



**BARN CONVERSION AND ALTERATIONS
DICK ROYD FARM, CLIFF LANE, OFF BROOK HILL LANE,
CARLECOTES, DUNFORD, SHEFFIELD, S36 4TG.**

DESIGN AND ACCESS STATEMENT

**MAY 2012
REF: 201144.DA**

DESIGN AND ACCESS STATEMENT

1.0 Assessment

1.1 Physical Context

Located to the west of the hamlet of Carlecotes, Dick Royd Farm is a traditional moorland farmstead comprising a range of stone buildings affording residential accommodation and ancilliary buildings giving storage and formerly livestock accommodation. The primary range of buildings are orientated roughly east-west to the north of the farmyard with the secondary range of “linked” barns orientated roughly north-south to the west of the farmyard, sheltering it from the prevailing winds as is often found in farmsteads of this type and location. The buildings are generally two storey in construction primarily in deep coursed stone rubble walling under pitched roofs generally covered in natural stone slates in diminishing courses. One of the barns and the cross-wing of the house is suspected to be of earlier construction, evidenced by the use of much narrower stone rubble courses, dry laid and since rendered on the house and the roof to the barn has been re-covered with profiled sheeting. Although the majority of its lands appear to have been sold-on preventing the farm being used intensively it does retain almost 0.7 hectares (1.73 Acres) and is registered as a small-holding, the use of which the current owners intend to continue. To the west of the “linked” barns is an uncharacteristic rendered blockwork construction under a shallow, sheeted mono-pitch roof that it is understood was formerly used for livestock housing/shelter but has more recently been used for storage that will continue to be needed for the operation of the small-holding.



Photos showing south elevations of house and attached barn.



Photos showing east elevations of “linked” Barns.



Photos of uncharacteristic western lean-to building.

1.2 Social Context

Although it is not anticipated that the proposals will have a significant impact upon the local social context because of their relatively modest scale and nature and there not being understood to be any particular public aspirations for the site the creation of the annex for short term lettings and holidays should make a worthwhile contribution to the availability of accommodation for visitors to the area and its many surrounding attractions. The proposals should also help the owners improve the sustainability and usability of the farm helping them preserve its general contribution to its locality and surroundings.

1.3 Economic Context

As with social context due to their relatively modest scale and the nature of the proposals it is unlikely that the scheme will have a significant impact upon the local economy, however, the annex has the potential to make a small but no less worthwhile contribution by increasing the offerings in the area to visitors and their “investment” whilst here.

1.4 Planning Policy Context

The national planning policies that have been a material consideration in the preparation of these proposals include PPS1: Delivering Sustainable Development; PPG2: Green Belts; PPS5: Planning for the Historic Environment; PPS7: Sustainable Development in Rural Locations and the National Planning Policy Framework, particularly, Section 3: Supporting a prosperous rural economy; Section 7: Requiring good design; Section 9: Protecting green belt land; Section 12: Conserving and enhancing the historic environment.

The local policies that have also been considered are the local planning authority’s adopted core strategy, particularly policies; CSP20: Promoting tourism and encouraging cultural provision; CSP21: Rural economy; CSP30: The Historic Environment and CSP34: Protection of green belt. The Local Authority’s Supplementary Planning Document; Barn Conversions, has also been used to inform the design process and both their UDP Maps and LDF Site Specific Proposals submissions have been reviewed.

1.5 Heritage Context

1.5.1 Introduction

We describe here an appraisal of the historical significance of the building that is intended only to proportionately assess its standing and not fully study its particular importance. It should be used to support the other application documents including the drawings and the remainder of this design and access statement that will go on to discuss the implications, design and reasoning of the proposals.

1.5.2 Place

Carlecotes is a hamlet in the township of Thurlstone under the parish of Penistone, liberty of the honour of Pontefract. It is approximately 5 miles west of Penistone on the edge of the peak district within the metropolitan borough of Barnsley and is typical of a small upland village comprising a number of farms of varying size, a small collection of houses varying from modest traditional cottages through more contemporary houses to the most significant, Carlecotes Hall, that originates from the 17th century and is now listed. There is a small village school that was “built by subscription” in 1830 but this closed to pupils some time ago and has since been converted to a holiday cottage. In the grounds of Carlecotes Hall can be found the village church, St Anne’s, built in 1857 as a private chapel for the then owners of the Hall, it has always been open to all from the surrounding rural areas, since 1879 the church has been administered by the vicar of Penistone, in its centenary year, 1957 many repairs were undertaken and since it was conveyed in 1961, by later owners of the hall, it has been looked after by the Diocese of Wakefield. There are 4 structures on the national heritage list for England in and around the village and all of these are listed buildings, primarily grade II.

1.5.3 Building(s)

The farmhouse and attached barn carry a grade: II, listing under list entry number: 1315042, under the Planning (Listed Buildings and Conservation Areas) Act 1990 and were first listed on 18th March 1968. The buildings are typical of a traditional upland farmstead in this area built on the south facing side of the valley to take advantage of this aspect with its primary accommodation on the north side of the farmyard and secondary accommodation on the west side of the yard sheltering it from prevailing inclement weather.

The farmhouse can be found at the western end of the main “listed” range and was built in a number of stages, the earliest being the 17th century cross wing, constructed in thinly coursed rubble since rendered followed by the 18th century phase, firstly the extended living accommodation and the majority of the attached barn dated 1741 and latterly in the 18th century an “addition of no special interest” to the far right (east). Generally the buildings are two storey constructed in deeply coursed squared rubble under stone slate roofs laid in diminishing courses. The main range has a number of chamfered mullion windows in 2, 3 and 4 light arrangements with metal framed leaded casements and there are chamfered doorways, 1 dated to the west to the house, with vertically boarded timber doors. There are also 3 reducing ashlar chimney stacks with moulded cornices. Windows to the north and east elevations are more contemporary painted timber vertical sash windows.

To the south of the farmhouse stands the secondary group of “linked” buildings and although they aren’t specifically listed they are again typical traditional stone “barns” under pitched roofs. These buildings also appear to have been constructed in stages with the earlier in thinly coursed rubble walling under a replacement roof in profiled sheeting and the latter in deeper coursed squared rubble walling under a diminishing stone slate roof. The former has informal openings under timber lintels with the latter having dressed openings with stone heads and sills and jambs. Quoins have been used to form all external corners and the sides of the principal openings to the earlier of the barns.

Generally from a visual inspection the “listed” buildings appear to be free from significant alteration in the more recent past and as such seem mostly original in character. The “linked” barns have been the subject of a more contemporary intervention with the adaptation of the rear lean-to (cat-slide) to an inappropriate wide span shallow pitched lean-to “shed” built in modern materials, rendered blockwork walls under a roof of profiled sheeting. An historic photo inserted below shows the original western “lean-to” for comparison with the previous photos of the later adaptation.



Overhead view of farmstead prior to western “lean-to” alterations.

1.6 Environment/ Ecology Context

The Environment Agency’s flood maps have been reviewed and this has confirmed that the site is not susceptible to flooding from rivers or sea or other sources and as the site is off mains drainage it is intended to continue to use sustainable drainage solutions for the site that are not anticipated will influence flooding elsewhere.

The buildings have been assessed for the presence of protected species and there were no obvious signs of any established roosting or nesting. With this in mind no further or more detailed assessments were proposed. We also understand that this situation was confirmed by specialist assessment under a previous planning application and as far as we can see circumstances on site haven’t changed to alter this view particular in such an exposed upland location.

1.7 Structural assessment.

The buildings have been assessed and are considered viable for conversion without need for major rebuilding or alteration. There are signs of previous settlement and/or movement but this appears historic and can be remedied with only localised repairs. It will also be possible to stabilise the whole structure with the proposed internal blockwork and floor structures and suitable foundations that are intended as a primary part of the conversion work. We also understand that this situation was confirmed by a previous structural report/ appraisal for an earlier planning application and it would appear that circumstances on site have not changed since this previous assessment.

2.0 Involvement

The owners have discussed their proposals with their neighbours and co-users of the access of Eltock Farm and Thurlmore Farm and neither party had any particular comments upon the proposals. They have also discussed the scheme with the neighbouring land owner whose land their access crosses and he had no particular comments also.

The proposals have also been discussed with one of the area planning officer's and her conservation team colleague and these discussions have helped guide the design process.

3.0 Evaluation

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

4.0 Design

4.1 Use

Former farmstead now classed as a small-holding following historic release/sale of lands to adjoining farms to continue as a small-holding and to incorporate in part of proposed conversion work a residential annex for short term/holiday lettings to diversify the farm and increase its sustainability and help the owners continue their stewardship of the land for the longer term.

4.2 Amount

Conversion of barns no longer suitable for modern agriculture to self contained annex in ground floor of attached barn, for short term/ holiday lettings and to extend original house within "linked" barn with more contemporary and sustainable spaces to compliment the traditional layout of the existing dwelling.

It is also proposed to replace the inappropriate "lean-to shed" to the west of the "linked" barns with a modern agricultural building to enable the re-creation of the original "cat-slide" lean-to shown in the photo above. The reinstated lean-to (49M²/ 177M³) and the proposed agricultural building (91M²/ 327M³) will equate to no more than the ground area or cubic content of the original "lean-to shed" (141M²/ 506M³), will be no higher than the original and will be more than 5 metres from the adjacent boundary and much less than 465M².

4.3 Layout

The fundamental layout of the site will broadly remain within the existing development form within the confines of the original boundaries and buildings as much as is practicable, for example the new dry-stone wall to the west of the "linked" barns will be constructed only where the former building stood to shelter the barn and conceal its amenity space thus avoiding any significant impact upon the green belt.

The only significant departure from these principles is the replacement agricultural building, however, it is considered that this will improve the layout of the site as its new position to the north east of the existing buildings will be much more accessible and enables the re-creation of the original lean-to and restores the original layout of the barns. Also, to minimise any potential impact on the principal southerly aspect of the farm, it is proposed that the replacement agricultural building is set-in to the hillside "gable-on" so that primarily only the short elevation can be seen.

4.4 Scale

The scale of the original buildings is generally unaffected by the proposed conversion work and the replacement agricultural building will be detached and entirely subservient to the original stone buildings to ensure that they continue to be the prevailing feature of the site.

4.5 Landscaping

The site is sparsely landscaped within the “domestic” curtilage and this will mostly continue to be the case to ensure that the “openness” of the surrounding green belt continues to be unaffected. Boundaries are a mix of dry-stone walls and post and wire fences. New boundaries are limited to the new dry-stone wall enclosing the amenity space to the main conversion as described above and the separation of the access to the replacement agricultural building from the field/paddock.

4.6 Appearance

The original buildings are typical for their type and location and generally comprise two storey stone constructions under pitched roofs predominantly covered with natural stone slates laid in diminishing courses. With this in mind the proposals endeavour to be as sympathetic to this as possible to ensure that the character of the buildings is preserved.

New openings have been kept to the minimum with only 2No required to the “linked” barn conversion and only 2No proposed to the attached barn to afford daylight to the dark interior and it is argued “balance” to the inner south elevation. These openings will be provided with matching dressed stone surrounds as shown on the drawings.

It is also considered that the appearance of the buildings will be improved by the removal of the inappropriate roof coverings and their replacement with matching diminishing stone slates and the removal and replacement of the attached agricultural “shed” thus enabling a re-creation of the original appearance with the restoration of the more traditional “cat-slide” western lean-to.

Where re-pointing is required it will be undertaken in a lime based grit mortar recessed in the joint and brushed-off to remove any laitance and expose the aggregate.

Predominantly new windows and doors will be fabricated from timber sections and will be dark stained and set at least 100mm in recess to the surrounding stonework excepting only the new window to the south elevation of the attached barn which will be provided with a metal framed fitting with “leaded” glazing to match the existing windows adjoining and the replacement window to the former door opening in the east elevation of the annex conversion will be a painted timber vertical sash window to match that above on the same elevation. New and replacement doors will be vertically boarded to match the existing.

Replacement rainwater goods will comprise traditional profiled timber gutters on spiked brackets with cast iron/ aluminium downpipes with eared sockets all coated with black paint finish.

4.7 Access

The farm will continue to be accessed off Cliff Lane, itself accessed off Brook Hill Lane to the west of the village. This access will continue to approach the existing farm yard where parking and manoeuvring space is available for both the existing dwelling and the annex. The existing gateway off the farmyard to the east will be continue to be used for access to the field/paddock but also to the replacement agricultural building. It is not anticipated that the use of the access will be significantly intensified by the intermittent vehicle use likely to be generated by the annex.

No significant improvements are proposed to the access to ensure it remains rural in character and self-controlling as discussed with the area planning officer, pre-application. The existing approach is used by commercial vehicles accessing the farm(s) and should therefore be suitable for emergency vehicles if/when required.

The site is also close to the village which is served by regular bus services to the local towns of Penistone and Holmfirth which themselves have connections to the surrounding towns and cities of Barnsley, Sheffield, Wakefield and Huddersfield and beyond.

5.0 Summary

In summary it would appear that the conversion works can be generally effected within the existing buildings form and mass and layout with minimal interventions thus respecting the existing buildings character and setting. It would also appear to us that the replacement agricultural building is mitigated sufficiently by the benefits its provision has upon the general appearance and layout of the site and the restoration of the original barns whilst providing the farm necessary storage for equipment and supplies/materials. The proposals also enable the farm to diversify and become more sustainable helping, it is hoped, to secure the farms future.

With all these factors in mind it is hoped that the council will be supportive of our proposals.

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