

Malt Kiln Farm 104 High Street Royston Barnsley S71 4RN

23 December 2020
Ref 17.27

DESIGN & HERITAGE STATEMENT



1.0 Background

Malt Kiln Farm comprises a Grade II Listed Farmhouse which is attached to adjacent dwellings Nos 100 and 102 in separate ownership located to the east. It includes a two storey stone barn to the western boundary which is in very poor structural condition, and a range of single storey buildings that lean against a stone boundary wall to the north and north-east boundaries. The site includes a small paddock to the south with further dilapidated single storey outbuildings to the south-west boundary.

The applicants would like to restore the Farmhouse and undertake internal alterations to improve the layout of the existing 3-bedroom dwelling. The two storey barn to the west boundary has been assessed by a structural engineer and the proposals allow for its removal and replacement with a new building of similar proportions in a similar location.

The remainder of the dilapidated outbuildings will be removed to approve the appearance of the site and the visual amenity of the area and the setting of the Listed Building. The proposals include the erection of a garage to the north boundary where there is evidence of a more



substantial building. This will provide garaging for the Farmhouse and Barn as well as limited space within the roof to provide for storage or a home office.

The site was the subject of a pre-planning enquiry ref: 2017/ENQ/00097 and included a site meeting between the applicant's agent and Rachael Roddis and Tony Wiles of the council's planning and conservation depts.

The Pre-Planning response dated 22 May 2018 was generally positive. There was some concern regarding the amenity of the residential properties to Summer View, their lack of garden space and the impact of any significant raising of the height of the barn to be replaced. We have taken account of this by designing the replacement Barn to be less than two storeys high and moving it slightly to the east which maintains a similar roof line. This also has practical advantages in terms of construction by allowing the rear (west) retaining wall of the existing Barn to be retained and a new external wall built within it, without having to remove the existing retaining wall and excavate reduced ground levels close to the rear gardens of the properties to Summer View.

It should be noted that the ownership of the Summer View dwellings does not extend up to the western site boundary. Sample copies of Deed plans for Nos 1,7 and 15 Summer View are attached within Appendix A and show that the ownership boundaries of the Summer View properties fall short of the rear wall of the farm boundary by approximately 2 meters. It would appear that some of the Summer View dwellings may have encroached beyond their ownership boundaries to occupy the 2-meter strip of land up to the rear wall of the barn.

We do not believe that the proposals have any negative impact upon the amenity of the existing dwellings to Summer View and that the sympathetic restoration of the Farmhouse and replacement of the stone barn should be compromised by a previous planning approval to allow the erection of two storey housing. The slight increase in the height of the replacement barn will help screen the Listed Building from the housing and improve the setting of the Grade II Listed Farmhouse.

The Pre-Planning response also raised some concern about the erection of a two storey dwelling to the northern boundary adjacent to the access. This has now been reduced to one and a half storeys and its use is limited to garaging to the Farmhouse and Barn. The justification for a building in this location relates to the original presence of a structure which is evident on the historic Ordnance Survey plans and the remains of the previous building in the form of the stone boundary wall which remains on the site.

This statement is accompanied by the following documents:

- Full Planning and Listed Building Consent Application Form
- Design and Heritage Statement
- OS1 Site Location Plan (A4)
- BP1 Block Plan (A4)
- S2 Survey Farmhouse
- S3 Survey Barn
- P1 Rev C Site Plans
- P2 Rev B Farmhouse Proposals
- P3 Rev B Barn Proposals
- P4 Garage Details
- Structural Appraisal
- Bat Survey

2.0 Location

The site is located to the south of High Street 0.5 miles west of the center of Royston.

3.0 Use

The buildings originally within agricultural use have been redundant for some time and unoccupied for a number of years. They are located within a residential area and the site is part of a housing allocation which included a former transport yard to the west, now developed for housing as Summer View and grazing land to the south recently the subject of a planning approval for housing. Residential use is appropriate.

4.0 Amount

The ownership boundary is shown on the Site Location Plan and extends to 0.27Ha.

The works retain a 3 bed Farmhouse with no alterations to scale of size. The existing barn has a floor area of 229m² and will be replaced by a building with a floor area of 338m². This includes a single storey extension with a floor area of 76m² located at the south.

5.0 Layout

Vehicular access is taken from High Street at the north east corner of the site and will be retained. The Site Plan ref: P1 shows the existing gates repositioned further into the site to allow cars accessing the site to park off the highway. The access leads to a generous parking and turning area with access to the garages.

There is adequate space for storage of waste and recycling bins and for bins to be stored adjacent to the highway for collection.

The proposed dwellings have small front gardens, the Farmhouse has an existing south facing rear garden and the barn has extensive garden areas to the south.

There are a number of very small west facing windows on the west elevation of the barn which are fixed and obscure and designed to provide natural light. They are obscured from the existing dwellings at the rear by a boundary fence and provide no potential for overlooking.

6.0 Scale

The Farmhouse is existing and there are no alterations to scale. The plans ref: P3 for the replacement barn show the scale of the proposed building in relation to the existing building. Although the replacement is marginally higher, it is located further away from the boundary and so the roof plane is very similar. This will result in no impact upon the amenity of the existing dwelling to Summer View.

The scale of the proposed building to the Norther boundary has been re-considered following the Pre-Planning Enquiry and we have reduced the height of this building to one and a half storeys. The eaves level of this building is 1.3m higher than the existing boundary wall and only 2.9m above the existing footpath level so that it appears as a single storey building from the High Street frontage.

7.0 Landscape

The site is devoid of significant soft landscaping. The proposals will provide an opportunity to soften the appearance of the site and introduce domestic planting but there are no proposals for structural landscaping.

Hard landscaping will include the erection of garden walls in reclaimed stone and surface finishes as shown on the Site Plan ref P1.

8.0 Appearance

The farmhouse is currently rendered which is a finish that was applied to the building in the 1970's (according to the applicant) and is not original. A small area of the render has been removed and this has exposed good quality dressed stone walling which it is intended will be exposed by removal of the render. It is likely that the stonework will need to be repointed and this will be undertaken in suitable a lime based mortar.

The existing barn is built of slightly pitched coursed rubble stonework of poor quality but includes stone lintels and cills which can be retained and re-used in the construction of the replacement building which will incorporate regularly coursed natural stone walling similar to that shown in the image below.



The garages would be built using a reclaimed stone to match the existing walling along the road side elevation returning along the gable walls and south elevation.

Details of roofing, rainwater goods, windows and doors etc., are provided on the plans and the intention is to provide attractive buildings in a traditional agricultural style incorporating good quality materials that will reflect the existing buildings and enhance the appearance and setting of the Listed Building.

9.0 Access

The site is located in a highly sustainable location with access to local shops, services and public transport links.

There is a significant fall from north to south such that it is unlikely that level approach can be provided to access the proposed dwellings, however ambulant disabled access can be provided with low rise stepped approach to both dwellings.

Heritage Statement

The site contains the only historic (listed) buildings within the local area.

Historic England provides the following details of the Listing which includes Nos 100 102 and 104 High Street:

List entry number: 1151128 First Listed in 1986 due to special architectural or historic interest.

Details:

SE31SE ROYSTON HIGH STREET (south side), 2/81 Royston Nos 100, 102 and 104 - II Farmhouse, now divided. C17, altered, C20 additions. Rendered. Stone slate and Welsh slate roofs, part bitumen-covered. 2½ storeys. Formerly L-shaped with gabled wing to left projecting at rear and slightly later extended at front to form T-plan. This wing has C20 additions to each end. Plinth. Entrance with chamfered surround to left end of housebody. 2 bays to right ground and 1st floors of former 4-light double-chamfered windows, that to ground floor right enlarged. All mullions removed and C20 casements fitted. Single light over door. To the left of the door in the former gable of the wing is one single light to ground and 1st floors, blind to 1st floor. The slightly later, lower addition projects from this and has further C20 flat-roofed extension to front. Gable copings on cut kneelers. Ashlar gable stack to addition. Central ridge stack to house body. The rear of house body has central doorway with chamfered surrounds in C20 glass porch. Remains of dripmould above. A bay of former 4-light double-chamfered windows to left and right, ground and 1st floor, and a further 4-light window immediately right of door. All mullions removed and with C20 casements. At right end is small, blind, 2-light attic window. Gabled projecting wing to right with C20 flat-roofed addition. The left return (Nos 100 and 102) has altered C20 ground-floor openings. To 1st floor 3 double-chamfered windows survive of 4, 3 and 2 lights, all mullions renewed and with C20 casements. Small, blind 2-light attic window.

Interior: raised roof trusses, probably contemporary, form the attic storey.

Historic Ordnance survey plans



Fig 01. 1893 - OS Plan

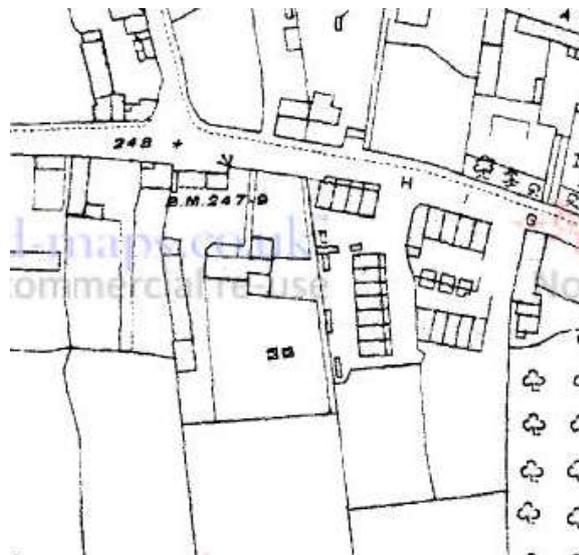


Fig 02. 1918 - OS Plan

The historic ordnance survey plans show an arrangement of buildings which is very similar to those which remain today. The earliest plan from 1893 suggests that the buildings adjacent to the western boundary extended further to the south. They also show a building at the High Street frontage with a bench mark at the north east corner which may well have been two storeys particularly given the topography of the site and the difference in level between High Street and the farm yard which is much lower.

Assessment

The farmhouse is subdivided into three dwellings and only No 104 is within the ownership of the applicant. We are therefore only able to suggest proposals for improvement works to this building and the outbuildings to the north and west.



Fig 03. Farmhouse north



Fig 04. Farmhouse north and west



Fig 05. Farmhouse south



Fig 06. Farmhouse south and adj dwelling

No 104 (the farmhouse) is however the most imposing building and retains a number of original window and door openings in their original position although mullions have been removed and adaptations have been made. Render has been applied to the external elevations and tar has been applied to the slate roof.

The outbuildings to the north and north-west comprise a single storey range of open fronted buildings some of which are infill and those to the north adjacent High Street are part of a more substantial original building which has been adapted.

The two storey barn to the west boundary is in very poor structural condition and has suffered a partial roof collapse. External walls show signs of significant movement cause by the roof failure and we understand that the council has been consulted with regard to its safety. A

Structural Appraisal has been prepared and a copy of the report is included as part of the application documents.

The Structural Appraisal outlines various defects and suggests that 'the structural condition of the building is such that retention in whole or in part is not practical. It has therefore been decided to propose the rebuilding of the barn in a similar position and to a similar scale which will help to maintain the setting of the Listed Building.



Fig 07. South east corner of Barn



Fig 08. South east corner of Barn

The setting of the listed building has been adversely affected by a combination of inappropriate development in respect of inappropriate flat roof extensions to Nos 100 and 102 High Street, development of new housing to the west of the site (Summer View) and a lack of attention to the existing buildings on the site.

Assessment of Significance

The Listing suggests that significance of the Grade II Listed Farmhouse relates to its architectural and/or historic merit. The building is typical of a traditional C17 farmhouse and retains a number of architectural details such as door and window surrounds and water tabling to the gable wall. Although the Barn would appear to be of later construction its likely that it may have replaced an earlier structure and the historic Ordnance Survey plans show it being in place 1890 at the latest. As such the Barn is part of the setting of the listed building and forms part of its significance providing a reflection of the former use prior to the development of the surrounding area.

Proposals

The proposals are indicated on the illustrative sketch plan ref: SK01. They would include:
Can be summarised as follows:

1. The renovation of the existing farmhouse to include the removal of render to external elevations; reinstatement of original door and window openings; reinstatement of mullions to external openings; replacement of the roof coverings with a natural slate; replacement of rainwater goods.
2. Careful dismantling and reconstruction of the two storey barn over a similar footprint, including an extension to the south.
3. Re-construction of former outbuilding to the northern boundary adjacent High Street.
4. Improvements to the access including hard and soft landscaping to the courtyard area.

Impact upon Significance

The improvements and renovation works to the listed building will significantly improve the building fabric by removing inappropriate render and tar to the roof and proposals to expose the original stonework and restore original window openings will enhance the external appearance.

The replacement of the dilapidated barn with replacement building to an appropriate design and scale using good quality natural materials and the removal of unattractive lean-to outbuildings together with the construction of the garages on the footprint of an earlier building result in an enclosed courtyard which will enhance the setting of the Listed Building.

The proposals understand the historic nature of the building and what makes it significant. They restore items of architectural merit and improve the setting, all of which will have a positive impact upon the Listed Building and its surroundings.

Summary

The proposals provide an opportunity to restore and develop a historic site and improve the visual amenity and character of the area without any detrimental impact upon neighbours. They take account of comments received from the council as part of a Pre-Planning Enquiry and are compliant with local and national planning policy.

We therefore look forward to the councils support with regard to this application.

Yours faithfully

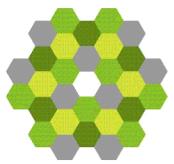
A handwritten signature in black ink, appearing to read 'MJ Booth', followed by a horizontal flourish and a period.

MJ Booth
MBooth Design

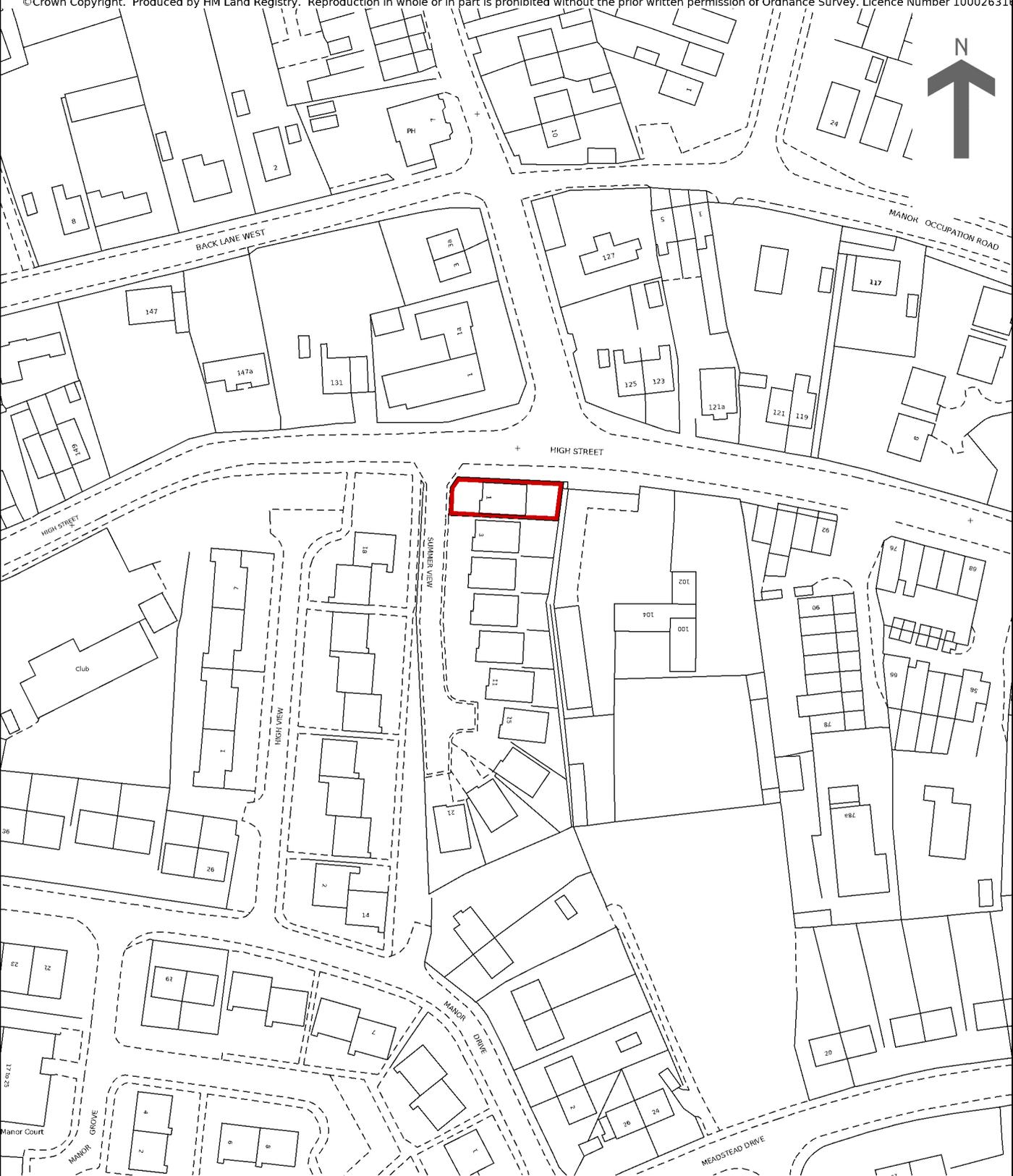
Appendix A - Ownership Plans

HM Land Registry Current title plan

Title number **SYK524393**
Ordnance Survey map reference **SE3511NE**
Scale **1:1250**
Administrative area **South Yorkshire :**
Barnsley



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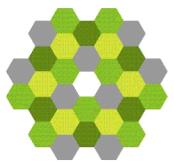
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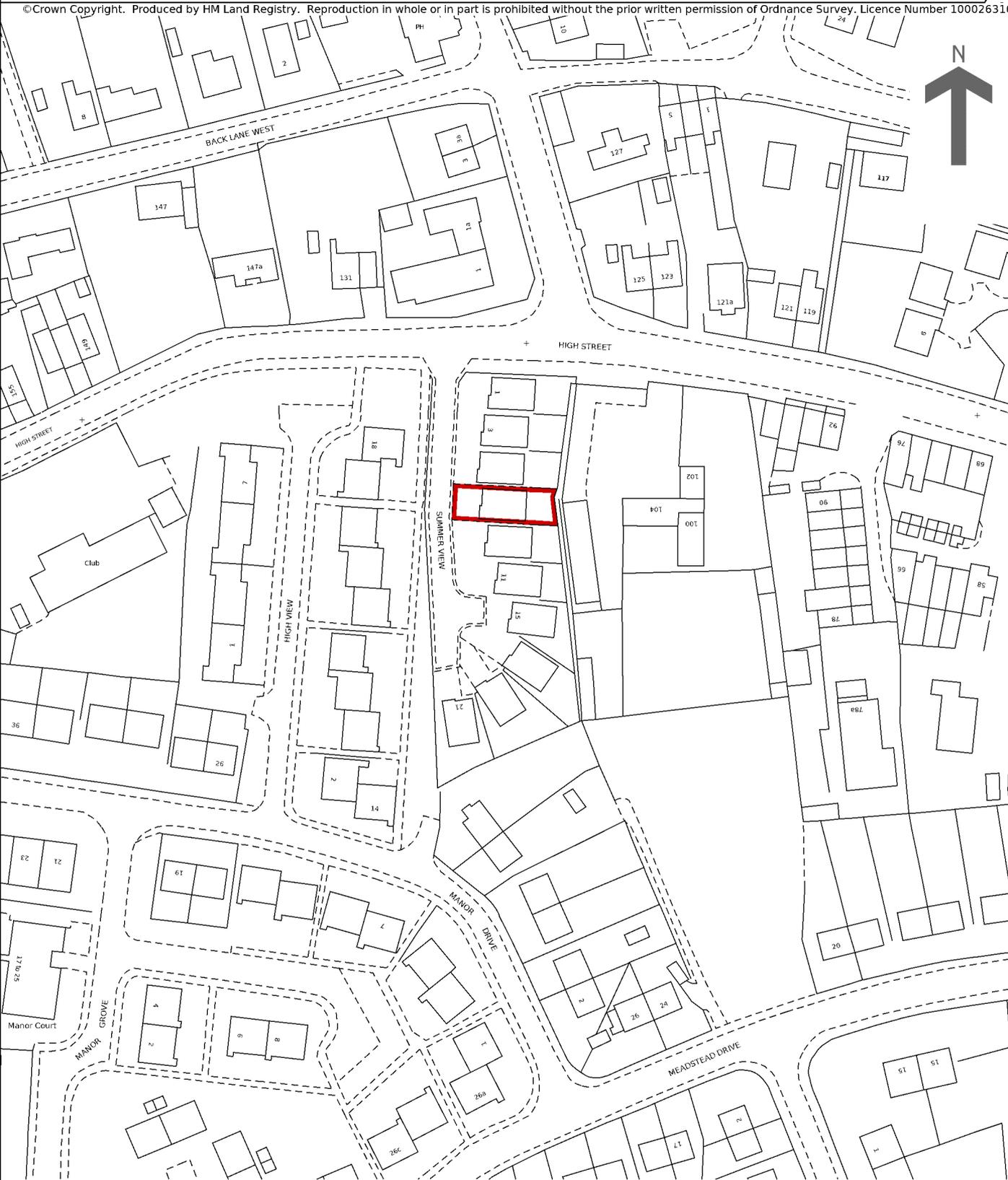
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HM Land Registry Current title plan

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Administrative area **South Yorkshire :**
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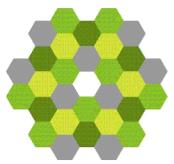
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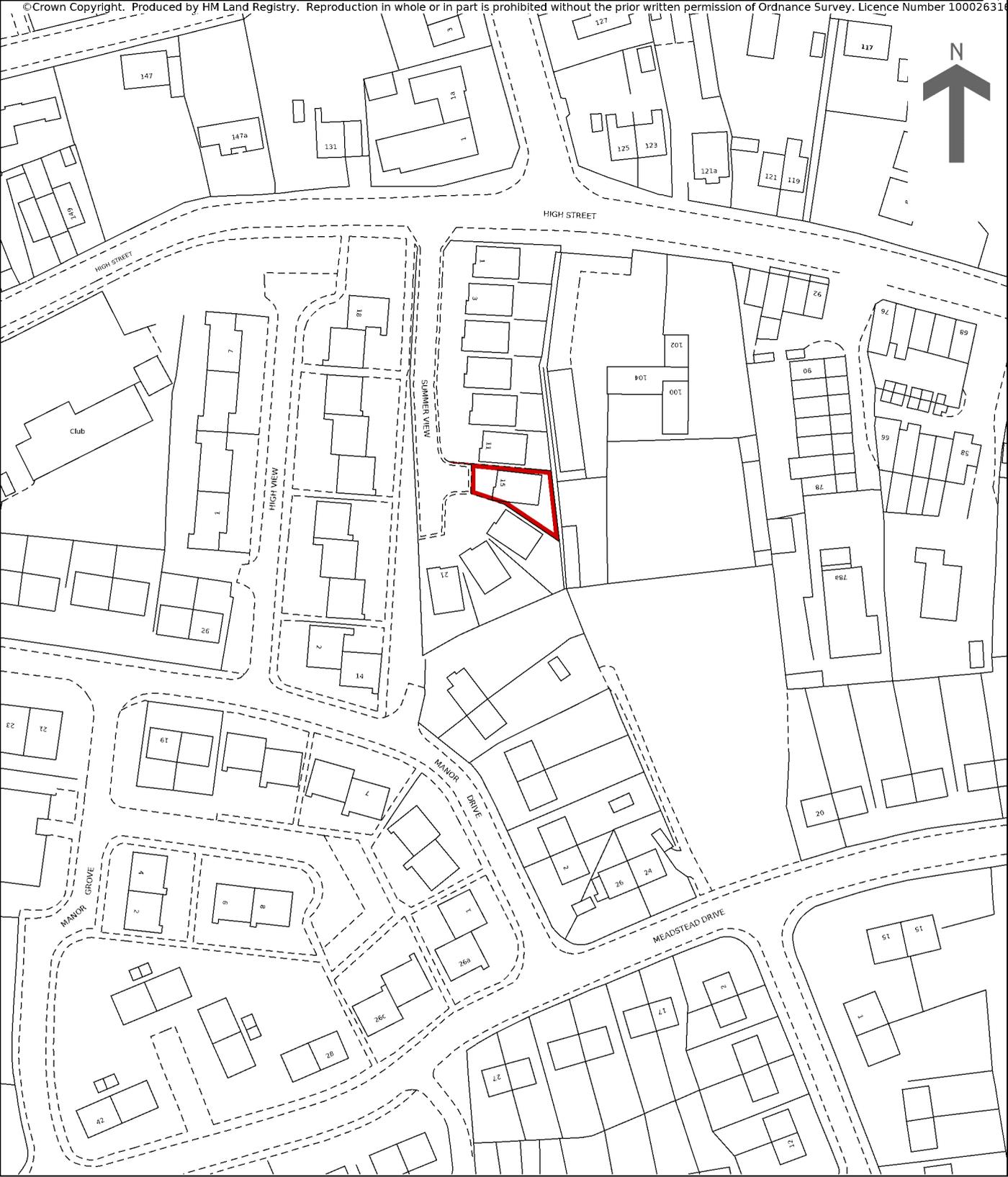
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Current title plan

Title number **SYK499067**
Ordnance Survey map reference **SE3511SE**
Scale **1:1250**
Administrative area **South Yorkshire :**
Barnsley



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