

Heritage Statement

Bank House Farm is located on the edge of the village of Silkstone, on the main A road between Penistone and Barnsley. To the North of the site is the village which contains housing, public houses, church, school nursery and post office. To the West of the site is the junction of Cone lane leading to Silkstone Common and a petrol station, to the West is Silkstone golf club.

The site is surrounded on three sides by agricultural and wood land. The main farm house is a grade II listed building .There is an eclectic mix of building styles and materials scattered throughout Silkstone and the surrounding area, from the more traditional stone and slate through to modern brick built estates.

The farm houses of the area are generally traditional stone built two storey detached buildings, the barns either earlier stone buildings matching the farm houses (often now converted into dwellings) or the more recent low pitched corrugated roof and timber clad structures.

The photos show several sensitive barn conversions around the area.

Bank House Farm consists of the main 250 year old Grade II listed farm house facing and set back from Barnsley Road along with two large two storey barns, barn A approximately 150 years old and barn B 200 years old. The barns form a courtyard behind the farm house. The three main buildings are stone built with stone roofs, each in varying states of repair. The main building, Bank House Farm, caught on fire in November 2014. The building suffered severe damage internally and is currently not habitable. The windows and doors are boarded up but it appears that that stonework and the roof have remained intact thanks to the prompt response of the fire brigade. Barn B has been renovated using local stone to compliment Bank House Farm. Barn A is subject to this current application.

The site is in the green belt and on the edge of Silkstone village, there is a public footpath running along the East of the site. The buildings are prominent from the road, the North and East elevations being highly visible to passing traffic on the busy Barnsley Road.

Bank House farm has not been a working farm for over 15 years, the farm house was originally a public house 'The Angel Arms' before being converted to a farm house and the barns added.

The site is currently accessed via a 15m wide turning from Barnsley Road, although it is a busy road visibility is good in both directions; the turning is located just before the 30 MPH sign.

The buildings have been standing unused for over 15 years, the main farm operation has moved to Broad Close Farm and Farm Shop on Cone Lane Silkstone and is an active business utilising all the land previously associated with Bank House Farm.

Although structurally sound Barn A is in urgent need of repair, particularly the facing stone which is badly weathered. Barn A was granted planning in 2010 for a four bedroom house.

The proposal is to convert the barn into a four bedroom house with an additional single story extension to house the bio mass heating system. The design aims to maintain the integrity of the

original design, conserving the original features wherever possible and only forming new additions or openings where absolutely necessary for daylight or ventilation.

The courtyard elevations are the key elevations when they are viewed from Barnsley road in context with the listed farmhouse.

Barn A, courtyard elevation consists of four ground level door openings with large stone lintels and upper floor slit openings. The existing ground floor openings will be utilised with timber framed windows and oak panelling; a stable type oak door will form the main entrance. The first floor slit windows will be enlarged slightly to increase the daylight but kept a similar proportion so that the elevation remains true to the original, the window frames will be hidden behind a stone reveal to maximise glazing and retain the slit opening feel of the original, the openings will be splayed internally to maximise light. Three narrow roof lights will be positioned evenly between the windows to provide the necessary light and ventilation for the bedrooms.

The roof is in relatively good order and stone slates will be reused, it is envisaged that only minor replacement will be required and a matching reclaimed stone will be sourced for this.

The majority of stone cills and lintels can be reused, Where new are required the stones will be sourced to match the existing.

All existing trusses, beams, purlins and rafters will be retained, cleaned, treated and left exposed internally.

The applicant believes that the renovation of the Barn will enhance the setting of Bank House Farm.





Barn conversions around the area