



HERITAGE IMPACT STATEMENT

**REDEVELOPMENT
AND CONVERSION OF
AGRICULTURAL BUILDINGS
TO FORM 4 DWELLINGS
AT
KNABBE'S HALL FARM
KNABBS ROAD
SILKSTONE COMMON
BARNSELEY
S75 4RD**

JUNE 2018

CLIENT:

Introduction

This Heritage Impact Statement has been prepared to support a planning application for the redevelopment and conversion of agricultural buildings to form four dwellings at Knabbe's Hall Farm, Knabbs Lane, Silkstone Common, Barnsley.

Summary

The site is located approximately 6km to the west of Barnsley centre and approximately 1km to the south-west of Silkstone Common. The site is served from Knabbs Lane and the site lies approximately 200m to the west of Knabbs Lane.

The existing site consists of a grade II* listed farmhouse (Knabbe's Hall Farm) with a collection of former agricultural buildings immediately to the west of the farmhouse (two of these buildings are grade II listed). These buildings are now in a general state of disrepair and dilapidation. The site also contains commercial buildings to the north and east of the farmhouse which are used in connection with a poultry farm but these buildings are outside the application boundary.

The proposed scheme primarily consists of the repair, conversion, and re-use of the former agricultural buildings to form three dwellings and the provision of a new build dwelling on the footprint of a building (not listed in it's own right) which cannot be converted. Access to the site will be along the current access road that serves the site from Knabbs Lane.

Pre-application discussions

Whilst no formal pre-application enquiry has been made to the LPA, a site meeting to discuss the overall scheme was held on 15 March 2017 involving Paul Matthews (architect and structural engineer on behalf of the applicant); Tony Wiles (Barnsley Council Conservation Officer); Laura Bennett (Barnsley Council Planning Officer); Elisabeth Lewis (Historic England); Craig McHugh (Historic England); and Nicola Wray (Historic England).

A further site meeting to discuss the condition of buildings and to outline the proposed works was held on 17 May 2017 between Paul Matthews and Paul Evans (Historic England engineer).

The conclusion to these meetings was that the proposed scheme could be considered, without prejudice, to be acceptable in principle and that Council officers and Historic England generally support the content of the overall scheme.

Planning policy

National planning policy

The assessment of the impact of any proposed development on a designated heritage asset, such as a listed building, is contained within the National Planning Policy Framework (NPPF) Section 12: “Conserving and enhancing the historic environment”.

Paragraph 128 of the NPPF states that –

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Paragraph 128 goes on to state that –

“As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”.

Paragraphs 132 and 134 consider any “harm” to the designated heritage asset that may be considered to accrue due to the proposed development –

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...”

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”

Local planning policy

The development plan for the area is the Barnsley Unitary Development Plan (UDP) and the saved policies of the UDP remain in force and will be used for decisions on planning applications until the new Local Plan is adopted.

Policies within the UDP relating to listed buildings are contained in policies BE2 and BE2A -

BE2

THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF SECURING THE RETENTION, REPAIR, MAINTENANCE AND CONTINUED USE OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST. DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST CHARACTER OF LISTED BUILDINGS WILL NOT BE PERMITTED. OTHER BUILDINGS CONSIDERED BY THE COUNCIL TO BE OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WILL BE PUT FORWARD TO THE DEPARTMENT OF NATIONAL HERITAGE FOR LISTING.

BE2A

A. IN CONSIDERING PROPOSALS AFFECTING LISTED BUILDINGS THE COUNCIL WILL APPLY THE FOLLOWING PRINCIPLES : THE COUNCIL WILL ONLY BE PREPARED TO COUNTENANCE THE DEMOLITION OF A LISTED BUILDING WHEN THE APPLICANT HAS CONCLUSIVELY DEMONSTRATED THAT AN EXHAUSTIVE SEARCH HAS FAILED TO FIND A SUITABLE ALTERNATIVE USE AND/OR NEW OWNER OR TENANT

B. ALTHOUGH THE RETENTION OF THE ORIGINAL USE OF A LISTED BUILDING WILL NORMALLY BE PREFERRED, THE COUNCIL WILL WORK WITH THE OWNER TO FIND AN ACCEPTABLE NEW USE WHICH WILL ALLOW THE BUILDING TO BE RETAINED

C. THE COUNCIL WILL SEEK TO PRESERVE AND ENHANCE THE SETTINGS OF LISTED BUILDINGS BY APPROPRIATE CONTROL OVER THE DESIGN OF NEW DEVELOPMENT IN THEIR VICINITY, CONTROL OVER THE USE OF ADJACENT LAND, AND WHERE APPROPRIATE, BY THE PRESERVATION OF TREES AND LANDSCAPE FEATURES.

In addition, policy CSP30 “The Historic Environment” underpins the above development plan policies.

Heritage Statement

With respect to designated heritage assets, the relevant historic environment record that has been consulted is the Heritage Gateway (para 128 refers). In addition, a search has been undertaken for other written or photographic material relating to this site but little was found.

The listing descriptions for the three listed buildings on the site are set out below -

Name: KNABBE'S HALL

List Entry Number: 1314749

*Grade: II**

Date first listed: 25-Feb-1952

Details

SE 20 SE SILKSTONE NABS LANE (West side, off), Silkstone Common

5/166 Knabbe's Hall 25.2.52

*GV II**

Large farmhouse. Third-quarter of C17 for William and Elizabeth Wood of Wortley Forge. Ashlar front, the rest coursed rubble with quoins. Stone slate roof. Two storeys and attics. 3-bay, 3-gabled front. Plinth. Two storey gabled porch at right side of central bay. Right bay is set back slightly. The open porch has a good moulded doorway with ornamental lintel resting on moulded imposts. Iron plaque over door with Royal coat of arms and date 1674. Sundial in gable apex. Double-chambered windows: 2-light to first floor of porch, cross-windows to left bay, 4 over 4-light windows to centre, and right bays with king mullions, small

2-light window to right of porch and 2-light attic window in each gable apex. Continuous dripmould between floors. Lead rainwater heads dated 1666. Moulded gable-copings with apex finials. Low, ashlar stacks, one to left gable and one (rendered) between the middle and third bay. Rear: Small outshut to right, later additions to centre, various double-chamfered- windows. Double-chamfered windows to left and right returns mainly of 2-lights.

Interior: Original front door. Panelled rooms with original doors. Moulded plaster ceilings. Turned-baluster staircases. Principal rafter roof trusses with curved, raking queen struts and massive tie-beams. Dovecote in attic gable.

An excellent example of this type of building.

Name: BARN APPROXIMATELY 20 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD

List Entry Number: 1151745

Grade: II

Date first listed: 23-Nov-1987

Details

SE 20 SE SILKSTONE NABS LANE (West side, off) Silkstone Common

5/168 Barn approx 20 metres west of Knabbe's Hall along north side of farmyard

GV II

Small barn. Mid to late C17. coursed rubble with quoins. Stone slate roof. Three internal bays. Central, quoined, square-headed cart entry with

part- blocked animal door to immediate right. Two, later or altered windows Chamfered gable-copings on moulded kneelers. Rear: 2-bay out-shut to right,

Interior not inspected.

Name: FARM BUILDING APPROXIMATELY 10 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD

List Entry Number: 1193452

Grade: II

Date first listed: 23-Nov-1987

Details

SE 20 SE SILKSTONE NABS LANE (West side, off) Silkstone Common

5/167 Farm building approx 10 metres west of Knabb's Hall along north side of farmyard

GV II

Farm building Mid to late C17. Coursed rubble with quoins. Stone slate roof. Probably two internal bays. Plain front has low later addition, not of special interest. The main architectural details are on the right gable which has three symmetrically-placed animal doorways with quoined, chamfered surrounds (all blocked or part-blocked), and a fourth later door (part- blocked). At high level and in the apex are symmetrically-arranged round- arched, ventilation holes cut from single pieces of stone, Chamfered gable- copings on moulded kneelers. Continuous out-shut at rear,

Interior not inspected.

It is held that other buildings within the farm complex should also be considered to be curtilage buildings within the historical farmstead and therefore consideration of the same should be as designated heritage assets.

In addition to the architectural value of these buildings, there is also an historical background to the site. This was the only written material found in relation to the site -

“When King Charles II was being hotly pursued while escaping to Scotland, he was hidden for a short time in Stainborough Castle and then brought to Knabbes where he was for a day or two hidden in a secret passage. Just after his escape, Cromwell's men, deprived of their quarry, set fire to the west wing of the Hall. The Coat of Arms of King Charles is still in position on the front of the Hall, in confirmation of the King's visit. I understand it is the only one of its time in the north of England, and is dated 1674.

Knabbes Hall is the third building to be constructed on the present site, and has been the home of the Johnson family for many generations. A secret underground passage is said to run all the way to Silkstone Church. Many years ago on opening this up they found a bricked passage”.

Silkstone Parish - A History of Silkstone and Silkstone Common

The above information is therefore held to satisfy the requirements of para 128 of the NPPF in terms of assessing the significance of the relevant designated heritage assets.

Heritage appraisal

It should be noted that no works are proposed to the main farmhouse at this point in time (the applicant, however, does intend informally to use some of the profit generated by the proposed scheme to carry out essential repairs to this building).

The appraisal of the proposed scheme is therefore undertaken in terms of the impact of the proposed development on the setting of the grade II* listed farmhouse and overall farm complex, as well as the direct impact of the proposed development on the grade II former agricultural buildings and other buildings within the historical farmstead.

This Heritage Impact Statement should be read in conjunction with the structural report that supports the planning application. Full details of structural integrity etc are provided within this report. No photographs have been included in this document as a full photographic record of buildings on the site is included in the structural report.

A general description of the buildings is set out in the above report and set out below as a background to the appraisal -

“ The site has been neglected for a number of years, not used for agricultural purposes for the past 40 years. The land holding over the years has been disposed of leaving a small parcel of land immediately surrounding the site.

It appears there have been efforts to maintain and preserve the buildings but these have been limited (internal buttresses, repairs to trusses, propping , etc).

The buildings are all of similar construction with rubble filled coursed sandstone walls. Traditional roof structures with a Yorkshire stone slate covering (some being missing/fire damaged). For agricultural buildings they indicate many architectural features such as chamfered copings, kneelers, ornate openings, water tabling, etc)”.

Impact of development on grade II listed buildings

The details of the proposed scheme on the two listed barns is set out in the commentary below. The listing description is in bold italics, with the commentary in regular font -

1. Barn approx 20 metres west of Knabbe's Hall along north side of farmyard (referred to as Plot 1 in the proposed scheme. This building plus the listed barn joined to this building by the existing single storey link as described below will create one dwelling).

Small barn. Mid to late C17. coursed rubble with quoins (all existing walls are being retained, these are in good condition with no need for removal/rebuilding). ***Stone slate roof*** (The roof has evidence of slip-page, probably by wooden pegs rotting. An area is missing to the front roof slope just of centre to the righthand side. This has caused internal damage which was not safely accessible to assess but it is anticipated some roof timbers will need to be replaced. The stone slate roof covering will need to be relaid with a sarking membrane below). ***Three internal bays. Central, quoined, square-headed cart entry with part-blocked animal door to immediate right*** (central opening being retained, head over appears in good condition and capable of continuing to support the masonry above. The currently blocked animal door to the right is being reinstated as an opening). ***Two, later or altered windows Chamfered gable-copings on moulded kneelers. Rear: 2-bay out-shut to right*** (being retained as an integral part to the building).

Interior not inspected. (interior indicating a concrete floor slab of differing levels with a timber ceiling/first floor, left hand section non-original, (saw kerf marks on joists), left hand section damaged by weather / water ingress from area of missing slates – some first floor joists rotten and fractured – to be replaced with new floor joists as these are no longer structurally capable and detract from the structural integrity provided to the walls).

2. Farm building approx 10 metres west of Knabbe's Hall along north side of farmyard (referred to as Plot 1 in the proposed scheme. This building plus the listed barn joined to this building by the existing single storey link will create one dwelling).

Farm building Mid to late C17. Coursed rubble with quoins. Stone slate roof (areas of roof covering and structure missing with the majority of the rear roof slope now lost – all due to historical fire and subsequent water/weather damage. Remaining timbers are severely charred and rotten, very little (if any) of the current roof timbers are capable of being re-used to form a structural element) **Probably two internal bays** (now open plan, heavily overgrown with self-sown trees, shrubbery and brambles with one rendered post providing support to the bottom chord of the truss, truss now incapable of its function). **Plain front has low later addition, not of special interest. The main architectural details are on the right gable which has three symmetrically-placed animal doorways with quoined** (only two doors evident to gable both internally and externally. These are being retained and re-opened with new timber frames within), **chamfered surrounds** (all blocked or part-blocked), **and a fourth later door (part-blocked)** (all existing openings being reinstated and incorporated into the proposals). **At high level and in the apex are symmetrically-arranged round-arched, ventilation holes cut from single pieces of stone**, (these are being retained, and it is intended they will have small timber fixed windows within) **Chamfered gable-copings on moulded kneelers** (gable copings have been lost (LHS gable rear roof slope, peak areas of gables) where the roof collapse / loss has caused a lack of restraint to the gables walls, these may be found locally on the ground when careful clearing works take place, gable copings to be reinstated/replaced (where missing/lost). Kneelers retained where currently in place and replicated via a profile to RHS rear corner where lost) . **Continuous outshut at rear** (dilapidated with collapsed roof and semi mature tree growing within. This outshot is not bonded in to either unit 1 or 2 walls. It is proposed the sparse remains of this outshut is to be removed with a single storey glass link connecting the two buildings to form one unit.

Interior not inspected (badly damaged due to fire and weather exposure for a number of years. Very overgrown with limited access - this building is in a dangerous condition state of repair, certainly not safe for internal access or clearance of undergrowth without the structure being stabilised. Little evidence of original features currently exist, this may change when careful clearance works commence. Evidence of damage to stone inner leaf due to fire heat intensity. It is proposed to stabilise the current structure by means of temporary propping / buttressing and to provide an internal steel frame which will then provide essential support to the remaining structure whilst also providing a load bearing capability to a new roof structure and first floor).

The supporting floor plans indicate that a shower room, a utility room, a kitchen, a dining room, and a snug will be formed at ground floor level in the small barn and linked to the farm building by a single storey glazed access (to replace the dilapidated current link) to provide a living room. At first floor level, two bedrooms and a bathroom are to be provided in the small barn with two further en-suite bedrooms provided in the farm building.

Elevational plans indicate that there will be no new openings for windows or doors in the elevations of these buildings but a number of currently blocked doors and window openings will be reinstated. However, in order to obtain some natural light, conservation rooflights are proposed to the roof planes of the building that face out from the courtyard and a number of existing larger openings (former barn doors etc) will be fully glazed.

The proposed fully glazed single storey link is of a contemporary design that adds variety to the built form and represents a practical link solution rather than a pastiche (as would be the case if the link was built in natural materials to replicate the dilapidated existing link).

Therefore, the visual impact when viewing the buildings from the courtyard will be very similar to that of the buildings when in use (save for the fully glazed link and glazed door openings). This is held to represent a

practical and modern solution to bring the buildings back into use as dwellings whilst at the same time preserving and enhancing the buildings, in line with national and local planning policy objectives.

The materials to be used in the courtyard are still to be determined in discussions with the LPA and Historic England. To date, this area has not been excavated and so it is unknown as to what materials may lie underneath the current unmade ground. However, considering the unmade conditions of the access road leading to this area, it is considered unlikely that any hard materials will be present. The applicant would therefore be looking to introduce hard landscaping, such as natural stone slabs and/or stone setts. It is also intended that this area remain open and be a shared communal area, with no car parking and no domestic paraphernalia etc, so as to retain the visual integrity of the courtyard.

Domestic curtilages allocated to each unit will be as small as practicable and all gardens and parking areas will be on the outside of the building complex, again to ensure as far as practicable the integrity of the buildings when viewed from beyond the site.

Whilst some limited harm will be caused to the significance of these designated heritage assets through the introduction of modern detailing, alterations, and domestic uses, it is held that the conservation, preservation, and re-use of these buildings (albeit for a different use to their historical use) carries great weight. As described in the structural survey report, these buildings have suffered for many years and are now in a state of such disrepair that immediate work is required to ensure their survival and the retention of what historical and architectural features remain.

The public benefit of bringing these buildings back into use also carries great weight and it is contended that the proposed use of the buildings as a single dwelling represents the optimum viable use for the building. It is highly improbable that the farm complex will ever operate as a traditional farm in the future and so it is highly improbable that the buildings will ever be required or used for agricultural purposes. Similarly, it is diffi-

cult to see how these buildings could ever be used for community purposes or how grants could be forthcoming for repair and refurbishment without a specific end use.

Therefore, from the information and appraisal set out above, it is contended that the proposed repair and refurbishment works to the buildings allow for the significance of the designated heritage assets to be preserved and enhanced in line with national and local planning policy and guidance.

3. Impact of development on other curtilage buildings

A further former barn / agricultural building also forms part of the farm complex and represents the western edge of this complex. This building is not listed in it's own right but nonetheless it forms part of the historical context of the farm and is considered to be listed due to it being a curtilage building.

This long building will form two residential units (Plots 2 and 3). Both dwellings will have a WC, a utility room, a kitchen, a dining room, and a living room at ground floor level. At first floor level, Plot 2 will have three bedrooms (two ensuite), a bathroom, and a study room whilst Plot 3 will have four bedrooms (two ensuite) and a bathroom.

As in the case of the buildings described above, a number of former openings will be restored and natural light will be obtained by the use of glazing in door openings at ground floor level. Only two small window openings will be formed and much of the natural light to the first floor will again be obtained by the judicious use of conservation rooflights. The current dilapidated corrugated steel roof will be replaced by natural Yorkshire stone slates.

Whilst the appearance of the building when viewed from the courtyard will be altered by the use of rooflights, the overall appearance of the building at ground and first floor levels will remain largely unaltered. Sim-

ilarly, the west elevation will remain largely unchanged, save for the conservation rooflights. It is considered that these changes lead to less than substantial harm being caused to the significance of the building.

Issues regarding the courtyard, domestic curtilages, and car parking have been discussed above.

It is held that these changes do not significantly alter the character or appearance of the building to such an extent that its integrity is compromised nor do these changes have an adverse impact on the significance of the nearby listed barns. In fact, the repair and reuse of this building is held to make a positive impact on the nearby listed buildings by bringing the whole complex back into a positive use.

4. Impact of a new dwelling

To the south of the unlisted barn above, there currently exists a number of dilapidated and derelict buildings which are not considered capable of conversion, renovation, or retention. These buildings are later additions to the farmstead and are held to add little intrinsic value to the overall character of the site.

On the footprint of the building attached to the southern end of the unlisted barn described above, it is intended to provide an extension to this building that will function as a separate dwelling unit. This building will therefore form the third “wing” of the courtyard, effectively enclosing the space on three sides and providing an appropriate setting for all the buildings in this complex which will both preserve and enhance the designated heritage assets.

Impact of development on the setting of Knabbe's Hall Farm

As a grade II* listed building, Knabbe's Hall Farm has a high level of significance. Only 5% of the listed buildings in the local authority area have this level of listing. As such, any work to the buildings within its curtilage as described above is likely to have an impact on the setting of the building.

As described above, the repair and re-use of the former agricultural buildings that formed the historical farm complex is held to both preserve and enhance the site and the less than substantial harm that is caused to the significance of these designated heritage assets is considered to be vastly outweighed by the public benefits of bringing these buildings back into use.

The careful and sensitive refurbishment of these buildings and their setting is therefore considered to have a hugely positive impact on the setting of this grade II* building. Whilst a residential use may not be historically correct, it nevertheless represents the only viable mechanism to retain these buildings in the future, as the site and buildings are highly unlikely to be used for agricultural purposes in the future. The improvement and re-use of these buildings can only improve the setting of this grade II* listed building and the complex of buildings which adjoins it.

The proposed scheme will be accessed using the existing track to the front of the building which will retain its present condition and use of materials. There will be no "formalisation" or adoption of this track and no modern materials eg tarmac will be used to improve it. Whilst the proposed scheme will introduce residential vehicular traffic to the site, these vehicles will replace the commercial vehicles that currently use this track to access the poultry farm (see the Transport Assessment submitted to support the application). As such, the reduction in vehicle movements, and the change in the type of vehicles using the access, is generally held to have a positive benefit in terms of the setting of the listed building.

It is therefore held that less than substantial harm is caused to the significance of the building (in terms of an alternative use for the former farm buildings) and this is outweighed by the positive aspects and public benefit of the retention of the farm complex buildings and use of the access track.

Conclusion

For the reasons set out above, it is held that the proposed scheme represents an appropriate and sensitive solution to the issues currently faced by the buildings on this site.

It is therefore considered that the proposed scheme meets the relevant sections of the NPPF and local plan policies and as such is capable of approval subject to all reasonable and necessary conditions.