



**PROPOSED REPLACEMENT BUILDING
STONE BAR FARM, MOOR LANE, BIRDWELL
BARNLEY, S70 5TY.**

DESIGN ACCESS & HERITAGE STATEMENT

**MAY 2022
REF: 202011 DAHS**

DESIGN ACCESS & HERITAGE STATEMENT

1.0 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 former agricultural holding known as (Hangsman) Stone Bar Farm.

Stone Bar Farm, now converted to residential, is a collection of stone built former farm buildings in an open-sided courtyard arrangement of either single or double storey under pitched roofs covered with a mix of stone and slate and to the south of these building used to stand a few ram-shackle timber-clad “sheds”. Also, the site is bounded by a mix of stone boundary walls and timber post and rail fences with an overgrown hedge to southern boundary and a pair of mature trees in north-eastern corner of the curtilage. Close to the southern most original building is the recently constructed brick-built garage block under a slate roof providing parking/ storage for the recent barn conversions.

The stonework to the original walls is a mixture of coursed and random natural stone with random natural stone quoins at most external corners of buildings and window and door openings incorporate stone heads and sills with recent timber windows and doors as previously approved.

1.2 Social Context

The small scale of the development is unlikely to have a significant affect on the local social context and as far as we are aware there aren't any other aspirations for the site the subject of this application.

1.3 Economic Context

As with the social context no significant economic impacts are anticipated due to the relatively small scale of the proposals, but it is hoped that the replacement building will allow the reuse of a surplus/ redundant piece of previously developed land.

1.4 Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework in relation to heritage and landscape assets and at a local level the Local Plan and its respective policies on housing, heritage and landscape.

1.5 Environmental and Conservation Assessments.

Flood plans have been reviewed and this hasn't highlighted any such risks and because limited evidence of protected and priority species was discovered during previous application(s) and appropriate mitigation was undertaken at the time no further ecological surveys/ reports are proposed as these proposals have no impact upon the original buildings and/or existing landscape features.

1.6 Heritage Context

The village's origins date back to the English Civil War around 1642 when the village's 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 adjoining 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 Evaluation

- 2.1 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.

3.0 Design

4.1 Use

The replacement building will provide residential accommodation to compliment the recently converted barns and redevelop this previously developed land within a building footprint of 141.3M² the residual amount of the now demolished "sheds" that were partly replaced previously by the garage block to the barn conversions.

4.2 Amount

The proposals will create a further dwelling to reuse an otherwise un-used piece of land to "complete" the redevelopment and ensure its overall viability.

4.3 Layout

The building has been located to the north and east of the land to preserve the openness of the remainder, particularly from the main western aspect with the southern and eastern aspects being well screened by the existing landscaping and the adjoining highways and their associated embankments.

4.4 Scale

The proposed building will effectively be single storey with rooms in the roof to optimize the accommodation within a building of the same scale of the buildings removed from site so that the building has no greater impact upon openness of the green belt.

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4.5 Landscaping

Landscaping of the site is limited, and this will generally remain the case so not to over domesticate the site. The existing southern boundary hedge will continue to be managed and replenished as necessary with similar species where necessary.

Hard landscaping will comprise the existing tarmac access with art stone cobble margins and private drive and minimal art-stone flag paths and terraces where indicated on drawings. Boundaries will be the existing stone boundary wall and timber fences as shown and described on drawings

4.6 Appearance

The appearance of the new building has been designed to reflect the traditional details and materials of the original buildings to ensure they are sympathetic.

4.7 Access

The building will be served by the existing shared surface which we understand allows access for refuse and emergency services vehicles to serve the existing conversions and the proposed replacement building.

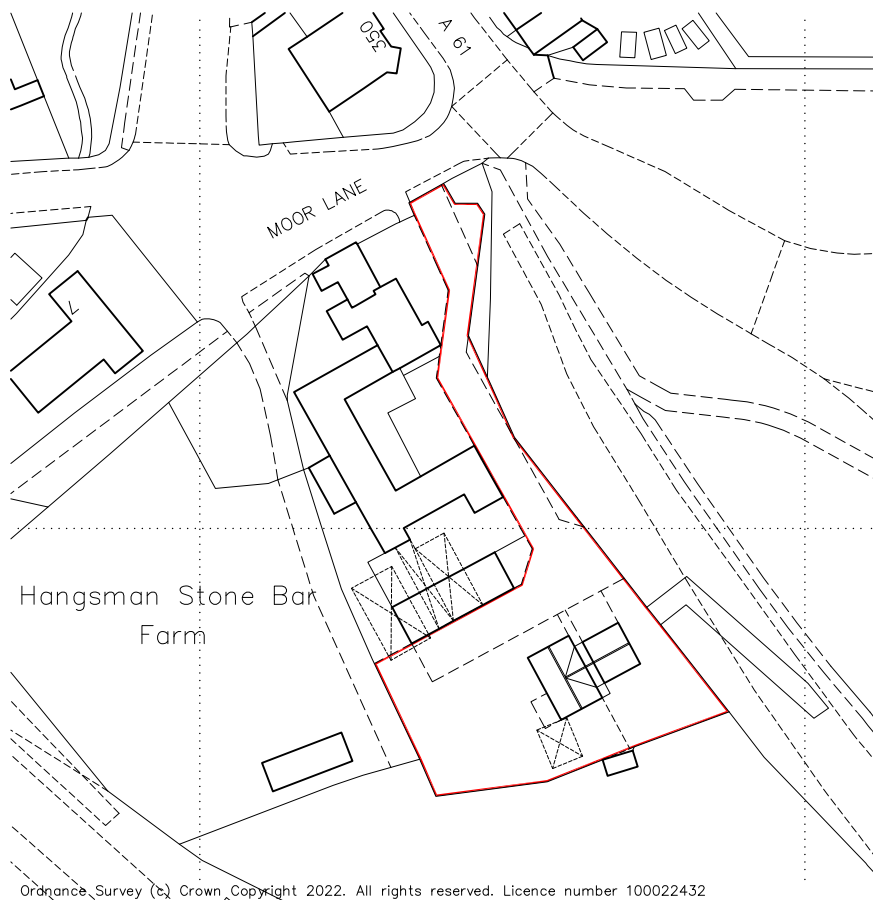
4.0 Summary

It is felt that the proposed building will be entirely sympathetic to its surroundings and will be so without any greater impact upon the land than the existing “sheds” that have been removed from site to help “complete” the development and ensure its overall viability in the spirit of national and local planning policy and, therefore, it is hoped that these proposals can be supported as the planning and listed building consent application progresses.

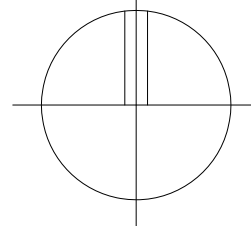
J E Architectural Ltd

APPENDIX A

SITE LOCATION PLAN



North



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

**STONE BAR FARM, MOOR LANE,
BIRDWELL, BARNSLEY,
S70 5TY.**

SITE LOCATION PLAN



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Ref: 202011

Date: APRIL 2022

Scale: 1:1250 @ A4

Drwg No: 31

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APPENDIX B

FLOOD RISK INFORMATION

STONE BAR FARM, MOOR LANE, BIRDWELL, BARNSELEY, S70 5TY

Rivers and sea risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Surface water risk

Low risk

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

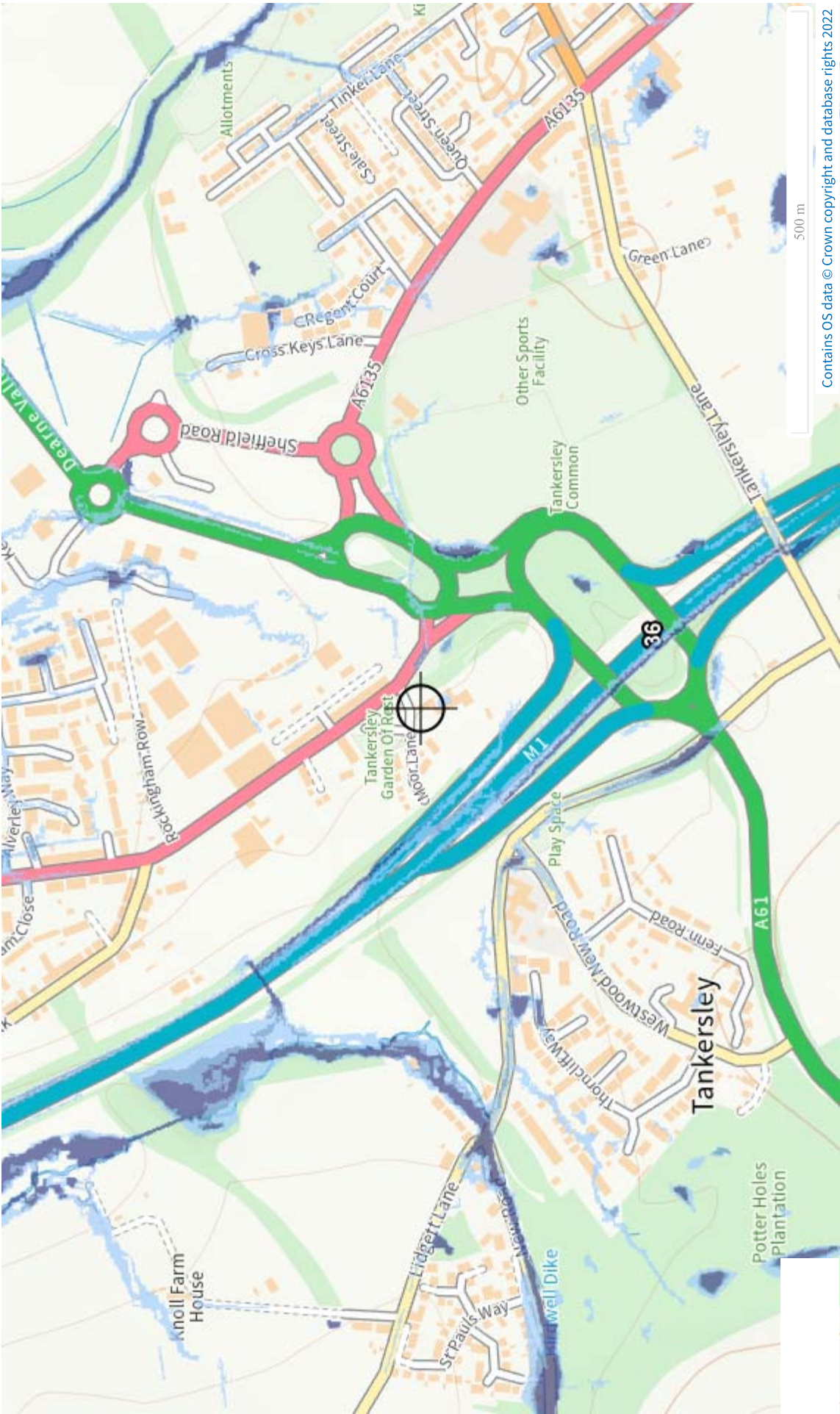
Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Barnsley**.

Reservoir risk

There is no risk of reservoir flooding

Groundwater risk

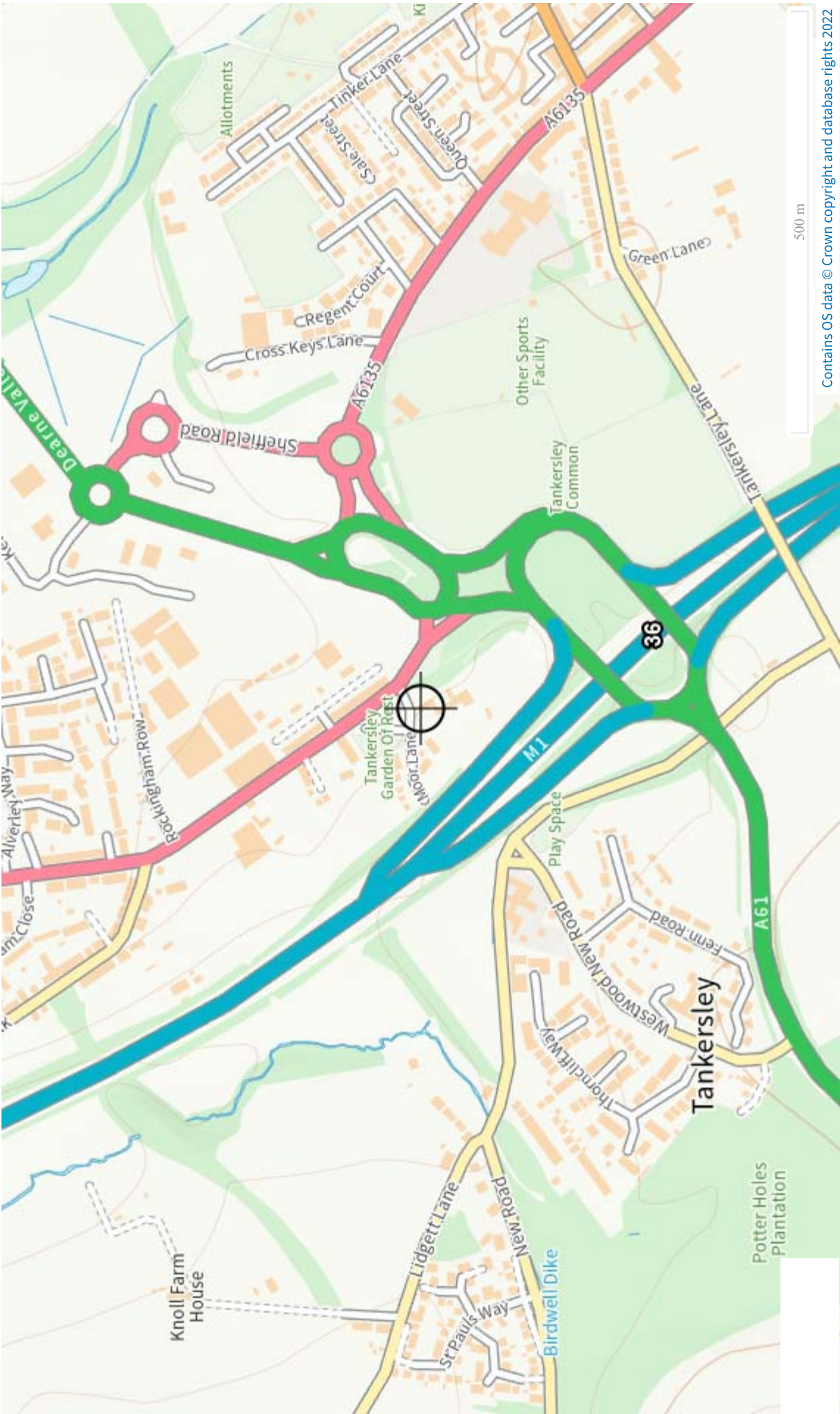
No risk of groundwater flooding



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Extent of flooding from surface water

High Medium Low ☐ Very low Location you selected



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Extent of flooding from rivers or the sea

[High](#) [Medium](#) [Low](#) [Very low](#) Location you selected