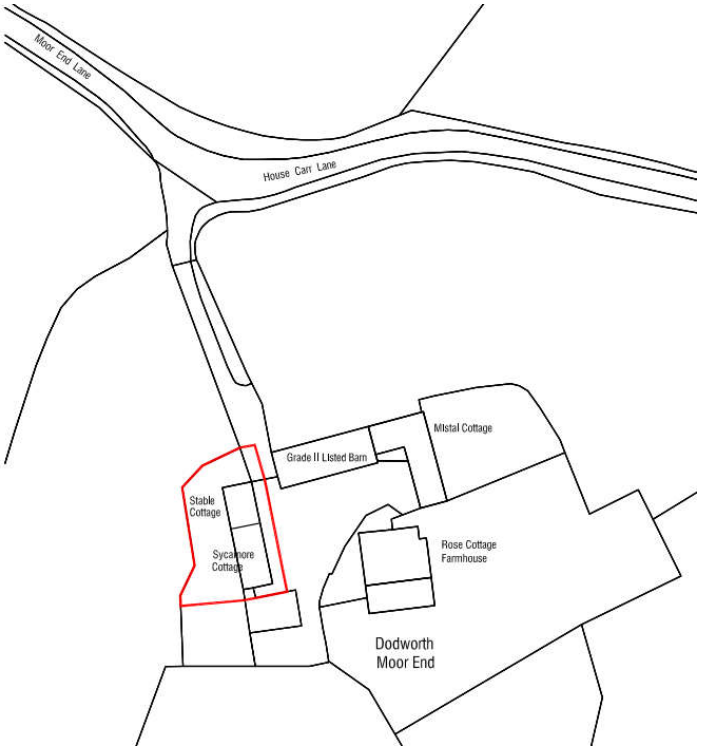


Fig 01. Identification Plan



Fig 02. East Elevation of Stable Cottage



Fig 03. West Elevation of Stable Cottage

5.0 Heritage Assets – Designated Listed Buildings

There are two listed buildings within 100m of the site. There is a Grade II Listed milestone (List Entry No 1226257) located 100m to the north of the entrance to Moor End Farm which is considered to be unaffected by the works.

The other is the timber framed barn within the farm courtyard adjacent to the application site. The impact of the proposed works on the listed building and its setting will be assessed.

The List entry for the Grade II Listed Barn desbribes the building as follows:

Name: BARN ALONG NORTH SIDE OF FARMYARD AT DODWORTH MOOR END FARM

List entry Number: 1151744

SE 20 SE SILKSTONE MOOR END LANE (South side, off), Silkstone Common

5/165 Barn along north side of farmyard at Dodworth Moor End Farm

II

Cruck framed barn, C16 or earlier, encased probably in the C17. Coursed rubble with quoins. Welsh slate roof with three courses of stone slates at the eaves. Five internal bays. Central, full-height, square-headed, quoined cart entrance with some C20 stonework: to jambs. Ventilation slits. C20 dormer at right end.

Interior: Four cruck trusses, the centre two have extended tie-bears carrying wall plates and high collars. Each end truss has a low collar with mortices indicating that they were ariginall.y closed and that the barn roof was probably hipped or half-hipped. The east truss has sawn off tie-bean and an added king-post braced to ridge. The west truss has

sawn-of; wall ties,

P F Ryder, Report for South Yorkshire Archaeology Service, 251h May 1977

C F Innocent, The Development al English Building Construction, 1916 (p57).

Listing NGR: SE2981303802

6.0 Historical Development of Moor End

The image in Fig 04 below is an extract from the 1893 Historical Ordnance Survey plan which shows Moor End. It is remarkably similar to the current OS Plan in Fig 1 and shows that there has been very little new development at Moor End in the last 100 years.

It does appear to show a building on land to the north of the junction with North Carr Lane which is no longer in existence and there appears to be a structure, possibly a wheelhouse to the north of the Grade II Listed barn which is also now absent.

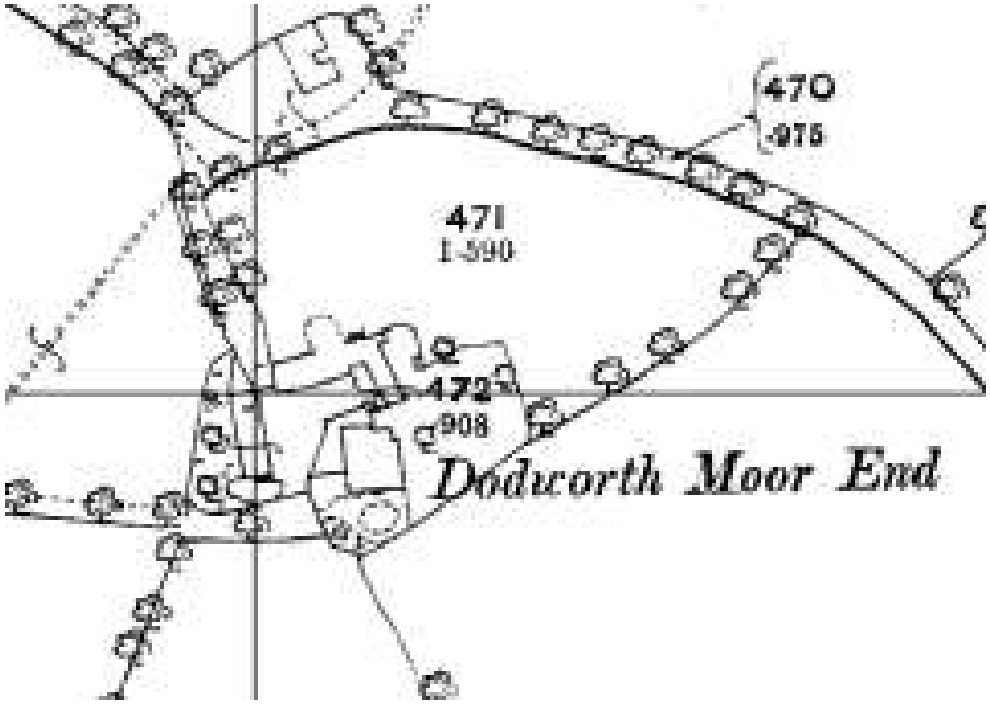


Fig 04. 1893 OS Plan

7.0 Design

Design proposals predominantly affect the west facing elevation of Stable Cottage. There are a number of very large existing window opening on the west elevation which represent modern interventions installed as part of previous alterations undertaken at the time that the buildings were originally altered to form two dwellings. The openings are out of scale and not in keeping with the local vernacular. It is likely that they would today be considered to be inappropriate.

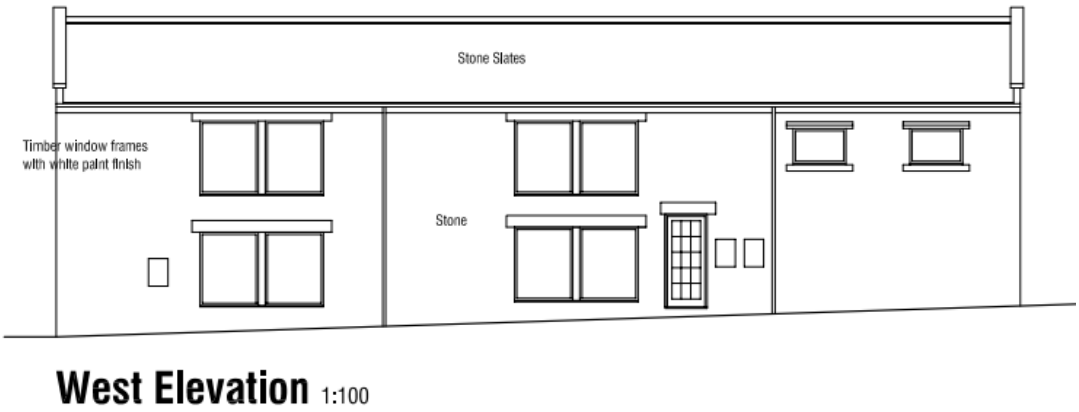


Fig 05. Existing West Elevation

The proposals provide an opportunity to undertake alterations to the west elevation in particular to improve the external appearance by altering the openings to form a single larger opening and smaller window openings which are more in keeping with other openings in this and the adjacent buildings.

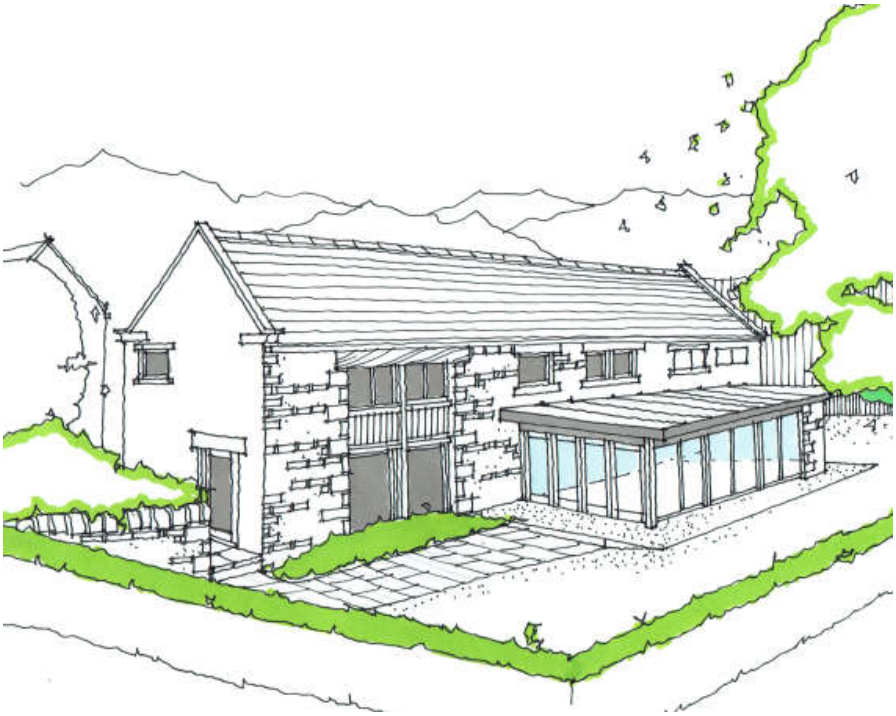


Fig 06. Sketch showing alterations to West Elevation including single storey rear extension.

Two large windows at the north end of the west elevation have been combined to provide a full height opening and similar large windows to the centre of the elevation have been re-designed at first floor level into smaller window openings.

The single storey extension has been designed as a lightweight predominantly glazed addition with a floating flat roof with an overhang to provide some natural shading. The roof would be

constructed in dark grey fibreglass and include standing seams to give the impression of a lead roof.

The lightweight nature of the contemporary extension to the building provides an opportunity to add living accommodation within the rear garden and takes advantage of attractive views over open countryside in a way that does not detract from the appearance of the original building and helps to correct some of the previous less appropriate interventions.

The proposed extension does not fit the profile of an extension to a Barn as outlined by the SPD Barn Conversions but since the existing building is not being converted and is not a barn it would be unreasonable to limit extensions to a simple lean attached to a gable end. The extension

8.0 The Significance and Potential Impact on Heritage Assets

The proposal is in a sensitive location adjacent to the Grade II Listed Barn however the subject building is not listed. The significance relates to the impact that works might have upon the listed building and its setting.

The works in altering, and improving, external elevations relate mainly to the west elevation of The Stables and cannot be viewed in the same context as the Listed Building such that they have no impact upon the Listed Barn or its setting.

9.0 Mitigation

No further mitigation is required.

10.0 Conclusion

The proposals have no detrimental effect upon the existing Listed Building or its setting.

The alterations and extension have been carefully designed using good quality materials to make a positive impact upon the appearance of the existing building and its surroundings.

We consider that the alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.



MBooth Design