



**PROPOSED EXTENSION TO DICK ROYD FARM,
CLIFF LANE, OFF BROOK HILL LANE,
CARLECOTES, DUNFORD,
SHEFFIELD, S36 4TG.**

DESIGN AND ACCESS STATEMENT

**OCT 2020
REF: 202008.DA1SV**

DESIGN AND ACCESS STATEMENT

1.0 Assessment

1.1 Physical Context

Located to the west of the hamlet of Carlecotes, Dick Royd Farm is a traditional moorland farmstead comprising a range of stone buildings affording residential accommodation for the owners and an associated residential annex previously approved during 2012. The primary range of buildings are orientated roughly east-west to the north of the farmyard with the secondary range of “linked” barns orientated roughly north-south to the west of the farmyard, sheltering it from the prevailing winds as is often found in farmsteads of this type and location. The buildings are generally two storeys in construction primarily in deep coursed stone rubble walling under pitched roofs generally covered in natural stone slates in diminishing courses. One of the barns and the cross-wing of the house is suspected to be of earlier construction, evidenced by the use of much narrower stone rubble courses, since rendered on the house and the roof to the barn has been re-covered with artificial stone slates as part of the previously approved conversion work. Although the majority of its lands appear to have been previously sold-on preventing the farm being used intensively it does retain almost 0.7 hectares (1.73 Acres) and is registered as a small-holding, the use of which the current owners intend to continue. To the north of the farmhouse cross-wing what is understood to have been a rather incongruous and poorly constructed lean-to “pantry” linked to the kitchen via the utility area has been rebuilt (circa 2015) as a secondary entry/egress point to the main house.



Photo showing south elevation of the previously converted linked barn.

1.2 Social Context

It is not anticipated that the current proposals will have an impact upon the local social context.

1.3 Economic Context

As with social context due to the relatively modest scale and the nature of the current proposals it is not anticipated that they will have an impact upon the local economic context.

1.4 Planning Policy Context

The National Planning Policy Framework has been a material consideration in the preparation of these proposals, particularly the sections on Sustainable Development; Green Belt; Historic Environment; and Good design.

The local policies that have also been considered are the local planning authority's adopted Local Plan alongside the relevant SPD's, particularly those on Barn Conversions and House Extensions and pre-app discussions have been had with one of the Local Planning Authority's area Case Officers and the authority's Conservation Officer.

1.5 Heritage Context

1.5.1 Introduction

We describe here an appraisal of the historical significance of the building that is intended only to proportionately assess its standing and not fully study its particular importance. It should be used to support the other application documents including the drawings and the remainder of this design and access statement that will go on to discuss the implications, design and reasoning of the proposals.

1.5.2 Place

Carlecotes is a hamlet in the township of Thurlstone under the parish of Penistone, liberty of the honour of Pontefract. It is approximately 5 miles west of Penistone on the edge of the peak district within the metropolitan borough of Barnsley and is typical of a small upland village comprising a number of farms of varying size, a small collection of houses varying from modest traditional cottages through more contemporary houses to the most significant, Carlecotes Hall, that originates from the 17th century and is now listed. There is a small village school that was "built by subscription" in 1830 but this closed to pupils some time ago and has since been converted to a holiday cottage. In the grounds of Carlecotes Hall can be found the village church, St Anne's, built in 1857 as a private chapel for the then owners of the Hall, it has always been open to all from the surrounding rural areas, since 1879 the church has been administered by the vicar of Penistone, in its centenary year, 1957, many repairs were undertaken and since it was conveyed in 1961, by later owners of the hall, it has been looked after by the Diocese of Wakefield. There are 4 structures on the national heritage list for England in and around the village and all of these are listed buildings, primarily grade II.

1.5.3 Building(s)

The farmhouse and attached barn carry a grade: II, listing under list entry number: 1315042, under the Planning (Listed Buildings and Conservation Areas) Act 1990 and were first listed on 18th March 1968.

The buildings are typical of a traditional upland farmstead in this area built on the south facing side of the valley to take advantage of this aspect with its primary accommodation on the north side of the farmyard and secondary accommodation on the west side of the yard sheltering it from prevailing inclement weather.

The farmhouse can be found at the western end of the main “listed” range and was built in a number of stages, the earliest being the 17th century cross wing, constructed in thinly coursed rubble since rendered followed by the 18th century phase, firstly the extended living accommodation and the majority of the attached barn dated 1741 and latterly in the 18th century an “addition of no special interest” to the far right (east). Generally, the buildings are two storeys constructed in deeply coursed squared rubble under natural stone slate roofs laid in diminishing courses. The main range has a number of chamfered mullion windows in 2, 3 and 4 light arrangements with metal framed leaded casements and there are chamfered doorways, 1 dated to the west to the house, with vertically boarded timber doors. There are also 3 reducing ashlar chimney stacks with moulded cornices. Windows to the north and east elevations are more contemporary painted timber vertical sash windows.

To the south of the farmhouse stands the secondary group of “linked” buildings and although they aren’t specifically listed, they are again typical traditional stone “barns” under pitched roofs. These buildings also appear to have been constructed in stages with the earlier in thinly coursed rubble walling under a replacement roof of reproduction stone slates and the latter in deeper coursed squared rubble walling under a matching reproduction stone slate roof. The former has informal openings under timber lintels with the latter having dressed openings with stone heads and sills and jambs. Quoins have been used to form all external corners and the sides of the principal openings to the earlier of the barns. These building have been the subject of the “approved” conversion work under applications 2012/0605 (Planning) and 2012/0606 (Listed Buildings Consent)

Generally, from a visual inspection the “listed” buildings appear to be free from significant alteration in the more recent past and as such seem mostly original in character. The “linked” barns have been the subject of a more contemporary intervention with a rebuilt version of the western lean-to that was that also formed part of the aforementioned previously “approved” works to remove what we understand was dominant and very incongruous agricultural “lean-to”.

1.6 Environment/ Ecology Context

The Environment Agency’s flood maps have been reviewed and this has confirmed that the site is not susceptible to flooding from rivers or sea or other sources and as the site is off mains drainage it is intended to continue to use sustainable drainage solutions for the site that are not anticipated will influence flooding elsewhere.

We understand the buildings have been previously assessed for the presence of protected species and there were no obvious signs of any established roosting or nesting. Therefore, no further or more detailed assessments were proposed at this time.

2.0 Involvement

As previously mentioned, the proposals were, in June/July 2020 the subject of pre-application discussions with the local planning case and conservation officers to help guide the design process.

3.0 Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design process discussed further in the remainder of this design and access statement.

4.0 Design

4.1 Use

Former farmstead now classed as a small-holding following historic release/sale of lands to adjoining farms continues to be used as a small-holding with residential accommodation for the owners and a separate annex.

4.2 Amount

The current proposals involve the construction of a single storey end lean-to extension to the previously approved barn conversion to create an accessible bedroom at ground floor level.

4.3 Layout

The fundamental layout of the site will remain within the existing development form within the confines of the original boundaries and buildings.

4.4 Scale

The scale of the original buildings is generally unaffected by the current proposals and the scale of the lean-to has been condensed as much as is practical to minimize any perceived impact of the extension in line with the pre-app discussions and LPA's relevant SPD's.

4.5 Landscaping

The site is sparsely landscaped within the "domestic" curtilage. Boundaries are a mix of dry-stone walls and post and wire fences.

4.6 Appearance

The original buildings are typical for their type and location and generally comprise two storey stone constructions under pitched roofs covered with a mix of natural and reproduction stone slates laid in diminishing courses. Accordingly, the proposals endeavour to be as sympathetic to this as possible to ensure that the character of the buildings is preserved and/or enhanced.

Matching coursed natural stone is proposed for the walls under a pitched roof covered with matching reproduction stone slates. Openings in the re-build have been limited to a single double door opening in west elevation with matching head and sill.

Pointing will be undertaken in a lime-based grit sand mortar recessed in the joint and brushed-off to remove any laitance and expose the aggregate.

The new doors will be glazed French doors to again compliment the existing.

Replacement rainwater goods will comprise traditional profiled timber gutters on spiked brackets with matching downpipe with black finish.

4.7 Access

The farm is accessed off Cliff Lane, itself accessed off Brook Hill Lane to the west of the village and approaches the existing farmyard around the northern wing where parking and manoeuvring space is available for both the existing dwelling and the annex. The existing gateway off the farmyard to the east will continue to be used for access to the field/paddock. It is not anticipated that the use of the access will be affected by the current proposals

No significant improvements are proposed to the access to ensure it remains rural in character and self-controlling as before. The existing approach is used by commercial vehicles accessing the farm(s) and should therefore be suitable for emergency vehicles if/when required.

The site is also close to the village which is served by regular bus services to the local towns of Penistone and Holmfirth which themselves have connections to the surrounding towns and cities of Barnsley, Sheffield, Wakefield and Huddersfield and beyond.

5.0 Summary

By proposing an extension that seems to satisfy both the relevant recommendations of the LPA's associated SPD and the advice of the local Planning and Conservation Officers and which delivers on the applicants need for an accessible bedroom on the "ground" storey for medical grounds it would appear that the proposals are wholly sympathetic to the host buildings and their setting and, therefore, it is hoped that the council will be supportive of the proposals during this associated application process.

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