

Design and Heritage Statement

Works to 2 Fieldhead Manor, Elmhirst Lane, Silkstone, Barnsley, S75 4LD.

Introduction.

This design/heritage statement has been prepared as a proportional assessment of the implications of proposed variation to the previously approved works at the property and support an application to vary condition Number 2 to change colour of window repairs and replacements at the above property.

Physical Context

The property is in a group of now residential dwellings converted from agricultural use in the early-mid 1980's in a semi-rural setting between Silkstone and Dodworth, adjoining Silkstone Golf Club, whose Clubhouse and carpark can be found to the immediate south of the site.

It forms the eastern end of an L-shaped range of buildings attached to the north and east of the former farmhouse and is accessed from the south from the shared private drive and has a substantial garden to the rear/ north of the property.

Planning Policy Context

The planning policies that have been a material consideration in the consideration of this variation include at a national level the relevant aspects of the National Planning Policy Framework that seem to include the following.

Section 12: Achieving well designed places

Section 13: Protecting Green Belt Land

Section 16: Conserving and enhancing the historic environment

At a local level the current Local Plan and associated SPD's have been considered and the relevant policies on Design, Green Belt and Heritage included in those considerations, with the site being located in green belt to the NW of Fall Bank Ind Est, including the following policies.

Policy SD1: Presumption in favour of Sustainable Development.

Policy GD1: General Development.

Policy D1: High quality design and place making.

Policy GB1: Protection of Green Belt.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.

Policy HE1: The Historic Environment.

Policy HE2: Heritage Statements and general application procedures.

Policy HE3: Developments affecting Historic Buildings.

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The previously approved proposals, under App No's: 2023/0696 & 0697 have been partially completed in that the rear extension that replaced/ amalgamated a prior extension and conservatory has been constructed.

Proposal

All that is proposed at the present time is a change in the colour of the repaired/ replacement windows to the property from Anthracite Grey (assumed to be RAL 7016) to an off-white/ cream colour (RAL 9001) to create a more traditional contrast between the window frames and stonework.

Assessment/ summary

Although seemingly not directly listed the property is attached to eastern end of 3 Fieldhead Manor, a Grade II listed building, first listed in 1982 under List Entry Number; 1192941, the details/ specifics of which are listed below.

Details

SE 30 NW DODWORTH ELMHURST LANE (North side, off)

4/131 Cottage adjoining to 6.10.82 north of Field Head Farmhouse (formerly listed as barn to north of house at Field Head Farm)

GV II

Former cruck frame farm building now house. C16 or C17 origin, converted and rebuilt c1985. Coursed squared stone. Tile roof. Two arched entrances (one to garage) and two square windows.

Interior: Three cruck trusses, two of which retain extended tie-beams.

P F Ryder. Report for South Yorkshire Archaeological Service, 16th February 1980.

Listing NGR: SE3033205970

In all other respects the proposals remain the same and the original justifications in relation to the previously mentioned national and local planning policies appear to remain valid and not subject to any further assessment and, therefore, we hope that this minor variation to the previously approved works/ drawings can be considered favourably as matters progress.

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