

Design and Access; Flood Risk and Heritage Statements

Site Address:

Dean Head Farm Cottage
Snowden Hill
Oxspring
SHEFFIELD
S36 8YR

Author:

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Design and Access Statement

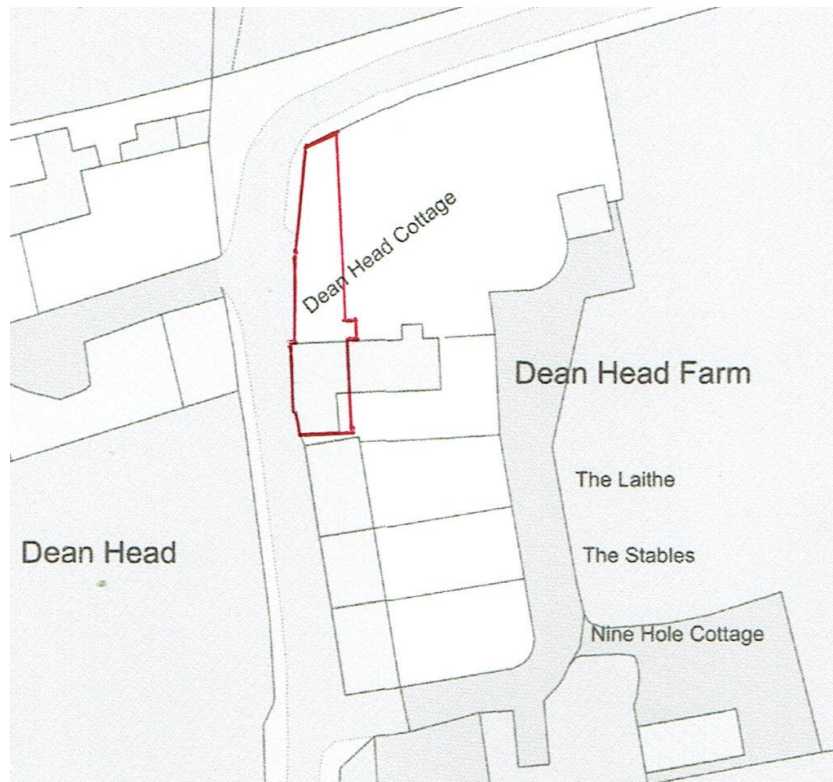
The proposal:

There are two distinct parts to this application one element is the internal alterations to the bathroom, bedroom and kitchen and the other is the external replacement of windows; door and replacement of two cills and jambs; one head and the addition of a roof window to the rear.

Context:

Physical

Dean Head Farm Cottage is attached to Dean Head Farm and fronts onto Dean Head Lane, being the last property of the Dean Head Farm complex heading north, along Dean Head Lane from Hunshelf Hall Lane. There are two complexes of buildings in this isolated area, Little Dean Head Farm complex on the opposite side of the road and Dean Head Farm, which is comprised of: Dean Head Farm Cottage; Dean Head Farm; The Laithe; The Stables and Nine Hole Cottage.



The buildings here are largely natural coursed stone built with openings, mostly, framed with flush stone or reconstituted stone head, cill and jambs with timber and aluminium windows and doors. The roofs tend to be natural stone or composite imitation

Social

No undue affect or impact on this area

Economic

The proposal will have no impact.

Policy

Policy D1 High Quality Design and Place Making
Policy LC1 Landscape Character
Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy GI1 Green Infrastructure
Policy GB1 Protection of Green Belt
Policy CC2 Sustainable Design and Construction
Policy CC3 Flood Risk

Involvement:

Pre-application advice taken with Barnsley MBC planning and conservation team

Evaluation:

Policy

- No adverse effect on living conditions of existing residents amenity of existing and future residence; is compatible with neighbouring land and do not prejudice the current and future use; does not affect the potential development of the wider area and does not affect access to other land and no impact on landscaping.
- The alterations and addition are high quality design and respect and reflect the existing properties.
- Little impact on landscape character
- No impact or harm to the historic environment
- The proposals are sympathetic to its setting and the listing and are designed to ensure the longevity of the existing building.
- Close to 'Black Moor Common' but no impact on green infrastructure
- The proposal is sympathetic to sustainable design and construction predominantly using materials that can be reclaimed and recycled or naturally occurring materials, such as natural stone.
- The proposals are appropriate for the setting and the alterations do not have a harmful impact on the green belt and are of a high quality design and respect the character of existing buildings

Neighbors' concerns

None to date

Flood Risk

Not applicable, Dean Brook is the nearest source of flooding and is of no threat to Dean Head Farm Cottage, which is up the hill from it.

The design component in more detail:

Use:

The land is domestic and will remain domestic residential

Amount:

The house and domestic garden are unaffected.

Layout:

Scale –

N/A

Landscaping:

No alterations or loss of existing landscaping is to take place.

Appearance:

- Replacing timber windows with narrow profile coated aluminum frames casements.
Most windows will be a double casement type with one opener (See appendix 1). Windows with coursed stone at cill level and no stone cills will have aluminium cills.
- The addition of a new roof window (conservation type) to let more natural light into the new bedroom which is facing east and to the rear of the property out of view from the highway.
The addition of a 780x1180mm Keylite Conservation style roof window with wooden frame cannot be seen from the highway and has little impact on the appearance overall. (See appendix 2)
- The replacement of cracked and degraded Jambs, cills and lintel (heads).
Unfortunately, Over time one jamb and two cills have fully cracked and one jamb is badly damaged (splitting along the grain), all of which let water enter the premises and over time will be detrimental to the longevity of the property. Also one reinforced concrete lintel (head) is failing and requires replacement. (see appendix 3)
- Existing front door to be retained and painted to colour match the new windows. The rear stable door may need to be replaced with the new window next to it if this is the case then a replacement composite stable door will be used (see appendix 4).

- Powder coated aluminium windows and doors and painted door(s) and frame(s). RAL 1019 (see appendix 5).
- Raking out of pointing and re-pointing in lime based mortar.

The property is appears to be largely a lime mortar pointed but does have areas that have hard Portland cement mortar. The property hasn't been seriously maintained since the 1990's and is overdue for maintenance of its pointing. At the same time as renewing the lime mortar areas the removal of the Portland cement pointing will not only be more in keeping but will prevent longer term damage to the stonework, enabling the building to breath and prevent erosion of stone round 'hard' pointing. It is therefore proposed that the whole building has the pointing raked out using hand tools and re-pointed in a lime / aggregate in ratio 1:3 (where 1 part NHL 3.5 is added to 3 parts well graded aggregate or river sand). Brushed or stippled back before curing to compact and form a gently recessed joint. (See appendix 6)

Designing out Crime and Anti-Social Behaviour:

New doors and windows will be 'secure by design' to make illegal egress difficult.

Access Component:

Not applicable

Flood Risk Statement

There is no direct risk to Dean Head Farm Cottage (see Appendix 7)

Heritage Statement

Summary

This report details archaeology, trees and buildings of interest and discusses the proposed development and its impact. Overall the adjustments are minor and have a very limited impact on the Green Belt and indeed on any buildings of interest.

Introduction

Dean Head Farm Cottage was originally part of the main farm house of Dean Head Farm and the farm house was split to form accommodation for the farmer's daughter. In the 1990's the farm was given up and a large amount of farm buildings removed and barns converted to dwellings (see appendix 8)

Site Location

Dean Head Farm Cottage is attached to Dean Head Farm and fronts onto Dean Head Lane, being the last property of the Dean Head Farm complex heading north, along Dean Head Lane from Hunshelf Hall Lane. There are two complexes of buildings in this isolated area, Little Dean Head Farm complex on the opposite side of the road and Dean Head Farm, which is comprised of: Dean Head Farm Cottage; Dean Head Farm; The Laithe; The Stables and Nine Hole Cottage.

Relative Significance

Trees

No trees close by or in the proximity that are of significance.

Archaeology

None in this area

Buildings of Significance

Dean Head Farm is a Grade 2 listed property ref: SE2692100197.

Extract from Barnsley Council Listings - Farmhouse. Cross-wing is late medieval in origin the rest late C17; C19 addition to right and C19 and C20 alterations. Coursed rubble, stone slate roof. L-shape plan. Two storey's, 2-room cross-wing, 2-room house-body. The cross-wing projects to left. The house-body has 2 later entrances to the left and a later casement to the right above which is a former 3-light double-chamfered window (mullions removed). Brick stacks, one to right end of house-body. Rear: various C19 and C20 casements. A small square, chamfered fire window survives to the house-body. The left return (of the cross-wing) has been rebuilt in the C19 and C20 and has casement windows. Interior: a single truss

surviving in the centre of the cross-wing has a jowelled post on right side with chamfered curved brace to tie-beam. Re-used purlins. A girding beam runs along the right wall of the cross-wing at 1st-floor height. The house-body roof is divided into 3 unequal bays by open trusses incorporating re-used cruck timbers. P. F. Ryder, Report for South Yorkshire Archaeological Unit, 8th January 1982.

Neighbouring properties - The Laithe; The Stables and Nine Hole Cottage where first listed in 1970 and amended in 1986 and are Grade 2 listed, ref: 1287074. However Nine Hole Cottage is a later addition and is 'not of special interest', according to the listing statement. It appears that the areas of interest are principally the timber structure inside the Laithe and the Stables. The Laithe and the Stables, where significantly adjusted externally with walls being rebuilt and new reconstituted stone cills, heads and jambs used round openings. The roof was also re-covered with a new, none stone alternative.

Development Proposals

The proposals are for 2 distinct elements:

1. Internal alterations to move first floor bathroom to front and bedroom to the rear, and adjust wastes to be mainly internal, removing sections of external wastes; stripping out kitchen and thermally lining the walls internally and stripping floor covering and installing under floor heating and to change all window boards with stone.
2. Re-pointing of the whole property in 1/3 (lime/aggregate) after old mortar is carefully raked out with hand tools. Replace all timber windows with powder coated aluminium narrow profile frames. Possible replacement of existing rear timber stable door with colour matched composite stable door (Appendix 4). Insert a timber 780x1180mm Roof window in the new relocated bedroom. The replacement of two jambs and two cills to the westerly elevation will have little impact as they will be replaced like for like with natural stone. The replacement of the deteriorating concrete lintel (head) to the north elevation will improve the appearance as a new natural stone lintel (head) will be used to replace the old one.

Assessment of Impact

Item 1

None of the adjustments detrimentally affect the listing, on the contrary the reduction of wastes and removal of soil vent pipe, which currently runs up the gable and chimney, will improve the appearance.

Item 2

None of the elements will have a detrimental impact on the listing of the attached Dean Head Farm or the listing for the Laithe; the Stables and Nine Hole Cottage.

Appendix 1

Existing Windows - Example



Dining Lounge Window to Westerly Elevation



Bedroom Window to Northerly Elevation

Proposed Window - Example



Inward opening style windows (to west elevation)



Flat Thin Profile Opener Section

Appendix 2



Keylite Conservation Roof Windows

Appendix 3



Bedroom window lintel concrete perishing to northerly elevation.



Left ground floor window to westerly elevation - cracked left side jamb and cracked cill.



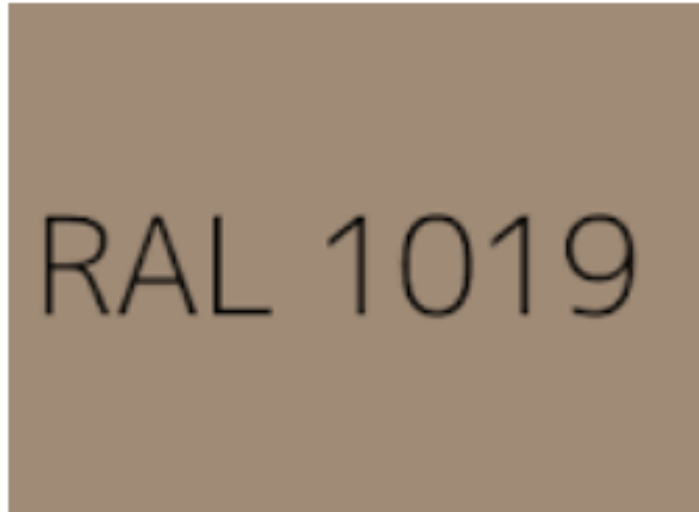
Right, ground floor window to westerly elevation - splitting to right side jamb and cracked cill.

Appendix 4



Proposed style for rear door

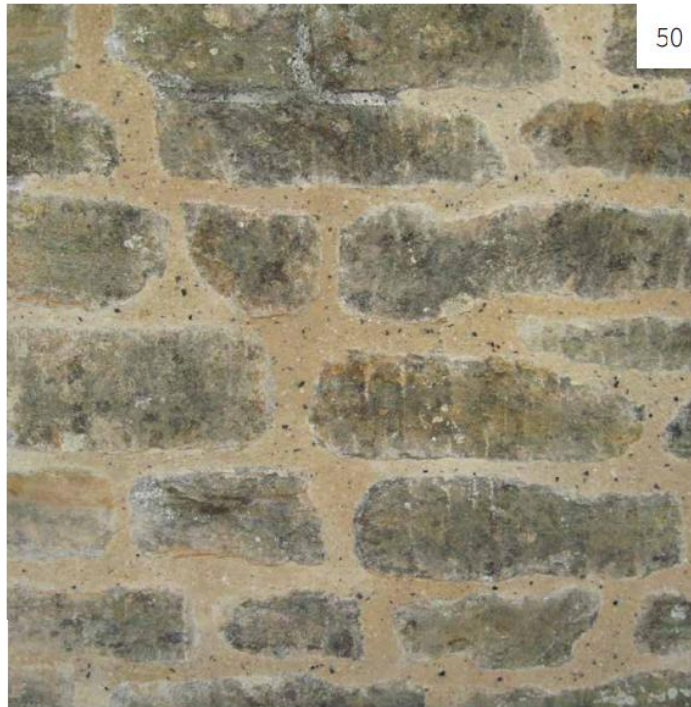
Appendix 5



Appendix 6

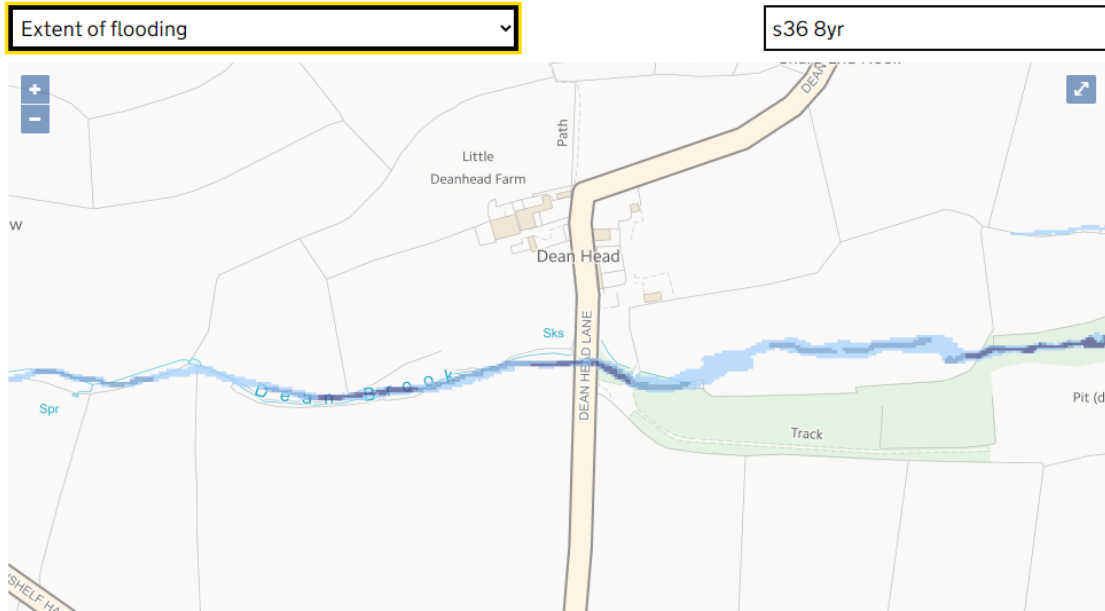


As it currently is with hard cement mortar



As it will be with lime based mortar

Appendix 7



Appendix 8

