



Design & Access Statement

Heritage Statement

Proposed Extensions & Alterations

at:

The Long Barn
Field Head Manor
Elmhirst Lane
Silkstone
Barnsley
S75 4LD

for:

Mr & Mrs A. Everett

date:

March 2015

Introduction

This Design and Access Statement / Heritage Statement has been prepared to support applications for planning permission and listed building consent for proposed extensions and alterations at The Long Barn, Field Head Manor, Elmhirst Lane, Silkstone, Barnsley.

Site appraisal and summary of the proposed development

The host property is located within the parish of Silkstone, and forms part of a collection of buildings known as Field Head Manor. The collection of buildings was formerly a farmstead with the subject property being the eastern most barn. Although formerly a barn the property was reconstructed in 1986 and converted to a single dwelling (now known as The Long Barn).

The site lies within the green belt in the development plan and the dwelling is a listed building (grade II).

The proposed scheme consists of a single storey extension to the north of the property to extend the existing kitchen and dining rooms. A small single storey extension to the west elevation to replace an existing potting shed and a small single storey extension to the main entrance on the south elevation of the dwelling to provide a lobby and store.

Planning history

The original conversion from a 16th or 17th century cruck framed – four bay barn to the current dwelling was approved under application numbers B/85/1527/DO (Planning Permission) and B/85/1528/DO/LB (Listed Building Consent).

Pre-application discussions

Prior to the submission of this application, the applicant sought the (without prejudice) opinion of the Council's Senior Conservation Officer Tony Wiles as to the content of the proposed scheme. The Senior Conservation Officers comments were generally supportive of the proposed extensions and alterations, the proposals consistent with the historic form of the existing and surrounding buildings. Also supportive of the proposed internal alterations to the building, since the significant historic feature, the timber cruck frames, are to be preserved.

National and local planning policies

National planning policy, in respect of the proposed development, primarily concerns heritage and green belt issues.

The assessment of the impact of any proposed development on a designated heritage asset, such as a listed building, is contained within the National Planning Policy Framework (NPPF) Section 12: "Conserving and enhancing the historic environment".

Paragraph 128 of the NPPF states that –

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

Paragraph 128 goes on to state that –

"As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Paragraphs 132 and 134 consider any "harm" to the designated heritage asset that may be considered to accrue due to the proposed development –

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...."

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"

The site lies within the green belt. With respect to the proposed extensions, paragraph 89 of the NPPF states –

"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

.....

the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building...."

Local planning policies are contained within the Barnsley Unitary Development Plan (UDP) 2000 (saved policies 2007)..

One policy was saved (policy GS8E) in relation to proposed development within the green belt -

Notwithstanding policy GS8A, proposals to replace, extend or alter dwellings in the green belt will be permitted provided that all the following criteria applicable to a proposal are satisfied :

A) In the case of replacement, the new dwelling is not materially larger than that which it replaces

B) In the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature of the dwelling as extended

C) In any case :

I) All new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality

II) The appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality

III) There is no conflict with the other policies of the plan.

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the size of the original dwelling.

Policy GS9 (unsaved) relates to visual amenity. It states that –

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

Policy BE2 relates to listed buildings. It states that –

The council will have special regard to the desirability of securing the retention, repair, maintenance and continued use of buildings of special architectural or historic interest. Development which would adversely affect the special architectural or historic interest character of listed buildings will not be permitted. Other buildings considered by the council to be of special architectural or historic interest will be put forward to the department of national heritage for listing.

HERITAGE STATEMENT

Designated heritage assets

With respect to designated heritage assets, the relevant historic environment record that has been consulted is the Heritage Gateway and this is considered to be part of the “historic environment record”.

The host dwelling is a designated heritage asset – a grade II listed building. The listing description for the property is set out below (extract from the Heritage Gateway) –

SE 30 NW DODWORTH ELMHURST LANE (North side, off)
4/132 Easternmost barn at 8.2.83 Field Head Farm (formerly listed under Parish of Silkstone)

GV II

Timber frame of former farm building. C16 or C17 possibly re-used. Some coursed stonework survives on south side. Four bays. Two cruck trusses to east on brick piers. Although trenched for tie beams only a part of one tie- beam survives. Collars. Three post and truss frames to west with queen struts. The posts on the north side only survive. Undergoing reconstruction and conversion at time of survey, 1986.

Heritage appraisal

In terms of an appraisal of the proposed development in the context of designated heritage assets, it is held that the proposed scheme will lead to less than substantial harm to the significance of the listed building.

The scale, mass, and overall design of the proposed extensions, plus the use of natural materials to enhance the existing building, will ensure that the proposed development remains subservient to the host dwelling.

The main extension is to the rear north elevation and private, impact is minimal on not only the listed building, but also the setting of other listed buildings in the vicinity. The proposed extension will be in keeping with the vernacular form and materials of the host building and will replace a previously unapproved conservatory (*see image a.*), which is inappropriate for the heritage asset.

The proposed extension to the west elevation will be a replacement for an existing glazed potting shed (*see image b.*), which is inappropriate for the heritage asset. The small extension will regularise the elevation and complement and enhance the appearance of the host building.



(image a. conservatory, North Elevation)



(image b. Potting Shed, West Elevation)

The proposed extension to the existing entrance on the south elevation will be formed with a simple lean-to roof off the host building, which is historically consistent as a form. Historical photographs (see *image c.*) show that the original barn had a similar lean-to structure attached, at this end of the building. The proposed extension will therefore be replicating the original form of the building footprint and would not be detrimental to the heritage asset.



Image c. The Long Barn seen as the eastern most building in this image

Further details on design are set out below but for the reasons above it is considered that the proposed extensions and alterations will not only lead to less than substantial harm to the designated heritage asset but enhance it through a high quality, sensitively designed scheme.

DESIGN STATEMENT

Green belt

With respect to the principal of development within the green belt, the proposed extensions in addition to previous extensions will not exceed the size of the original dwelling. The proposed extensions are single storey with mono pitch roofs and will be subservient to the host dwelling, which will remain the dominant visual feature.

With regard to the detailed design of the proposed extensions, these are held to be of high quality, using natural materials, and have been designed to complement and enhance, whilst respecting, the traditional characteristics and materials of the host building.

The proposed scheme will contribute to the enhancement of the character and appearance of the locality for the reasons set out in the Heritage Appraisal.

Therefore, the proposed scheme is held to meet the requirements of paragraph 89 of the NPPF and policy's GS8E and GS9 of the UDP.

Design appraisal

The proposed extensions will retain the identity of the existing building by using traditional natural materials and design forms to complement and enhance the existing building.

It should be noted that there were a number of deviations from the implemented permission of 1985 and the current application looks to regularise these unauthorised alterations to further enhance the heritage asset.

For the reasons set out in the heritage statement it is seen that the proposed extensions and internal works will not adversely affect the special architectural or historical interest and will cause less than substantial harm to the significance of the listed building. It is therefore considered that the scheme meets the requirements of paragraphs 132 and 134 of the NPPF and policy BE2 of the UDP.

Conclusion

Evidence has been provided to show that the impact of the proposed development will cause less than substantial harm to the designated heritage asset, and national and local planning policies and guidance in the NPPF and UDP have been satisfied.

The proposed scheme is also held to meet the requirements of national and local green belt policies in the NPPF and UDP, as well as the detailed design policies contained within the UDP.

Therefore, it is considered that the proposals represent a high quality, sympathetically designed scheme that both complements and enhances the host building and the wider area.