

DESIGN & ACCESS STATEMENT

**PROPOSED BARN CONVERSION
DICK ROYD FARM, CLIFF LANE,
CARLECOTES, SHEFFIELD, S36 4TG.**

CONTENTS

1.0 Assessment

1.1 Physical context

1.2 Social context

1.3 Economic context

1.4 Planning policy context

2.0 Involvement

3.0 Evaluation

4.0 Design

4.1 Description and use

4.2 Access

4.3 Appearance

4.4 Layout

4.5 Scale

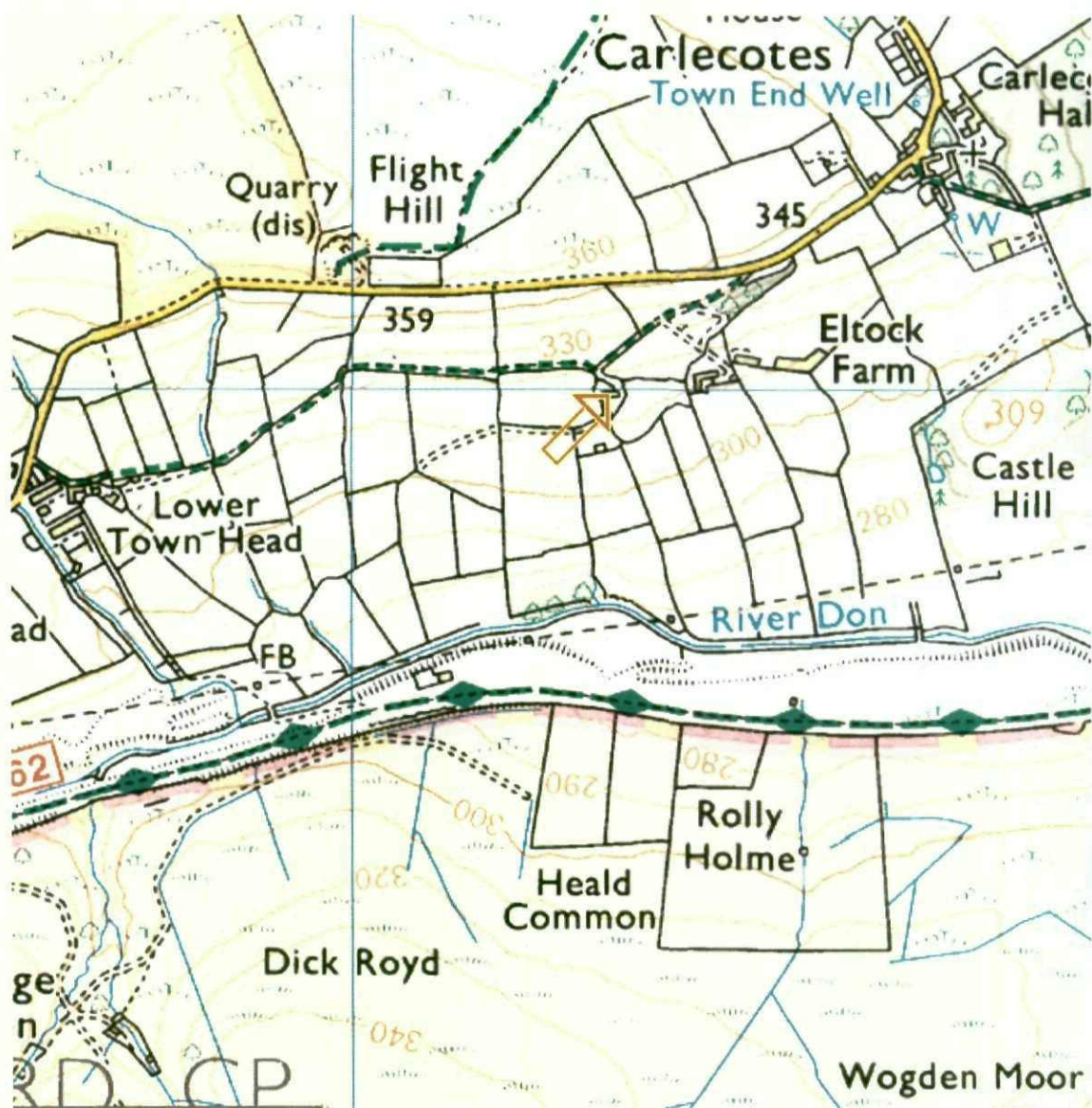
4.6 Landscaping

5.0 Summary

1.0 Assessment

1.0 Physical context

Dick Royd Farm was, a number of years ago, a traditional moorland farmstead on the outskirts of Carlecotes at the edge of pennines.



Location map indicating position of Dick Royd Farm.

The group of buildings at Dick Royd comprises the original two storey farmhouse in the north west corner of an L-shaped range which runs east into an attached outbuilding/barn and then south of the house stands a range of two storey barns constructed in two phases with the original section built nearest the

house with the latter structure built at the southernmost end of the range. Attached to the west elevation of the barns is a modern, out of character, lean-to livestock building in rendered blockwork under a profiled sheet roof that it is believed was adapted from a much earlier and smaller lean-to, probably built as a part of “phase 2”.

The range is very typical of the area, orientated to provide shelter to the farm yard and is constructed in natural stone throughout with either metal or timber fenestration and timber doors and shutters and forms an integral part of the local rural scene.

Dick Royd Farm is now a family residence with the adjoining barns used for ancilliary domestic purposes and is no longer viable for agriculture having long since lost/sold its lands to adjoining owners.

The buildings have also been assessed for suitability for conversion and they appear structurally sound and capable of conversion without any need for substantial alteration or reconstruction.

1.2 Social context

The proposed barn conversion should not have any impact upon the local social context and as far as it is known there aren't any other aspirations for the site that would be affected, either positively or negatively, by the intended development.

1.3 Economic context

It is not anticipated that the proposal to convert some of the redundant barns at Dick Royd Farm will have a significant impact upon the local economic context, although, it is hoped that proposals will enable the remaining partner of the now separated owners to remain in the area he has come to call home whilst allowing the remaining former farmstead to be more viable for sale to help complete the separation and finance the conversion work.

The main house and outbuildings and land are excessive for the remaining owners needs for the foreseeable future and thus a more economically viable proposition, that will be provided by the proposed conversion, is required that will allow him to continue to contribute to the local community.

1.4 Planning policy context

It is understood that the farmstead stands within a green belt area in the Western Rural district of Barnsley, the Local Planning Authority and is thus covered by the relevant development control policies in the current UDP.

Going forward it is anticipated that the site will continue to be protected by green belt policies in forthcoming Local Development Framework.

Also the original farmhouse is protected by its listing which it has been assumed is conveyed, for group value, to the barns and hence every sympathy has been applied to the proposals to ensure that the buildings character and “value” are maintained and enhanced and, hopefully, thus, protecting them for many years to come so that they continue to contribute positively to the local environs.

There does not appear to be any evidence of protected species and thus no further specialist survey work was intended, however, this situation is open to review if different evidence shows otherwise.

2.0 Involvement

Although there aren't any immediate neighbours the private lane is in shared ownership and the other land owner has been made aware of the proposals. This land owner has confirmed that he has no objections to the aspirations for the redundant buildings at Dick Royd Farm and in accordance with planning policy the relevant formal notice has been served upon him. A copy of this notice has been attached to application documents for information and confirmation.

3.0 Evaluation

It is considered that the proposed conversion will afford the remaining owner the opportunity to remain and to continue to contribute to the local community by creating a viable residence within resources within the existing building's envelope without the need for substantial alteration and/or reconstruction thus maintaining and restoring their existing general appearance and their inherent contribution to their environs and the local rural scene for the foreseeable future.

4.0 Design

4.1 Description and use

The now redundant barn that it is proposed to convert forms part of a range of traditional formerly agricultural buildings constructed in coursed natural stone walling with stone dressings to openings and quoins to external corners under pitched roofs covered, in part, in their original diminishing natural stone slates and, elsewhere, in profiled sheeting, that it is intended should be removed and replaced with matching reclaimed natural stone slates.

At the rear of the proposed conversion, to the west elevation, stands a modern rendered blockwork lean-to former livestock building under a sheeted roof that it is proposed, should be removed to enable the recreation of the former stone lean-to that was previously adapted to the current construction.



Aerial view of farmstead showing original lean-to.

4.2 Access

The proposed dwelling will be accessed via the existing private lane, Cliff Lane, that is itself accessed from Brook Hill Lane at the western end of the village of Carlecotes. This approach will give entry to the shared courtyard to the east of the site, where individual drives and parking will be available to both the original former farmhouse and the proposed dwelling within the original yard area encompassed by the existing natural dry stone walls. From its drive the new dwelling will then have “level” pedestrian approach to the principal entrance where an accessible toilet area/ cloakroom is available.

4.3 Appearance

The overall aesthetics of the barn are maintained and will be restored to ensure their long term durability. It is also considered that by replacing the inappropriate roofing materials to the original barn and by removing the uncharacteristic western extension and replacing it with a recreation of the former stone built lean-to the aesthetics will be enhanced and more in-keeping with the original buildings and the local vernacular.

Natural materials will be used throughout including matching coursed natural stone for any necessary restorations, matching diminishing reclaimed natural stone roof slates, stained hardwood windows and doors and lime mortar pointing to further ensure that the conversion is wholly complimentary and sympathetic to its origins and its surroundings.

It has also been attempted to limit any other alterations and thus only 2No window openings are proposed to afford natural light to the proposed kitchen and master bedroom.

4.4 Layout

The general layout primarily retains the existing development form within the confines of the original dry stone wall boundaries. Alterations to the general layout have been limited as far as practicable and all that is proposed is a new dry stone wall to subdivide the yard area between the properties, a new post and wire fence to subdivide the paddock land and the provision of a dry stone wall to the west to shelter the barn and conceal a small sunken garden area giving private amenity space to the conversion.

.
.
.

4.5 Scale

The scale of the building is unaffected by the proposals so that there is no adverse impact upon the listed building and its setting.

4.6 Landscaping

It is proposed that landscaping will be limited to the small private garden to the conversion that will be kept within the footprint of the former uncharacteristic livestock building and hidden by the proposed dry stone peripheral wall to further ensure that there is minimal impact upon the buildings and their setting.

5.0 Summary

In summary it would appear that the conversion can be effected generally within the existing buildings form and mass and layout thus respecting the existing buildings and their setting to afford the remaining owner the opportunity to enjoy and to continue to contribute to the existing community.