

Woodhead Hall Farm

Barnsley

Planning design statement

November 2022

_This Design statement is submitted in support of the application for refurbishment of existing buildings and residential development at Woodhead Hall Farm and should be read in conjunction with planning and heritage documents prepared by others alongside.



Contents

- 1.0_Design approach**
- 2.0_House designs**
 - 2.1_Woodhead Hall**
 - 2.2_Farm House cottage**
 - 2.3_House 2**
 - 2.4_House 3**
 - 2.5_House 3a**
 - 2.6_House 4**
 - 2.7_New Dwelling (house 5)**
 - 2.8_Cottages 1, 2 and 3**
- 3.0_Plot separation and boundaries**

1.0_Design approach

- 1.1. From the outset, the important characteristics of the grouping of existing buildings was clear. Although many of the existing buildings are in a state of poor repair, their positioning and relationship to each other was evident and was a key part of the approach to bringing new life and investment back.

2.0_House designs

- 3.1. The design approach to each building differs due to their stature, condition and position across the site.

2.1_Woodhead Hall

2.1.1 _POSITION

Clearly the most prominent building on the site and largest in scale. There has been a certain amount of decay to the property but it remains restorable.

2.1.2 _EXTERNAL WORKS

External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and re-laid as part of re-roofing exercise.

External windows and doors are all timber and are to be repaired, restored to working order and redecorated.

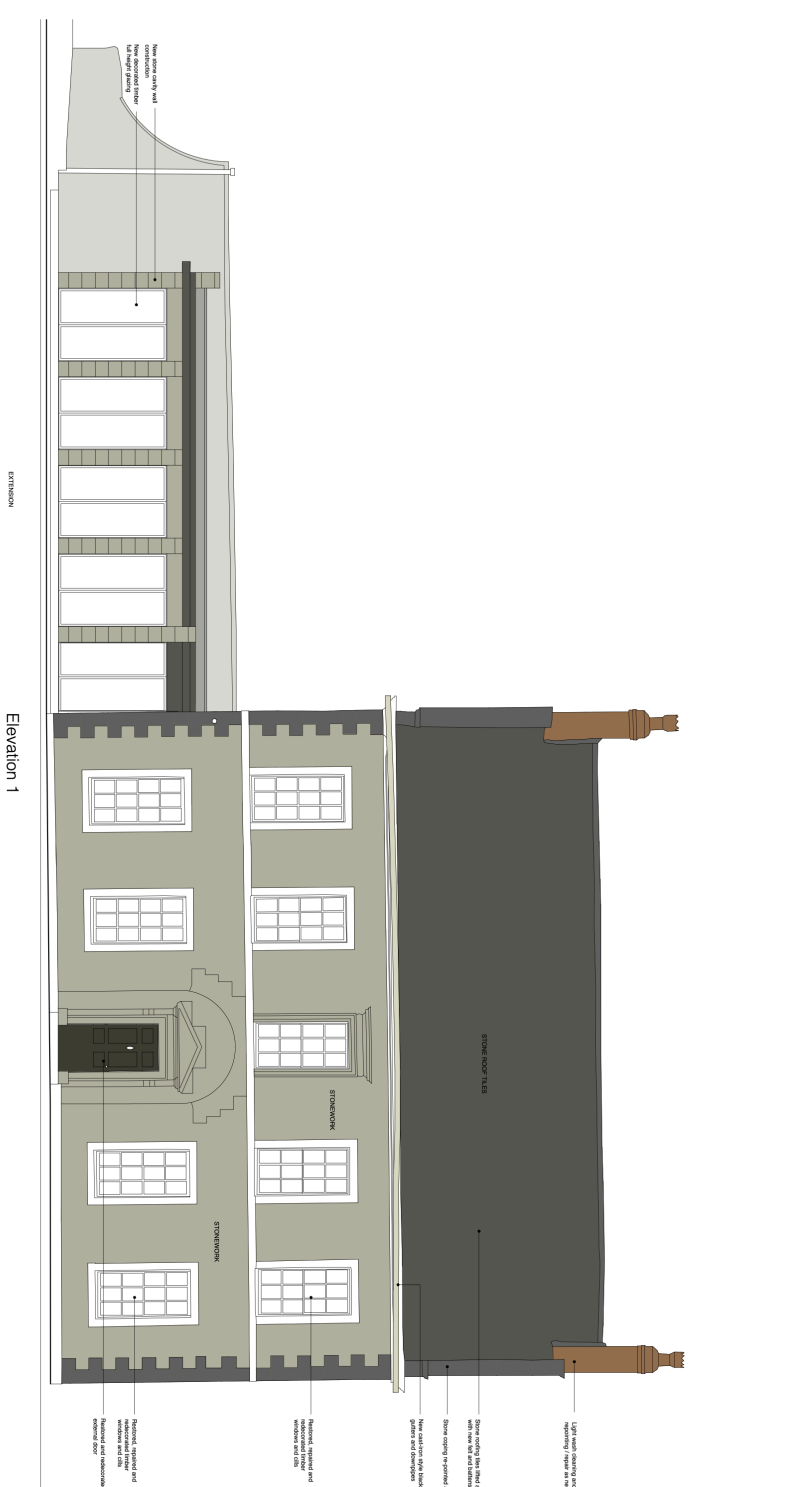
Rainwater goods are to be replaced with cast iron goods to match existing. Additional ventilation requirements are to utilise existing holes / vents in existing external stonework. Roof ventilation is to be via in-line tile vents to sit within existing roofing tiles.

2.1.3 _EXTENSION

A single storey extension is proposed to the south west elevation, to create a kitchen / family room that is suitable for a modern family. The extension has been positioned alongside the existing row of outbuildings and built up against an existing tall stone garden wall.

The extension is set well back from the front elevation of the Hall, and its flat roof behind a stone parapet ensure it remains subservient and a clear modern addition.

The use of stone cladding retains a strong link with the host building



2.1.4 INTERNAL WORKS

The majority of the buildings internal rooms are to retain their original / current uses. Works are limited to plaster repairs, internal redecoration, and replacement finishes. Original joiner, plasterwork and fittings will all be retained.

An additional bathroom is needed on the first floor. The small front room central to the building has been selected to be converted into a bathroom. Free standing sanitary fittings ensure that the perimeter low level timber panelling can be retained and visible.

2.1.5 _WORKSHOP

The detached workshop is to be restored to retain a utilitarian use, ancillary to the Hall. The ground floor will remain as a workshop with a storage area occupying the restored timber mezzanine accessed via a timber staircase.

3.8. _LANDSCAPE SETTING

The original driveway approach to the Hall has been lost. However, the existing access from Wentworth Road, into the courtyard formed between the Hall, the Workshop and Farm House cottage, retains its functional arrangement.

Access for maintenance only is to be allowed for the future occupiers of Farm Hall Cottage, although the courtyard itself will be part of the demise of the main Hall.

The existing part paved / part cobbled courtyard will be retained and repaired where necessary to reinstate this as a fully hard surfaced area.

Restored perimeter paving and gardens to the front will bring back the formality to this side of the property. Existing stone walls define the garden boundaries and remain unchanged.

2.2_Farm house cottage

2.2.1 _POSITION

Positioned on the opposite side of the courtyard to the Hall, the Farm House cottage has been a residential dwelling up until its recent sale. The cottage is part of a grouping of buildings which is to be split into three parts. Similar to the Hall, there has been a certain amount of decay to the property but it remains restorable.

The cottage has existing ground floor entrance doorways on both the front and rear elevations. The proposal is to utilise the entrance doorway on the north elevation as the primary access. The internal arrangement at ground and first floors remains unaltered except for the improved layout of the bathroom on the first floor, which replaces a poorly laid out previous modern intervention.



2.2.2 _EXTERNAL WORKS

External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and re-laid as part of re-roofing exercise.

External windows and doors are all timber and are to be repaired, restored to working order and redeco-rated.

Rainwater goods are to be replaced with cast iron goods to match existing. Additional ventilation requirements are to utilise existing holes / vents in existing external stonework. Roof ventilation is to be via in-line tile vents to sit within existing roofing tiles.

2.2.3 _LANDSCAPE SETTING

The main approach to the property is from the north, with footway paths leading to the front door from a shared car parking forecourt. The intention behind this arrangement is to remove any vehicles and associated driveways and surfacing from the space between adjoining buildings and to utilise the existing driveways / parking areas as much as possible.

Retention and restoration of existing low stone walls ensures some privacy and delineation between property demise.

Garden boundaries to the north are to black metal estate fencing to minimise visual impact.

Access to the south side of the property is for maintenance only. The courtyard of the Hall will be part of the demise of the main Hall.

The existing part perimeter paving will be retained and repaired where necessary.

2.3_House 2

2.3.1. _POSITION

Positioned within a grouping of buildings, House 2 has been formed from the two storey stone principal cow shed. Similar to the Hall, there has been a certain amount of decay to the property but it remains restorable.

2.3.2 _EXTERNAL WORKS

External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and relaid as part of re-roofing exercise.

Existing openings, and historically blocked up openings, have been used predominantly. New external windows and doors are all to be decorated timber to suit the existing opening.

Rainwater goods are to be replaced with cast iron goods to match existing. Additional ventilation requirements are to utilise existing holes / vents in existing external stonework. Roof ventilation is to be via in-line tile vents to sit within existing roofing tiles.



2.3.3. _FORM

The dwelling is L-shaped, occupying the principal cow shed and part of the adjoining cart stables.

2.3.4 _INTERNAL WORKS

The new internal layout has been arranged to suit the existing openings, minimising the need to make any dramatic external alterations.

All new internal partitions are to be lightweight stud construction. The ground floor layout is essentially open plan with small service areas requiring the only partitions.

The internal first floor construction is to be rebuilt at a level to suit the internal heights of the retained roof structure.

2.3.5 _MATERIALS

External walls are existing stonework with stone heads and cills, repaired as necessary.

2.3.6 _LANDSCAPE SETTING

The main approach to the property is from the north, with footway paths leading to the front door from a shared car parking forecourt.

Retention and restoration of existing low stone walls ensures some privacy and delineation between property demise.

2.4 House 3

3.21. _POSITION

Positioned within the northern grouping of buildings, House 3 has been formed from the two storey stone secondary cow shed. There has been a certain amount of decay to the property but it remains restorable.

3.22. _EXTERNAL WORKS

External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and relaid as part of re-roofing exercise.

Existing openings, and historically blocked up openings, have been used predominantly. New external windows and doors are all to be decorated timber to suit the existing opening.

