

Birkland Farm , Barnsley

Design Statement | September 2025

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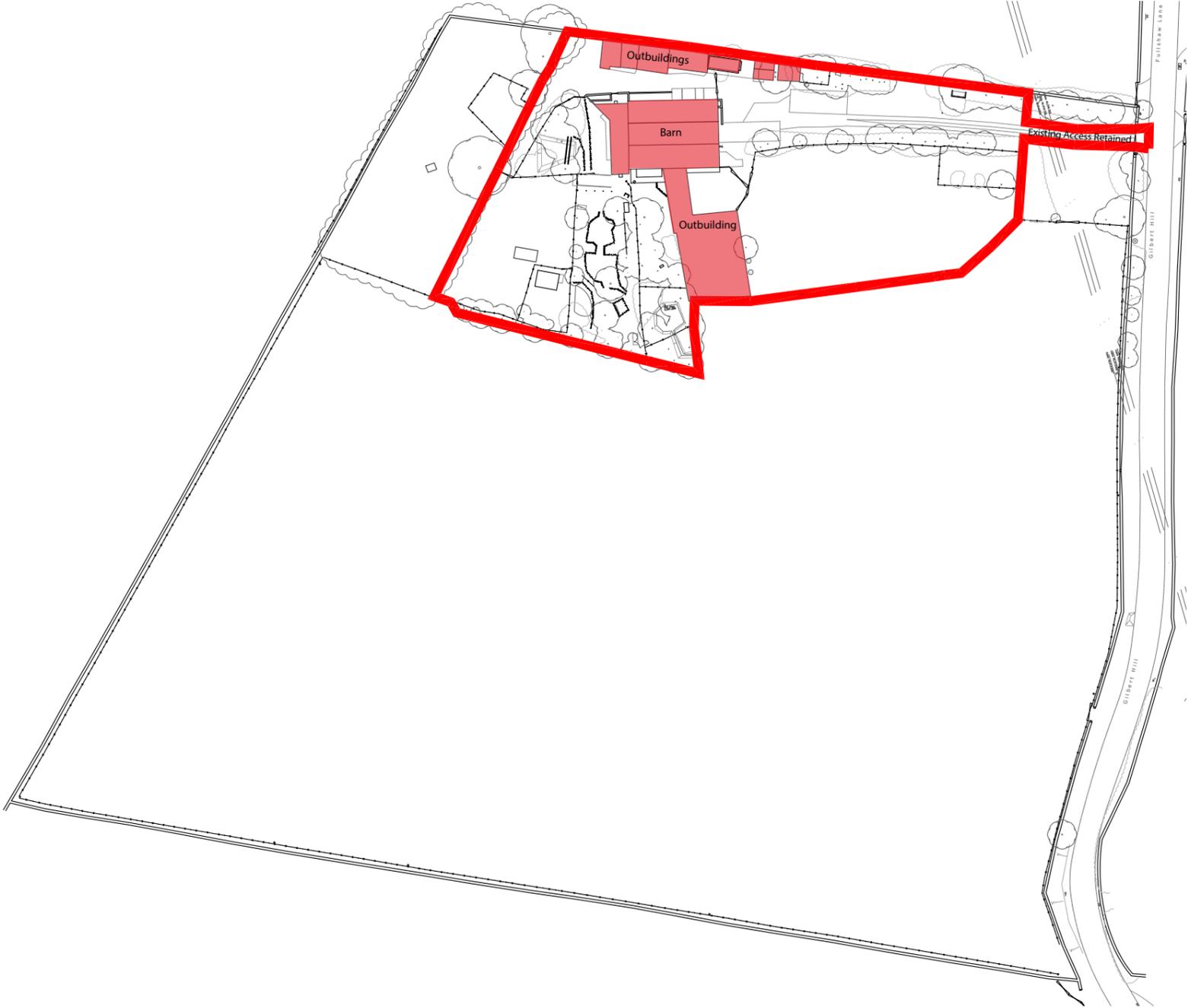
Summary

18 Summary of Statement

Existing Site

Key

- Existing Barn to be Demolished
- Existing Plot Boundary



Document Introduction

This application seeks consent to provide two new dwelling houses on the plot of Birkland Farm, Barnsley. This document illustrates our design process and proposals.

Brief

The planning application seeks consent for two new coursed stone, dwelling houses on the site of various dilapidated barns and outbuildings at Brikland Farm, Barnsley.

Key elements from our clients design brief are as follows:

- Retain existing access
- Respect the neighbouring properties and surrounding context.
- Sensitive use of materials to complement the palette found in the local area.
- Ground floor open plan living space.

Existing Site Plan



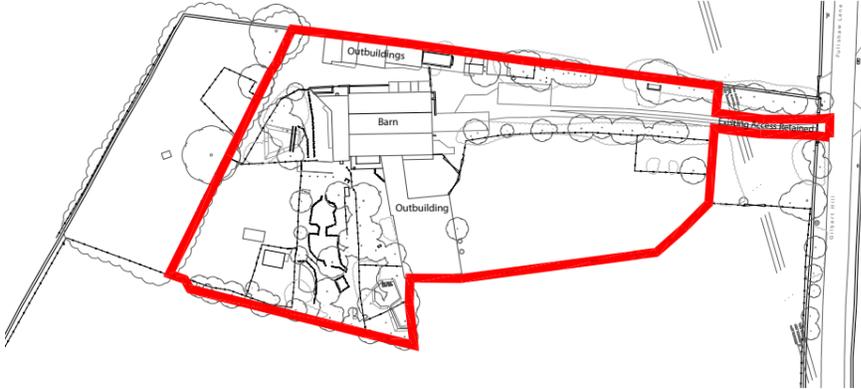
Existing Site

Birkland Farm is located along Gilbert Hill North of Langsett. The site is located in the greenbelt. The site is a rural one which contains a number of farm buildings including a barn and various outbuildings. Agricultural fields surround the site in the immediate vicinity.

The site has achieved planning permission for the erection of one detached dwelling (REF: 2024/0252).

The existing barn and outbuildings are in a dilapidated state with a mix of corrugated metal and concrete block and some areas of timber cladding. Each outbuilding is in varying state of upkeep.

Currently the site has planning permission (REF:2025/0013) for use as a builders yard and currently is being used as one.





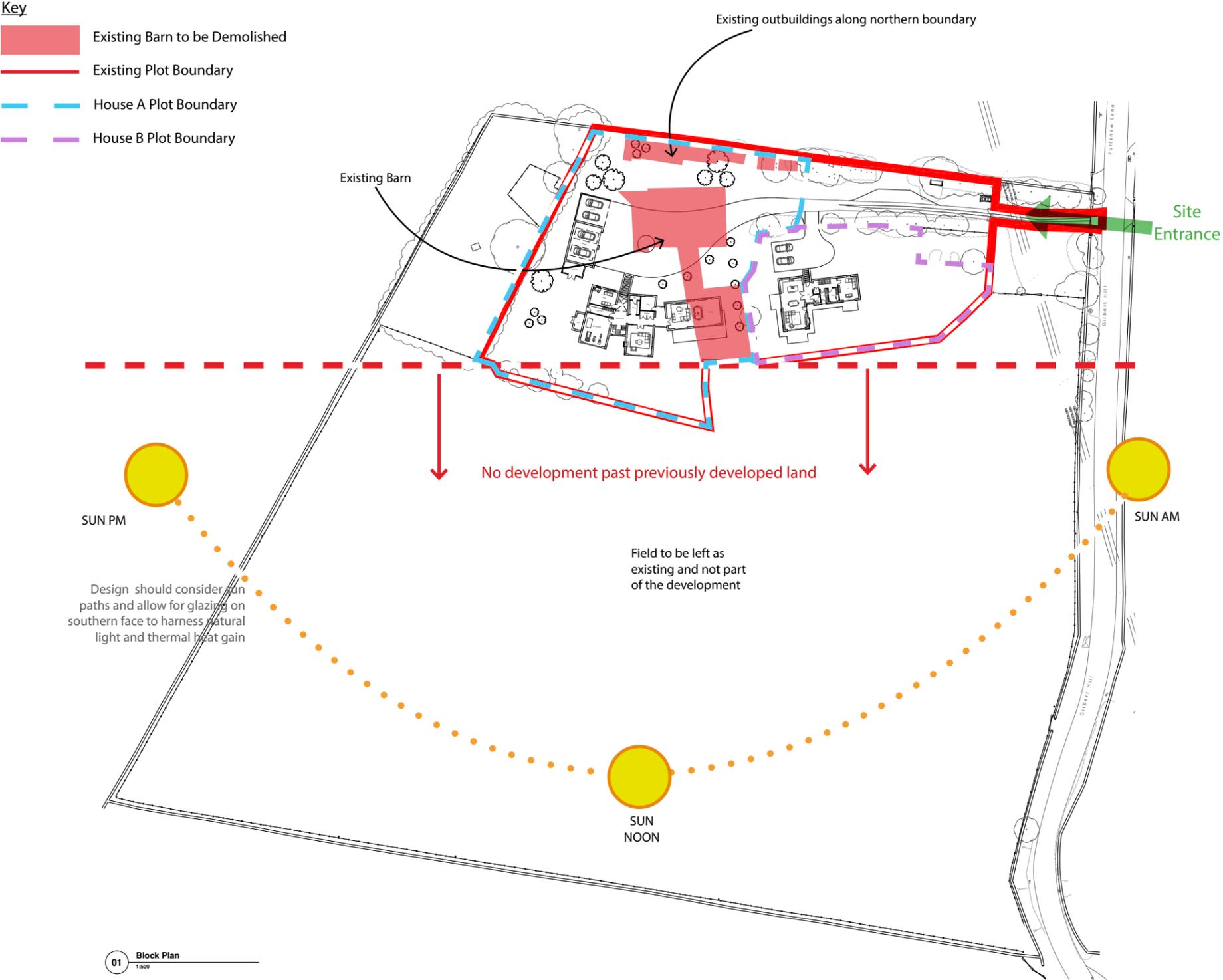
Existing Site Characteristics

The existing barn on site is located to the North of site. The barn is a mixture of corrugated metal, concrete blockwork and timber cladding.

The barn is single storey with both mono-pitches and pitched roofs.

There are additional outbuildings dotted around the site.





Assessment

The property is in open countryside / designated greenbelt land. Previous development and dwellings on site historically were along the northern boundary of the site pushing out towards the south.

The boundary treatments existing on site are a mixture of dry stone wall and timber fencing. It is proposed that these boundary treatments are retained as they are typical of the local area and suit the site.

The existing barn is largely not visible approaching the entrance to site from the north, and is more visible looking North back up Gilbert Hill/Fullshaw lane.

Prevailing winds from the North and the path of the sun to the South will drive the internal layout of the proposal.

It is important that any development to the site is appropriate and reflects the local materiality and context. Previous development on site includes the main metal and concrete blockwork barn with associated outbuildings to the Northern boundary, and South.

It is proposed that the extension be in locally sourced natural coursed stone to match the rural site and local materiality. There will be small areas of dark timber cladding applied to the scheme (please see elevations submitted for detail) which we believe is typical of it's rural setting and an appropriate use of material for this dwelling.

The proposal is within the previously developed land on site.

These design principles have driven the outcome of the final design.

Design Principles

Proposal

- Key**
- Existing Barn to be Demolished
 - Existing Plot Boundary
 - House A Plot Boundary
 - House B Plot Boundary



Use

- The proposal is for the existing barn, which has currently achieved permission for residential use, to be demolished and for two new dwellings to be built using the volume of the barn as a basis.

Access

- The driveway will remain as existing, and a parking area provides ample off-street parking for 2 cars on the driveway of House B and 4 covered parking spaces for House A.
- The site entrance is located to the East and will remain as existing.
- The access track and driveway will be a gravel and remain permeable.

Layout & Design

- The proposal seeks to reflect the local vernacular by replicating the forms and materials of stone barn buildings. The staggered and separated forms are to reflect the layout of traditional farms where buildings have been added over time.
- House A's garage has been designed to work well in the rural setting, with an open car port which will support local swift nesting,
- Natural coursed stone will be the dominant material of the two dwellings, small areas, which are single storey only, will be of charred vertical timber such as on the garden store. Which is to reflect the use of dark timber in rural settings.
- The main living spaces are located across the South of the two dwellings to take advantage of the sun and views over the countryside, avoiding the prevailing winds.
- Existing boundaries to the site will be retained.
- The proposed dwellings will push no further South than the existing barn to maintain a similar impact to the greenbelt.

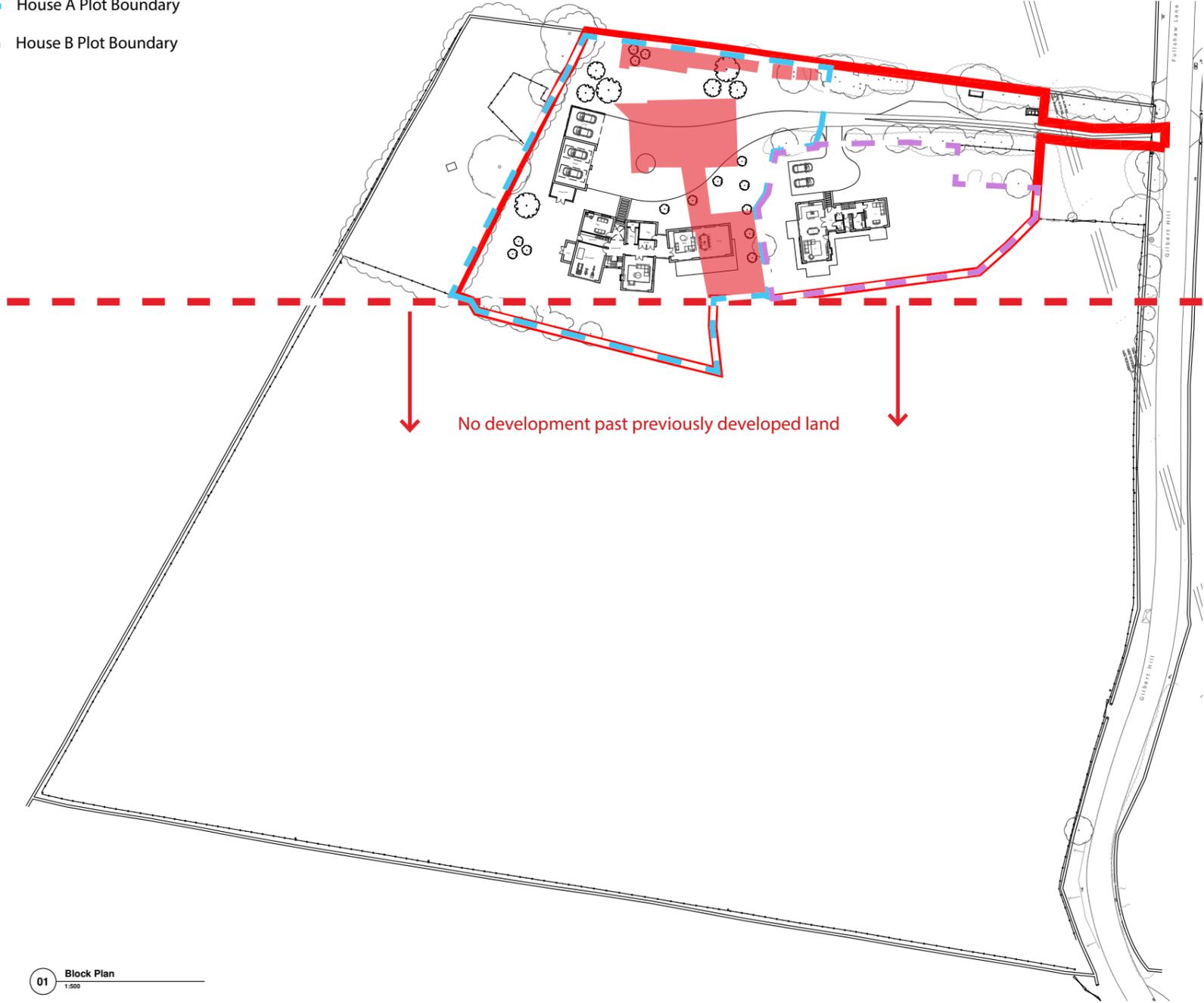
Drainage

- It is proposed that foul drainage from the dwelling be treated in a klargester with easy access from the driveway and road for any maintenance requirements. Surface water should be able to go to soakaways pending a percolation test of the ground condition on site.

Proposed Site Plan

Key

- Existing Barn to be Demolished
- Existing Plot Boundary
- House A Plot Boundary
- House B Plot Boundary



01 Block Plan 1:500

Proposed Site Plan - Proposed plot boundary shown in red

Scale

- The existing buildings on the site have a total volume of approx 2636.56m³
- The proposal seeks to increase the volume on site by no more than 30% of the existing.

Volume

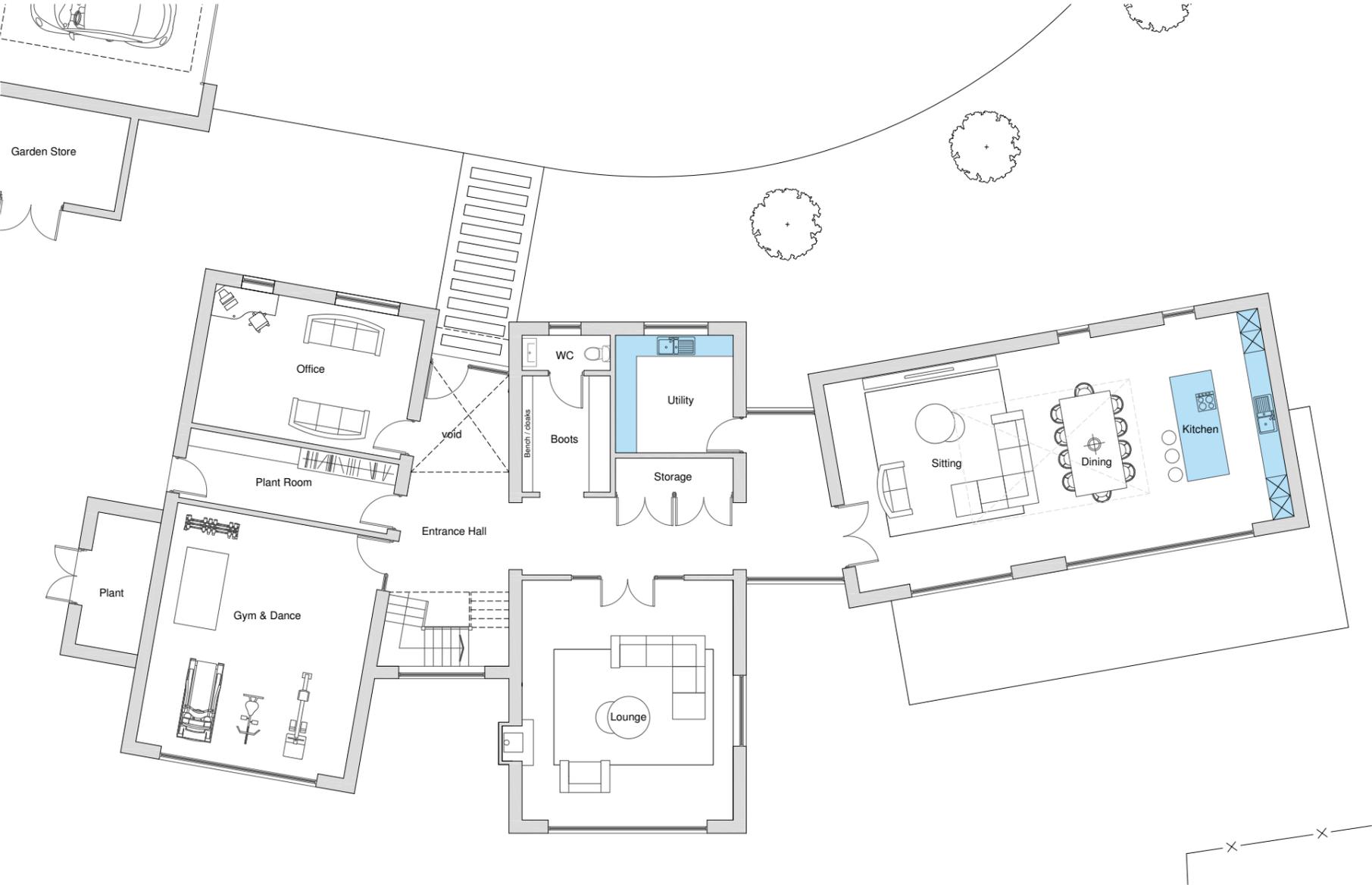
- Existing Volume : 2636.56m³
- Proposed Volume : 3248.1m³
- The proposed volume works out to be a 23.2% increase on the existing.

Plot

- The proposed plots are in the Northern, previously developed, region of the owned land and do not push further south than the existing development to reduce and minimise any additional impact on the open field.

Notable Features

- The property is designed to minimise circulation space and create views over the countryside where possible.
- The single storey section of the dwelling contains the open plan kitchen, dining and sitting space with the more private spaces in the two storey aspects and the first floor.



Proposed Ground Floor Plan

Notable Features

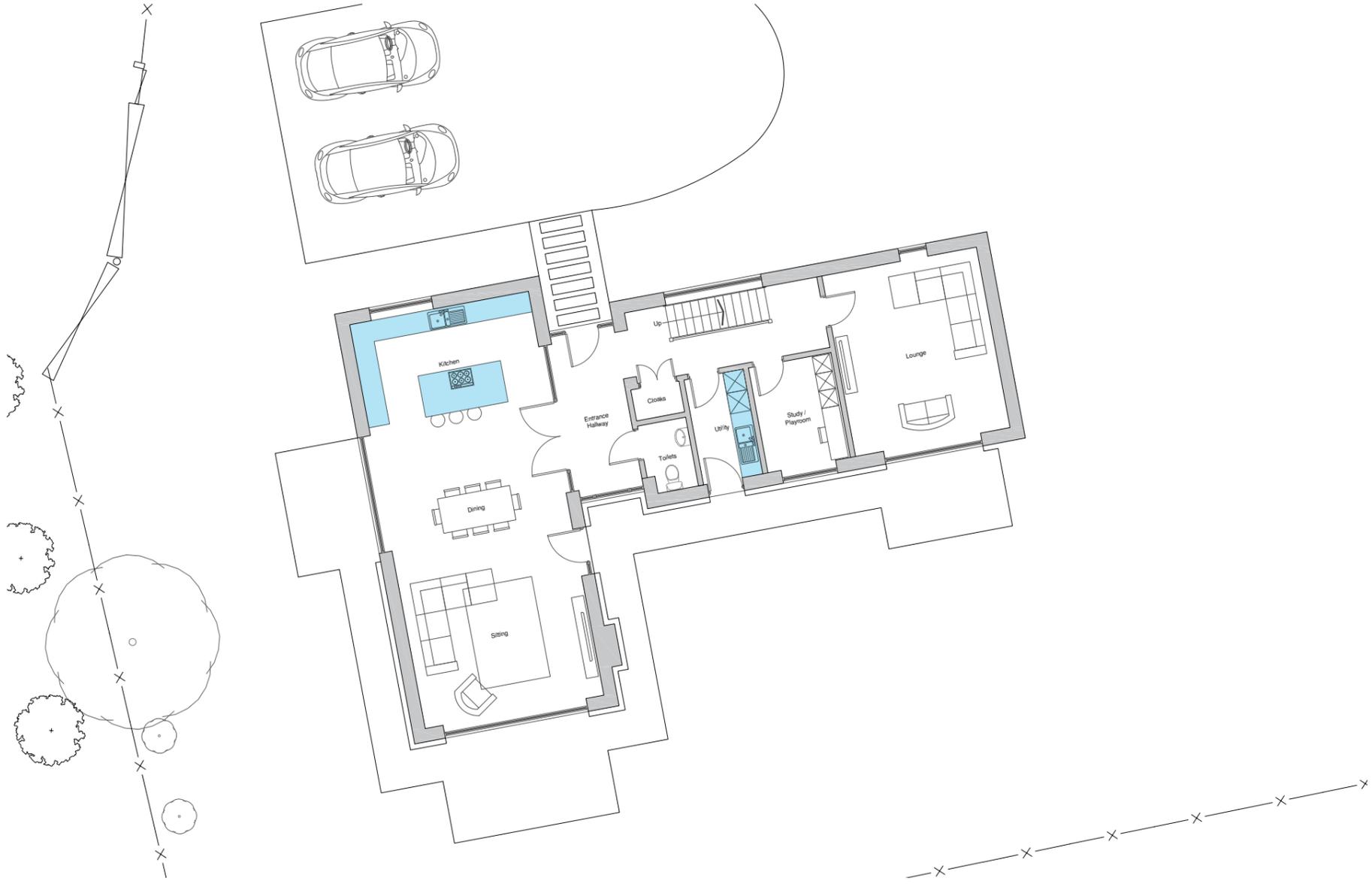
- The first floor includes 5 bedrooms.



Proposed First Floor Plan

Notable Features

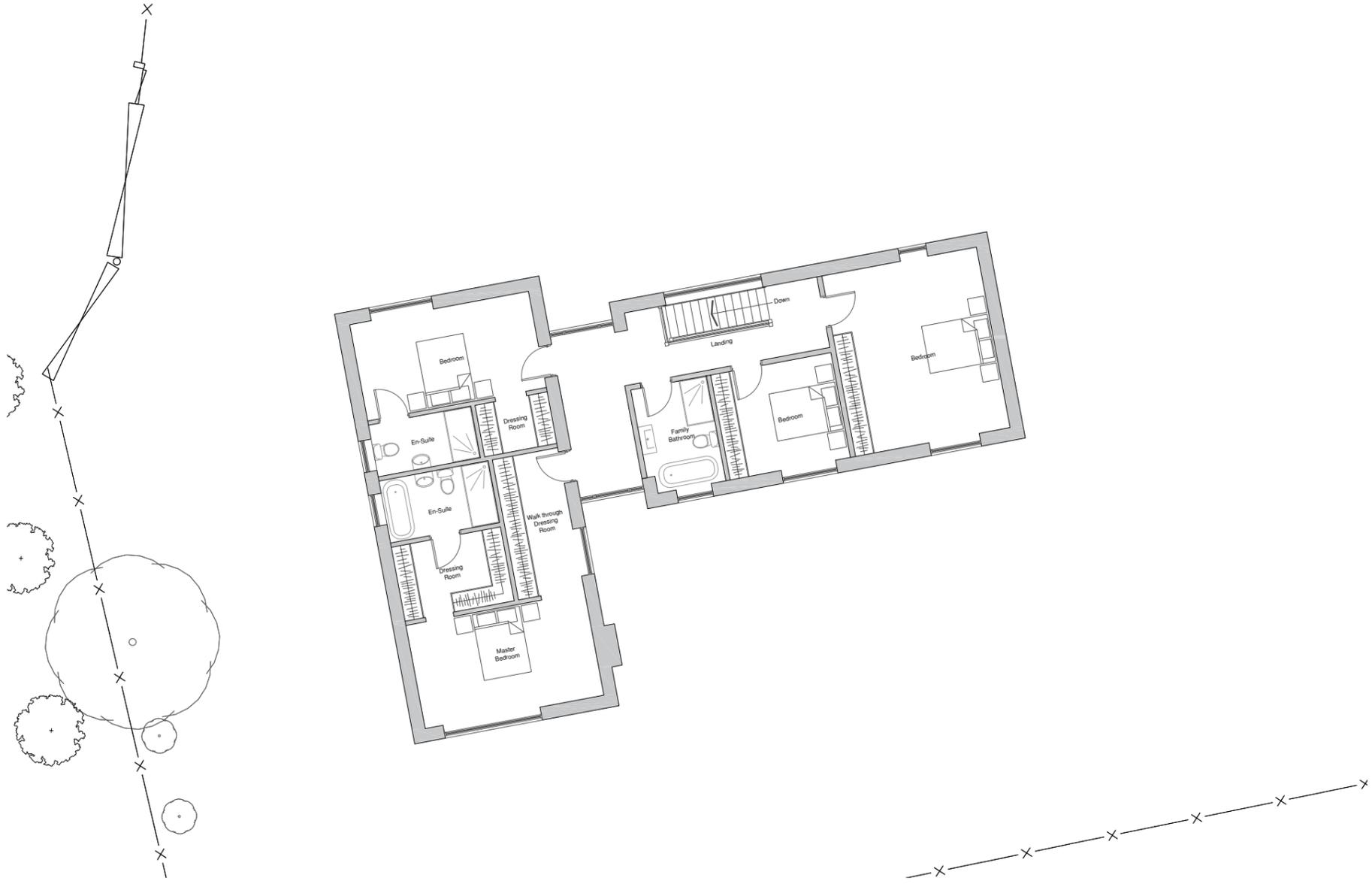
- The property is designed to minimise circulation space and create views over the countryside where possible.
- The living spaces are positioned to the south of the plot to make the most of the views over the field.



Proposed Ground Floor Plan

Notable Features

- There are 4 bedrooms at first floor, two of which have en-suites and there is one family bathroom.



Proposed First Floor Plan



Proposed Visual

Appearance

- The proposal has been designed to respond to the local architectural context in the immediate greenbelt area.
- The extension to the barn is proposed to be finished in locally sourced, high quality quarried stone, squared and laid in coursed.
- A small area of vertical charred timber cladding is applied to the single storey aspects. This material is typical of a rural barn / farm building and so would not look out of keeping with the existing materials on site.
- The new glazing is proposed to be dark grey / black PPC aluminium framed.

3D views to show how the proposal would be formed and how it will sit the existing context.



View from House A plot entrance



House A garage



View looking North across from House A to House B

Summary



This application is for two new build residential properties at Birkland Farm in Barnsley.

The site currently has dilapidated barn buildings and outbuildings that are in a state of disrepair and are unsightly on the plot. There is currently planning permission to convert the barns to residential use.

The dwellings have been designed to be in-keeping to have minimal impact on this rural setting and follows the vernacular of stone farm buildings of the surrounding area. The mass of the proposal is broken up into segments, to imitate a property which has been extended in a manner that farm buildings are.

We believe that we have responded to this unique plot by designing a home which sits comfortably within its setting and improves the overall impact of the site on the local area. The material palette has been chosen to suit the colour range and materiality of other properties found in the close vicinity.

We believe we have created an appropriate scheme that demonstrates high quality design principles and real consideration of its setting whilst maintaining the rural character of the plots.