PROPOSED EXTENSION WORKS AT STONE BAR FARM, BIRDWELL, BARNSLEY, S70-5TY.

DESIGN ACCESS & HERITAGE STATEMENT REF :DAHS01A, DATE : SEPT 2020

1.ASSESSMENT

1.1 Physical Context

Located on the southern edge of the village of Birdwell approximately 7km or 4.5 miles south of Barnsley on the south side of Moor Lane close to its junction with the A61, Sheffield Road and the nearby Birdwell Roundabout intersection with the adjoining M1 and its Junction 36 is the converted Stone Bar Farm, former dairy farm , This group of building was converted to a dwelling approx. 30 years ago. The building is currently Grade 2 listed.

The existing buildings to the south of this have recently had a planning approval for conversion to dwellings this work is currently been undertaken.

The dwelling consists of natural stone walls, grey concrete tile roof with timber sash windows , at the rear of the property is a modern conservatory which looks to be a recent addition as shown in the photos below.






Views of the existing converted barn.

1.2 Social Context

The proposed works will provide the owners with the additional extra bedroom and space required for their growing family.

1.3 Economic Context

The proposed conversion will provide work for local trades person whilst we understand this is not major works, small projects keep small builders and tradesmen working.

1.4 Planning Policy Context

The proposed extension works will not harm or impact the special architectural or historic interest or setting of the listed building this is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The planning policies that have been considered in the preparation of these proposals are as below:-

The National Planning Policy Framework (NPPF) paragraph 190: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 193: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 194: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

1.5 Environmental & Ecological

No flood risk are highlighted on the flood maps, No protected / priority species has been observed by the owners.

There is no evidence of any mining subsidence on the site or buildings, although we would assume any issues would have been dealt with when the barn was converted to a dwelling.

Site contamination is unlikely as the site has been used as a dwelling for many years.

1.6 Structural

The existing barns were converted many years ago , it is assumed these where converted with good building practice and any defects and problems were resolved, A visual inspection of the existing property shows it is in very good order and well maintained, no structural issues could be seen.

1.7 Heritage Context

The application site includes the Farmhouse of Hangman's Stone Barn Farm which is attached to the recently developed dairy and barns (covered by 2018/0071 and 2018/0099 by another applicant). Application B/87/1308/WO/LB covers works to alter and extend the farmhouse, and this is likely to have included the single small single storey aisled extension that is attached to the farmhouse and which clearly truncates historic windows behind. This application focusses on the single story three

bay garage extension which could have been a former cart shed. This structure is not present on the first edition 1850 OS but is visible on the 1890 map which suggest a construction date sometime between this, the building was listed in 1986 and has had various changes.

The villages origins date back to the English Civil War around 1642 when the village name is first mentioned and it is believed that its name derives from the Anglo-Saxon “Brydd-Wella” or Bird-Well after the discovery of a well of clear water which legend has it was observed by the servants of the nearby Tankersley Hall when they saw large birds taking the waters, although local anecdotes suggest the village takes its name from a well since buried by the M1 where a heron was always found. An obelisk can also be found in the village that was constructed in 1775, marking the distance of 3 miles to Wentworth Castle at Stainborough, by the 2nd Earl of Strafford, William Wentworth (1722 – 1791). More recent history of the village has been influenced by the industry, with mining activity, particularly to the north of the village and the railways and after much of the land was returned to agriculture. The heritage context of the farm itself is Grade II listed under listing ref: 1191991, originally listed in December 1966. The listing describes the Farmhouse with attached stable and barn of circa 1800 and probably early 18th century for main barn and their various constructional and design elements and mentions the buildings to the south and east of the main barn as not of special interest.

2.0 Involvement

The proposed works will not directly affect any of the neighbouring properties. The client has not consulted with his neighbours.

3.0 Evaluation

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

4.0 Design

4.1 use

The existing building is currently a grade 2 listed barn converted to a dwelling, the proposed extension will provide an additional first floor bedroom to the property by extending upwards above the existing garage, it is also proposed to replace the existing concrete roof tiles with blue natural slates.

4.2 Amount

The new extension will provide additional bedroom accommodation above the existing garage, the new extension roof will be subservient to the existing dwelling.

4.3 Layout

The layout of the existing converted barn will be unchanged except for a small change to the existing first floor end bedroom to form a new corridor to access the new extension. The new extension will comprise of a new bedroom with en-suite and dressing area.

4.4 Scale

The new extension keeps with in the footprint of the existing building and extends upwards keeping the overall scale & mass of the extension restrained.

4.5 Landscaping

The proposal will not affect any of the existing landscaping on site and no new landscaping is proposed.

4.6 Appearance

The proposed extension will use traditional materials to match the existing, walls will be natural stone, the existing concrete roof tiles will be replaced with a blue natural slate all materials used shall match the historic materials in every aspect and will be submitted and approved by the local authority.

All new windows are to be timber sash windows.

The new garage doors will be traditional timber ledged & braced.

Conservation roof light will be installed to the rear roof plane of the new extension these will have a vertical emphasis, low profile, black with single vertical divider.

Pointing mix to be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.

4.0 SUMMARY

The proposal will provide the applicant with much need space, the replacement of the existing concrete tiled roofs will enhance the listed buildings, none of the proposed works are detrimental to the existing building the new extension massing / scaling is restrained and is in accordance with policy HE1, HE2, HE3 and NPPF 189, 192, 193.

We therefore hope the proposals can be supported by the local planning authority.