

Erection of Stables
Stable Cottage
Moor End Farm
Moor End Lane
Silkstone Common
Barnsley
S75 4RA

Sept 2020

Ref: 20.23 A

HERITAGE STATEMENT

1.0 Proposals

The erection of stables and a menage for personal use on land adjacent to Stable Cottage. Stable Cottage is a two-storey stone building converted from agricultural use in the 1970's and recently altered to form a single dwelling from two smaller cottages, Sycamore and Stable Cottages. 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 the proposed stables need to be assessed for impact upon the listed building and its setting.

The works involve:

- Erection of stables
- Formation of menage within field

2.0 Relevant 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.

Planning and Listed Building Consent was granted for a single storey rear extension ref: 2018/1369 and 2018/1370.

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*

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.

The site is located on the west of the access road at the approach to the farm complex from Moor End lane to the north, on the opposite side of the access drive to the Grade II Listed Barn. Both Moor End lane and House Carr lane to the north are lined with mature trees and the private access drive to the farm includes an avenue of mature trees which prevent any long-distance views of the existing buildings.

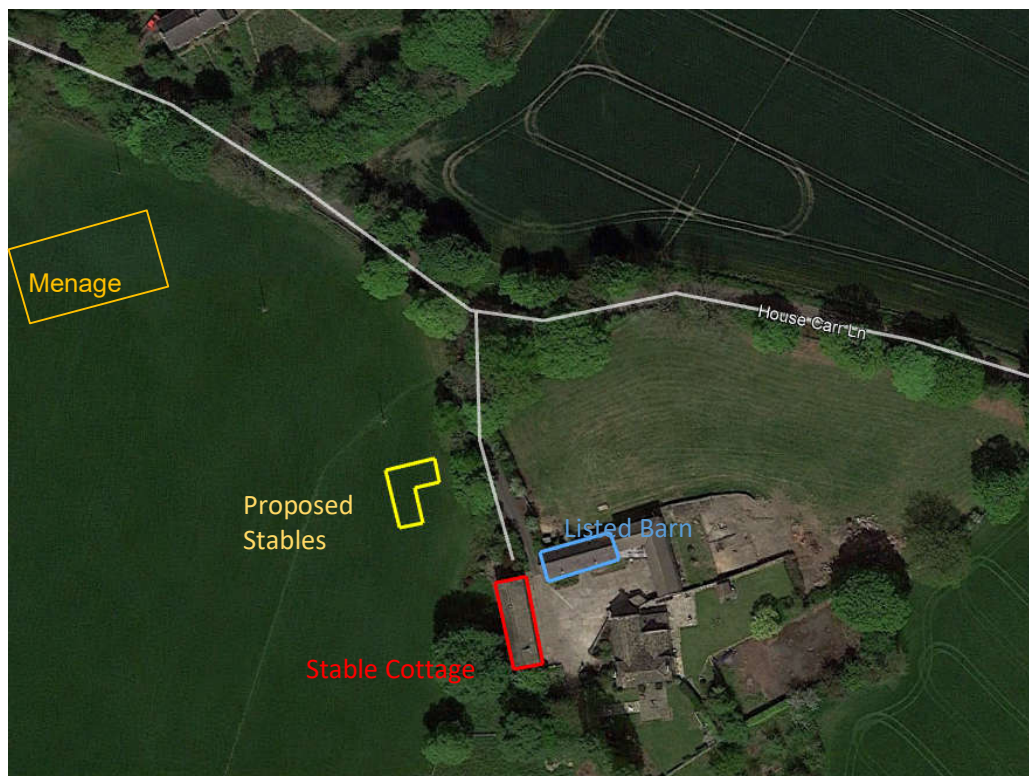


Fig 01. Identification Plan

The site has an existing access from the private drive and a partially stoned surface which was installed as a temporary measure during the recent building works to Stable Cottage.



Fig 02. View of approach from Moor End Lane – The site for the stables is located to the rear of the trees on the right.



Fig 03. View of site for stables looking South towards 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 describes 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-beams carrying wall plates and high collars. Each end truss has a low collar with mortices indicating that they were originally closed and that the barn roof was probably hipped or half-hipped. The east truss has sawn off tie-beam and an added king-post braced to ridge. The west truss has sawn-off; wall ties,

P F Ryder, Report for South Yorkshire Archaeology Service, 25th May 1977

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

Listing NGR: SE2981303802

6.0 Design

The proposed building comprises 2 stables, a tack room, hay storage, a toilet and a feed store that could also be used as a third stable. are arranged in an 'L-plan' form to provide enclosure and protection against the prevailing westerly wind and weather.



Fig 04. Typical Elevation of Stables

A low-pitched roof is clad in dark green Onduline roof sheeting with translucent panels to the north and west facing roof slopes. There is a roof overhang to provide shelter to the south and east elevations which is supported by timber posts. Walling is to be larch cladding to give the appearance of 'yorkshire boarding' onto blockwork or timber frame walls with blockwork at low level. The larch cladding would be pressure treated with preservative and then allowed to age naturally.

Rainwater goods will comprise black half round gutters and circular rainwater pipes in Upvc with black finish. Stable doors will be vertically boarded timber with matching timber frames. Exposed blockwork at low level will be left in natural grey and flush pointed.

There is also a menage located in the field to the north west. The position has been chosen to avoid a public footpath which crosses the field, minimise visual impact as it sits at a low point of the field and in an area of least cross-fall requiring the minimum of excavation to create a relatively level surface. The menage will be surfaced with sand and enclosed with a timber post and rail fence.

7.0 The Significance and Potential Impact on Heritage Assets

The proposed stables are located close to a Grade II Listed Barn and are assessed in relation to their impact upon its setting. The stables are separated from the listed building by an existing access road and they are screened by mature landscaping. There are no long-distance views of the listed barn due to the existing courtyard buildings to the east, south and west and the presence of mature trees to the Moor End Lane and Carr House Lane boundaries to the north. There is very little view of the western gable of the listed barn from the public footpath across the field to the west and the position of the proposed stables does not block or detract from this view.

The proposed stable are more than 22 meters from the listed barn and their limited size, scale and location ensures there is no harmful impact upon the setting of the listed building.

The menage is located 135m away from the listed building and is considered to have no impact upon its setting.

8.0 Conclusion

The design and use of materials, that are appropriate to the location, ensures that the proposed stables have limited visual impact upon the setting and their surroundings. The proposals have no detrimental effect upon the existing Listed Building or its setting.

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.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a horizontal line and a period.

MBooth Design