

Lower Coates Farm

Silkstone Common

Design and Access Statement

April 2022

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Introduction

This document has been prepared in support of a planning application for the conversion and extension of the farmhouse and outbuildings at Lower Coates Farm, Blacker Green Lane, Silkstone Common, Barnsley.

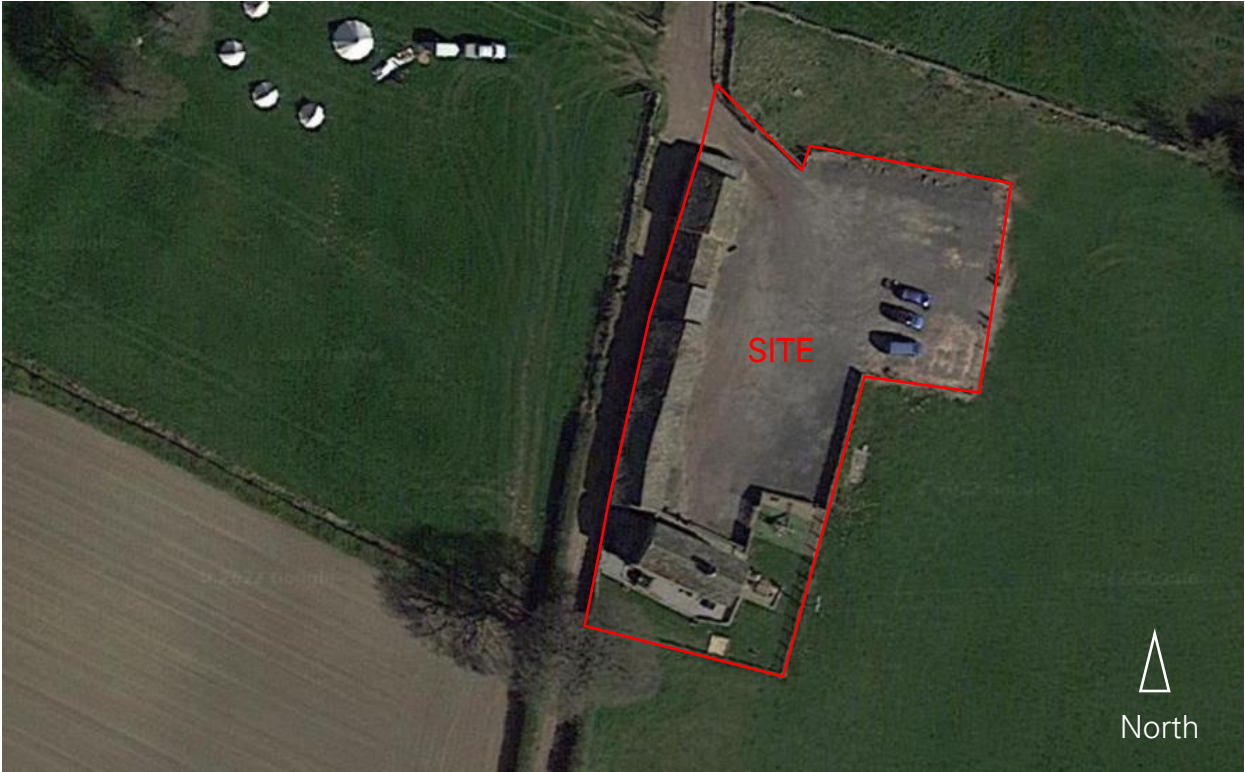
The document outlines the current proposals and highlights alterations to the design following receipt of pre application advice given by Barnsley Metropolitan Borough Council under reference 2021/ENQ/00602 dated 11 November 2021.

This document should be read in conjunction with the planning application drawings.

Site location



Site Location



Existing site layout/configuration

Site Photographs



View of farmhouse and barns in courtyard



Views of the rear of the barns from Blacker Green Lane



Existing extension between house and barn



Views of the front of the barns from the property courtyard.



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Design

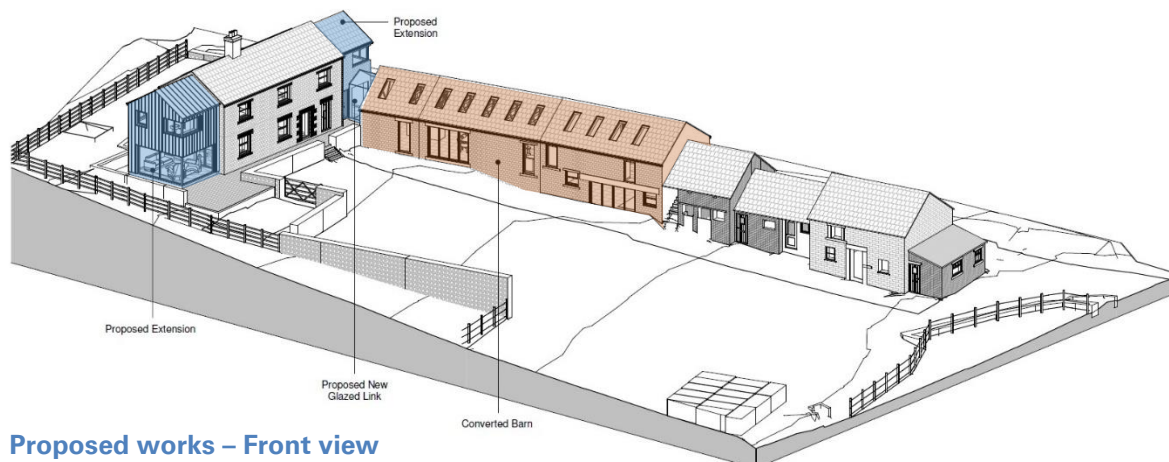
USE

The applicant is seeking approval for extensions and conversions to existing buildings and structures to provide further residential floor area.

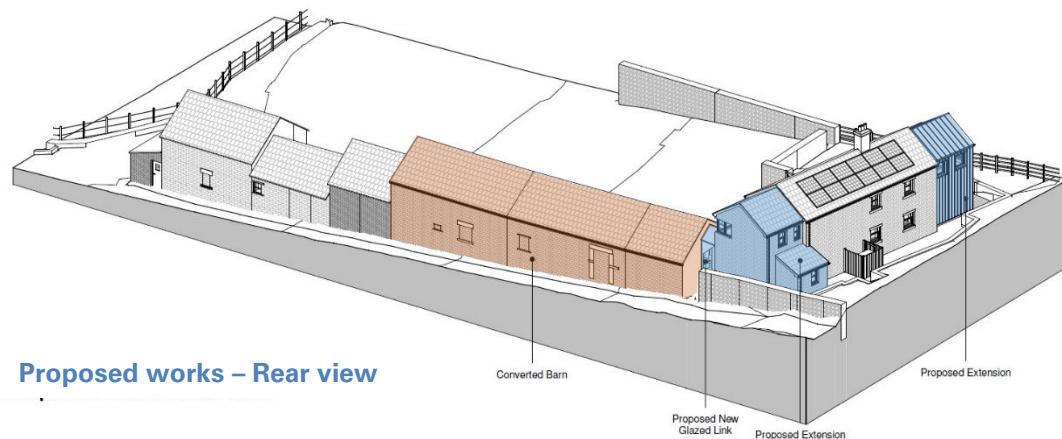
AMOUNT , LAYOUT AND SCALE

The proposals consist of new extensions to the existing farmhouse (shown in blue) and the conversion of circa 50% of the existing outhouses/barns to the north of the farmhouse (shown in brown). A glazed link between the farmhouse and the converted barns is included.

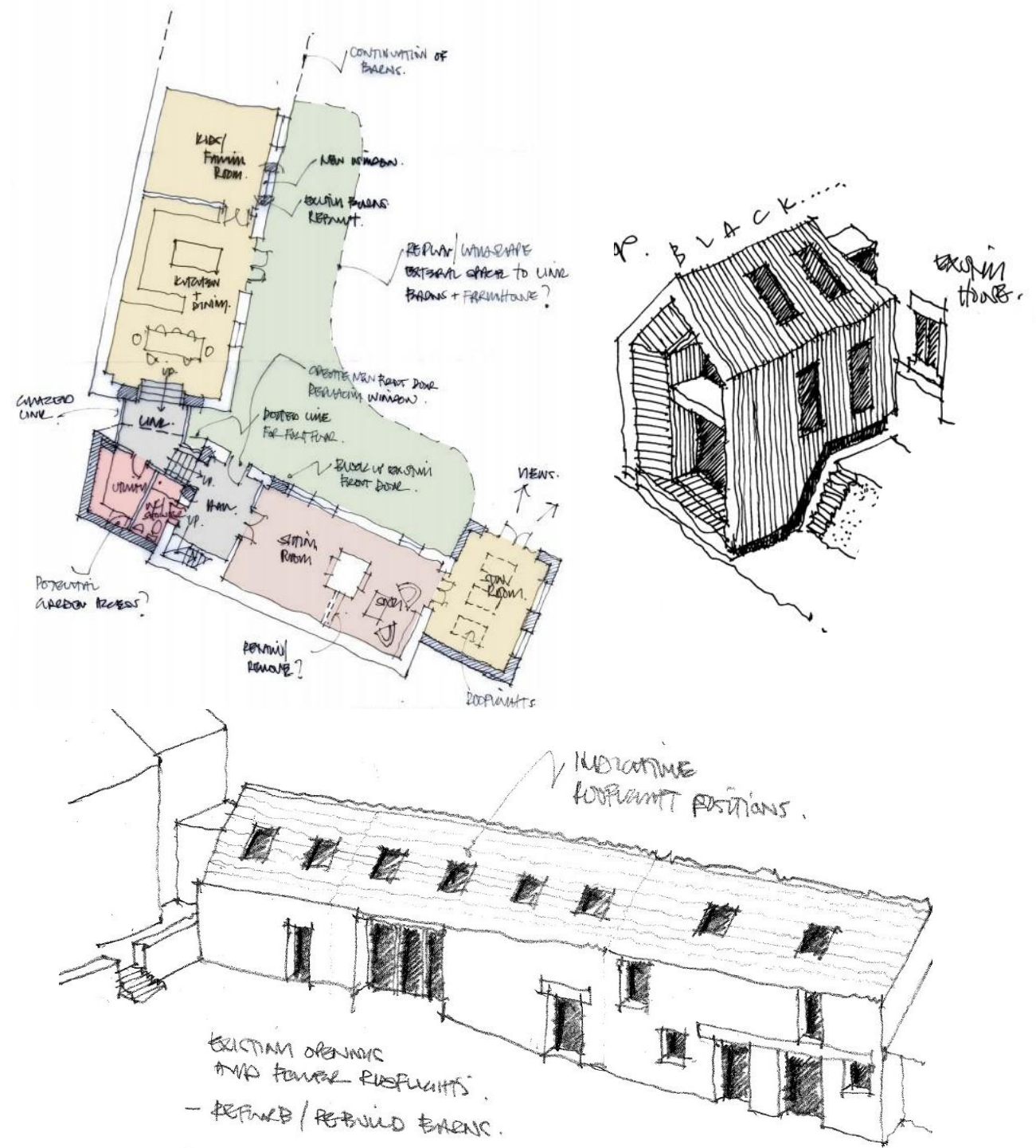
The proposals result in circa 215sq.m of further residential floorspace.



Proposed works – Front view



Proposed works – Rear view



DESIGN DEVELOPMENT SKETCHES

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Appearance – Materiality

The proposed materiality of the designs are shown below:



Existing/quarried Natural Yorkshire Stone



Existing/new Natural Yorkshire Stone
Roofing tiles



Dark Grey/Black Board on
Board Vertical Cladding



PPC Aluminium sash style windows
Anthracite Grey RAL 7016
Level access threshold



Dark Grey metal standing seam roof
Anthracite Grey RAL 7016



Roof Lights
Anthracite Grey RAL 7016



Curtain wall system to form glazed link



Photovoltaic Solar Panels fitted to roof



PPC Aluminium corner bi-folding doors
Anthracite Grey RAL 7016
Level access threshold



PPC Aluminium double entrance doors
Anthracite Grey RAL 7016
Level access threshold strip



Fuel tank enclosure base with 2.1m high hit
and miss fencing panels fixed to precast
concrete posts

Pre-application advice and amendments.

The below is an excerpt from the Pre-application response from Barnsley MBC with the conservation officer’s comments requiring addressing highlighted in blue:

I can confirm that the principle of the proposals including the extensions to the farmhouse is acceptable subject to compliance with policy GB2, GB3 and HE3 of the Local Plan and the SPD Barn Conversions. In terms of the conversion, policy GB3 states that the existing building to be converted should be of a permanent and substantial construction and a structural survey demonstrates that the building does not need ‘major or complete reconstruction’ for the proposed new use. Additional justification and a structural survey have not been submitted with the enquiry at this stage, therefore unfortunately the comments are limited to the information provided. The Conservation Officer has provided the following comments in terms of the design and conversion:-

‘In principle I don’t object to the conversion as the barn in particular looks to be quite dilapidated and in need of substantial repair. Given the state of disrepair, I’d imagine the conversion of the barn range will result in a great deal of rebuilding in reality. The buildings are undesignated but are heritage assets with Lower Coates being clearly established by 1850 making it well in excess of 170 years old. The proposal seeks to make two longitudinal two storey extensions to the farmhouse with the western extension clad in timber and the eastern extension clad in a combination of Flemish bond brick at GF and timber cladding at FF. The eastern extension will attach to a glazed link that allows direct access to the converted long barn.

In broad principle I support the proposal but I have some issues with the materiality and details. Given we are dealing with the conversion and extension of a vernacular collection of buildings that includes a long barn we would need to apply HE3 and the barn conversions SPD. *As such my feeling is that the use of timber and brick is not totally keeping with the vernacular here as sandstone predominates. If we were to accept a different material, some restrained use of timber may be acceptable but not to both extensions. I also fail to understand the rationale for the red brick which although is sometimes seen in later Victorian buildings or additions is not typical in this sort of setting.* The glazed link is small and necessary to connect the two buildings and is acceptable as a form / device as it is clearly a modern intervention but small and unobtrusive. *Regarding the barn, it appears the existing openings are not exactly re-used and I would surmise this is in part a re-build. Ideally the existing envelope would be retained and repaired and if that is not the case we would need adequate justification in terms of an engineer’s report/structural survey as to why this is required. I would also imagine substantial demolition and re-build might have GB implications. Beyond this, the rooflights are much too numerous / long and the full height glazed openings and the overall appearance of the eastern elevation runs the risk of looking very modern and contemporary which goes against the grain of the SPD. Ideally we would seek to retain the openings and details from the existing envelope and supplement these with a small number of restrained but similarly proportioned openings that emulate the historic and retain the vernacular character.’*

Design response

Below are the details of the design responses to the key items highlighted opposite by the LA Conservation Officer:



The previously brick clad extension to the west of the development is now clad in stone to match the vernacular materiality of the existing buildings, albeit with more contemporary window shape and detailing. All brickwork has been omitted from the proposals. The eastern addition to the farmhouse is clad in dark vertical timber with detailing providing a ‘textured’ and three-dimensional feel. The material and the detailing are consistent with rural agricultural buildings and the contrast will create a distinct panoramic ‘full stop’ to the farmhouse, whilst by highlighting by cills and lintels in the same colour and matching the windows to this also there is a common thread running through the detailing.



The precedent image shown here shows the concept we are looking to provide.

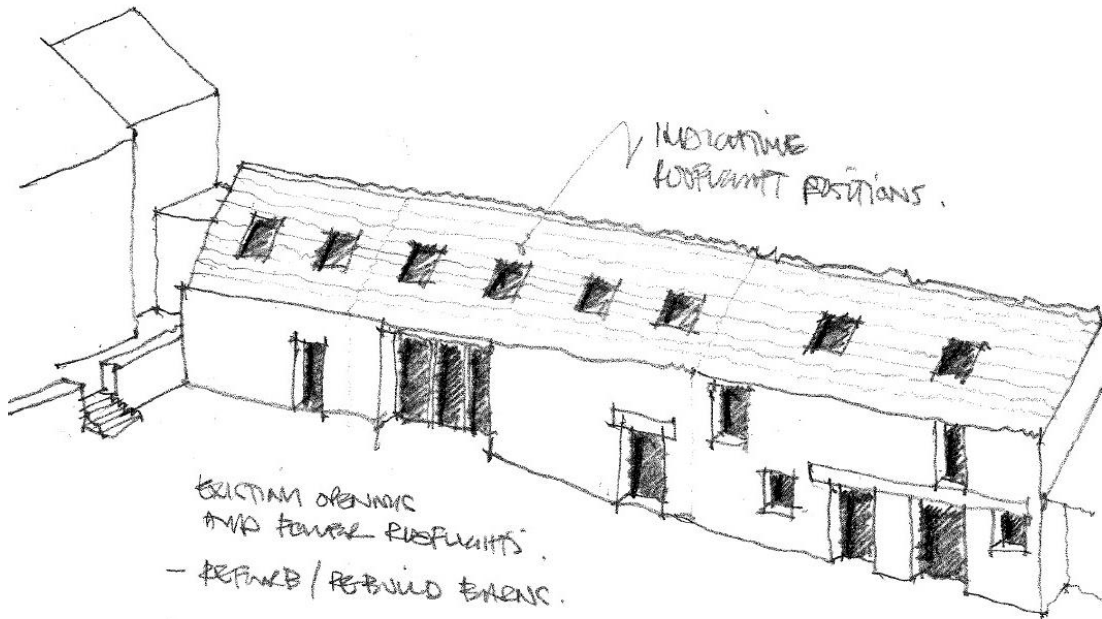


Design response

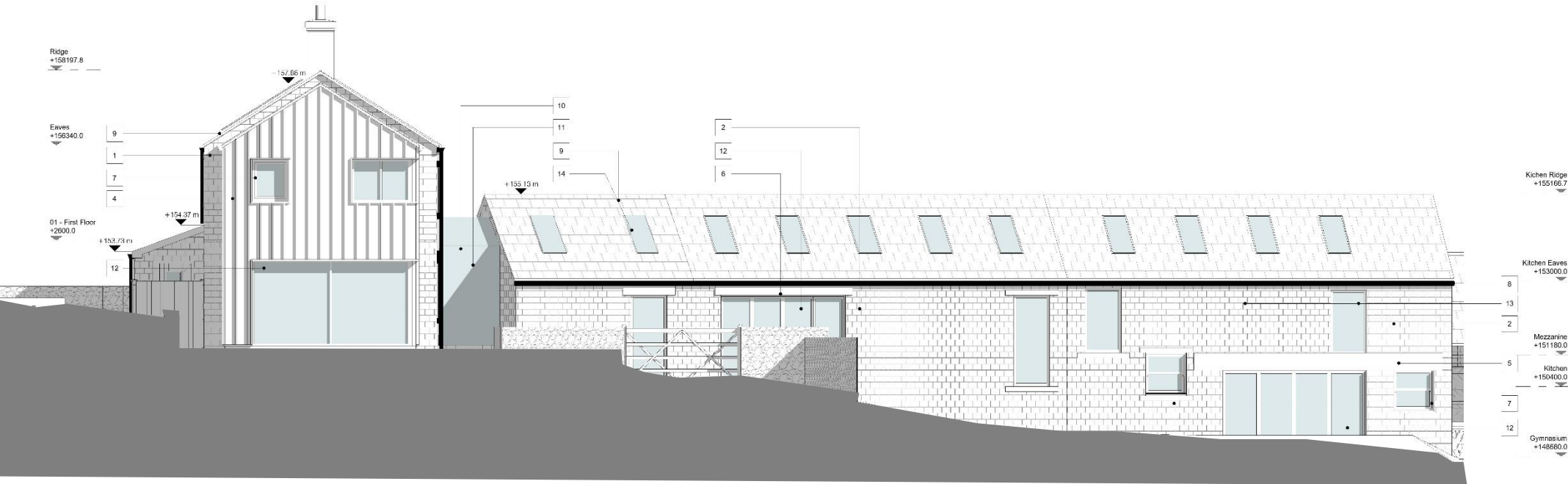
2. Following the comments from Barnsley MBC the elevational treatment of the barns has been reviewed and the design altered to ensure that as much of the existing character and openings are retained wherever possible. The treatment of the roof and rooflights has be re-addressed also.



Existing frontage of the barns.

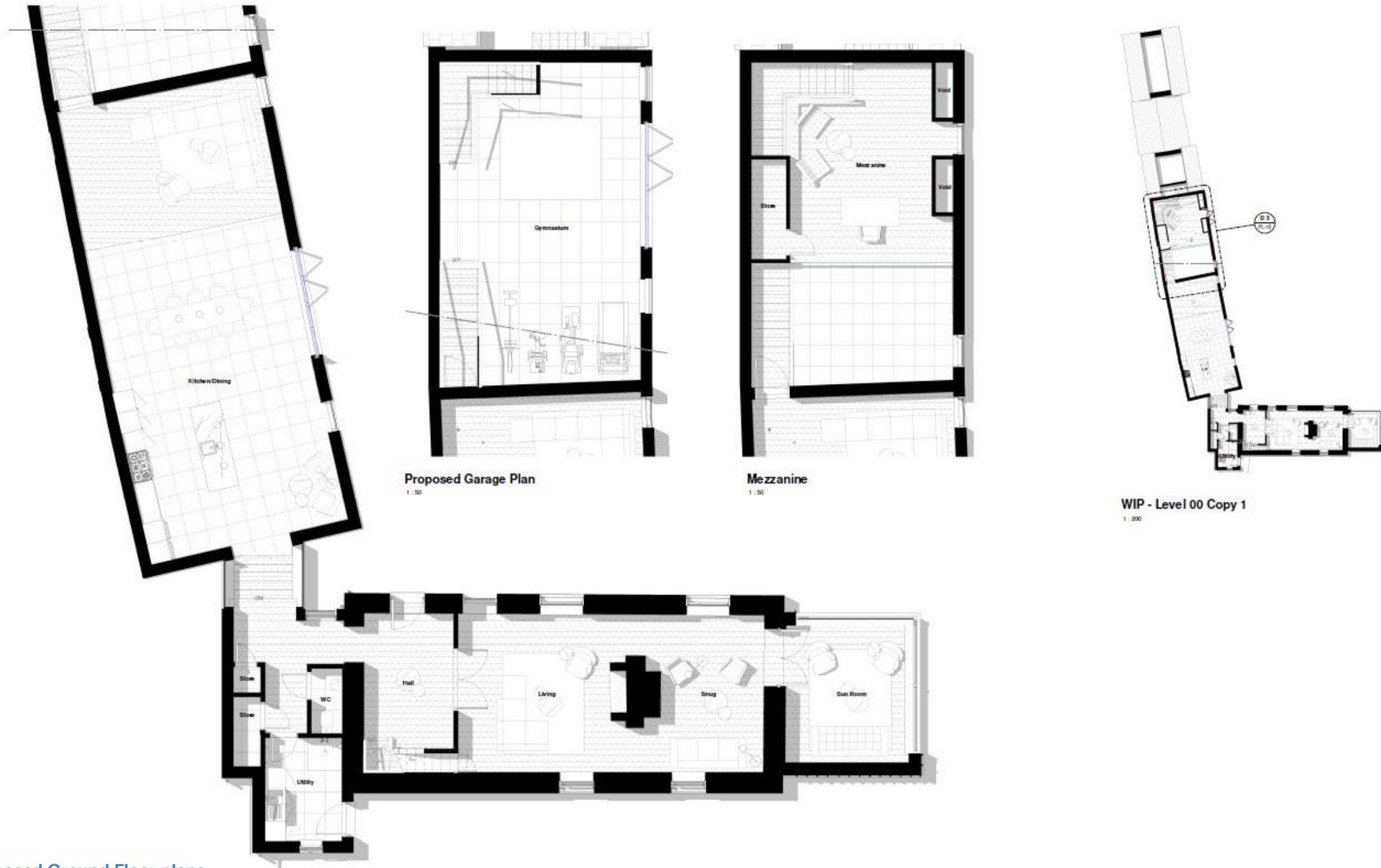


Revised design thoughts for the barn conversions.



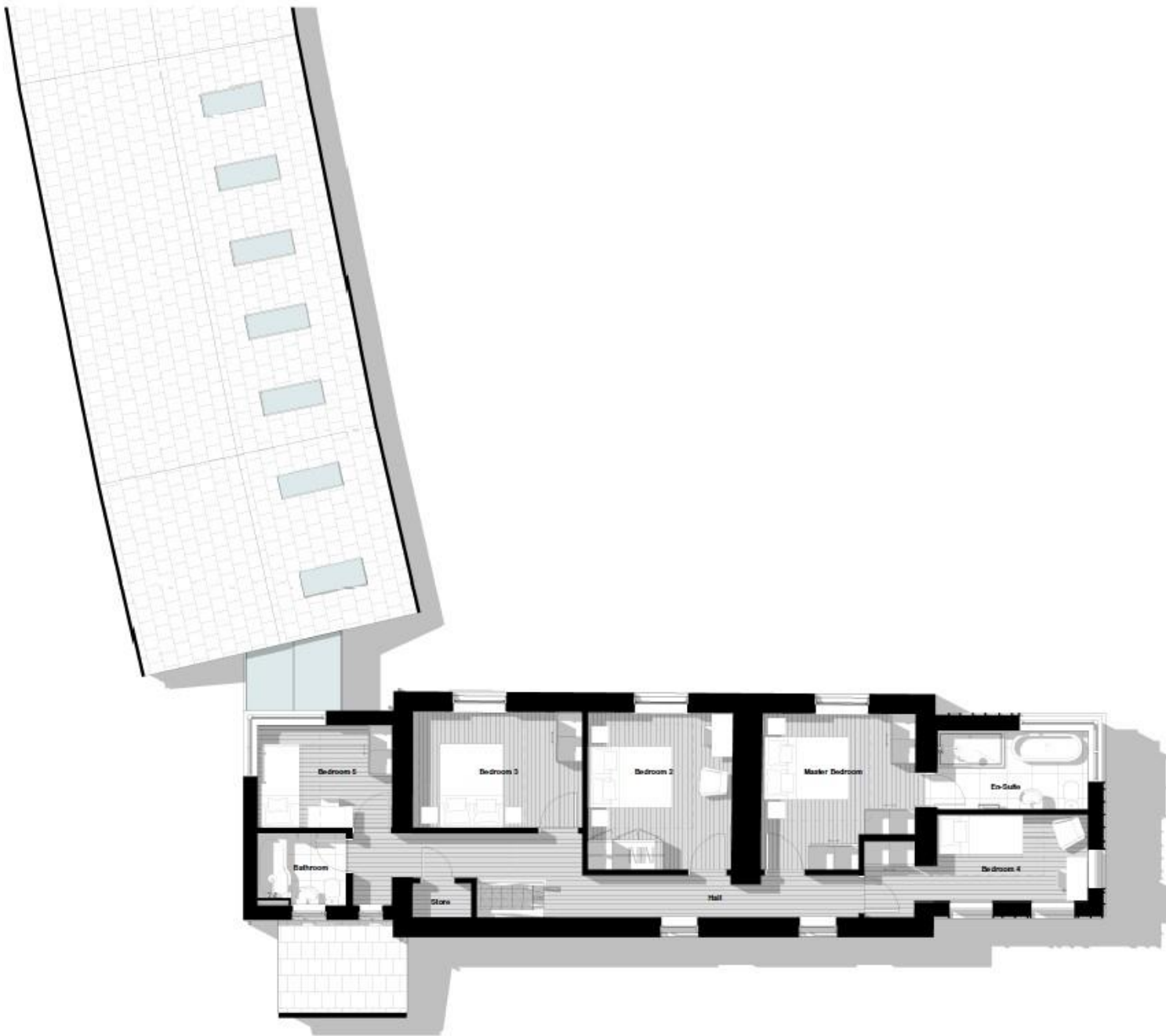
Revised application submission drawing..

Proposal – Floor Plans



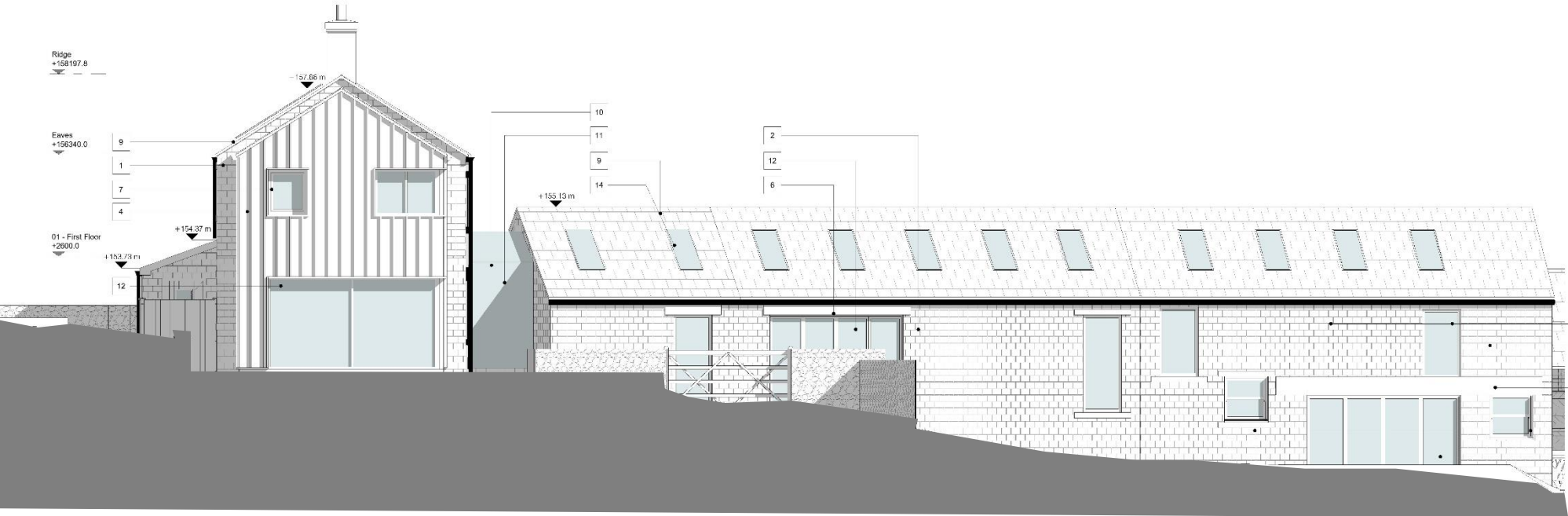
Proposed Ground Floor plans

Proposal – Floor Plans

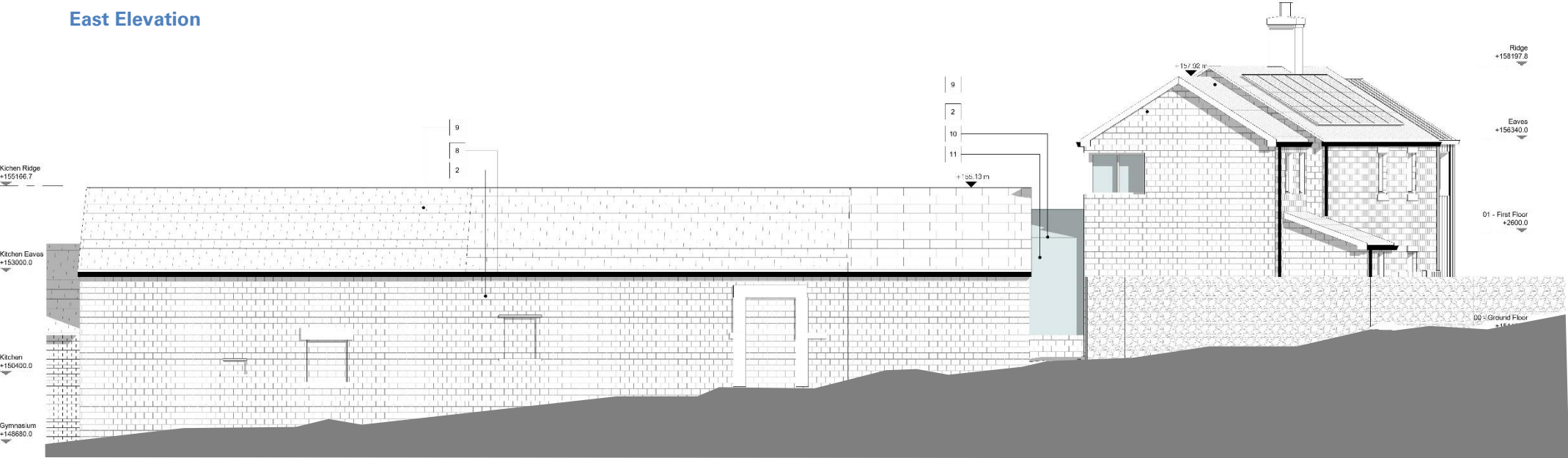


Proposed First Floor plan

Proposal – Elevations



East Elevation



West Elevation

Materials Schedule

- 1 Existing stone
- 2 Stone to match existing
- 3 Full height window, colour: Dark Grey
- 4 Vertical timber cladding colour: Dark grey
- 5 Timber beam to match existing
- 6 Stone cills and lintels to match existing
- 7 Windows colour: Dark Grey
- 8 UPVC gutters/RWP's to match existing
- 9 Stone Roofing tiles to match existing
- 10 Zinc fascia to link roof, colour dark grey
- 11 Curtain wall system to form glazed link
- 12 Bi-fold door colour: Dark Grey
- 13 Fixed light windows
- 14 Roof lights
- 15 P.V. Solar Panels
- 16 Metal standing seam roof

Proposal – Elevations



South Elevation



North Elevation

Materials Schedule	
1	Existing stone
2	Stone to match existing
3	Full height window, colour: Dark Grey
4	Vertical timber cladding colour: Dark grey
5	Timber beam to match existing
6	Stone cills and lintels to match existing
7	Windows colour: Dark Grey
8	UPVC gutters/RWP's to match existing
9	Stone Roofing tiles to match existing
10	Zinc fascia to link roof, colour dark grey
11	Curtain wall system to form glazed link
12	Bi-fold door colour: Dark Grey
13	Fixed light windows
14	Roof lights
15	P.V. Solar Panels
16	Metal standing seam roof

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Proposal – 3D Visual

Indicative view from courtyard



Proposal – 3D Visual

Indicative view from the rear of the property



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Proposal – 3D Visual

Indicative view looking North from Blacker Green Lane



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