

## **Design and Access Statement**

**Pear Tree Farm, Church Street, Brierley, Barnsley, S72 9JR**

**Demolition of existing bungalow, house and assortment of 6 outbuildings to create 16 new dwellings. The 2 openings onto the road to be removed and one designated opening onto Church Street proposed for the 16 dwellings**

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#### **1. Introduction**

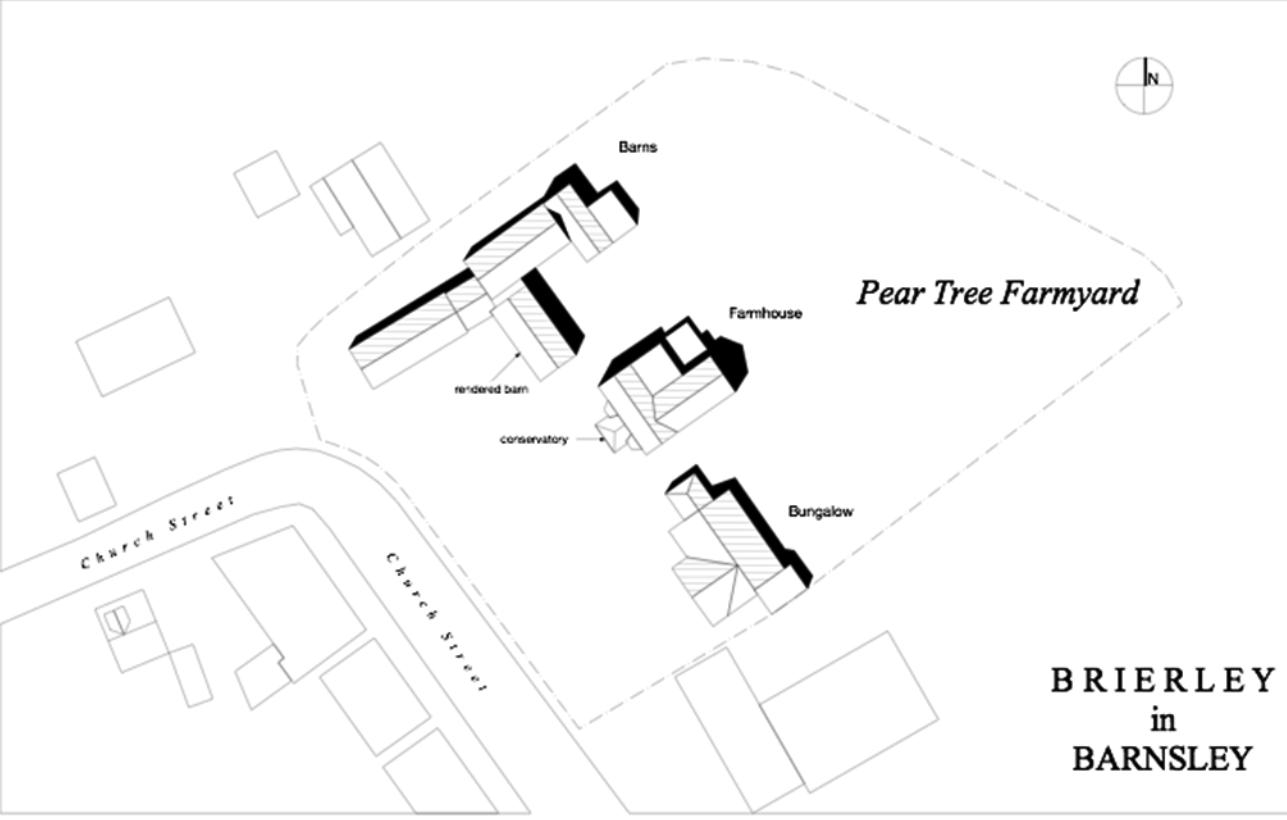
- . 1.1 The National Planning Policy Framework with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- . 1.2 The proposal is for the demolition of sundry agricultural outhouses to create room for new housing.
- . 1.3 Pear Tree Farm at Brierley in Barnsley is a collection of agricultural buildings situated in the conservation area of Brierley.

#### **2. Assessment of Heritage Significance**

- .2.1 The buildings are situated on the outside of the right-angled bend of Church Street in the middle of the village.
- .2.2 The buildings are not listed.
- .2.3 Architectural assessment of the existing buildings

There three main buildings on the site,

1. An agglomeration of Barns along the Northwestern boundary.
2. A Farmhouse
3. A Bungalow



*Pear Tree Farmyard*

**BRIERLEY  
in  
BARNSELEY**

## **1. A description of the Barns going from the West to East**

Single storey stone barns is split into 3 sections by solid internal walls. These outbuildings are mostly single storey, stone barns, sheds, sties etc. Whilst some are clearly old, the buildings have all been re-roofed in corrugated asbestos cement sheet.

The most substantial of the single storey outhouses is the building nearest the road in the corner of the site. The walls are coursed large blocks of local stone and original - the windows and doors, much later. The new asbestos cement roof is so much lighter than the original which was probably stone, which may have been replaced by slate in the 19th. century, unfortunately, this has allowed the top courses of stone - lintels etc. to be plundered. The gables have been rebuilt in brick and form a parapet wall.

Circumstantial evidence provided by old photographs of similar buildings in the village, like the Smithy, suggest that there was not necessarily any gutter to these rustic buildings.

Internal cross walls penetrate the roof level with a gable parapet. Both have significant damp throughout, there are no ceilings.

There is a section of barn at 90° to the main perimeter range running (roughly) north south. Slightly taller than those to the west, it is rendered externally so has little of its original structure visible.

In this range the central area is in the worst condition, the roof so broken as to present a danger to intruders be they architecturally qualified or not.

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The northeast wing of this amalgamation of barns is higher and has a mezzanine floor (in rough condition) its southern gable covered in cement render. the roof is still slate tile.

Furthest East of this range, next to the highest barn is a single storey brick wall and corrugated cement sheet roof canopy currently being used as a chicken coop.

## **2. The Farmhouse**

The farmhouse itself appears to be a late 19th or early 20th century. A foursquare structure whose fancy lintels suggest it may not be as old as the outhouses. However, it certainly appears in the same plan shape on Ordnance Survey maps from the 1850s. The walls are rendered so give little away apart from some stone coursing seems to be visible on the gable walls, the roof is slate. Chimneys are of yellow brick as is usual in the period, the main entrance has been marred by a recent 'conservatory' which blunders through the ground floor bay windows which themselves are probably unoriginal.

Whether the farmhouse was the domicile of the original farmer himself or built as a 'tied-dwelling' for farmhands is a moot point. However inspection of the earliest map suggests that the name 'Pear Tree Farm' is deserved as the back land was laid out as an orchard

attached to the Manor, unless of course they were just apple, plum and damson trees, which remains a possibility we cannot rule out, some of them remain too.

### **3. The Bungalow**

Adjacent the farmhouse is a bungalow, of brick with faux stone facing, plastic 'Georgian' windows, then again, *horizontal* fenestration. Suburban is the manner and the dream, it relaxes at a complacent distance from the road, conveniently in line with the aforementioned farmstead - said dwelling is of no merit save to its owner.