

Single storey rear extension
Holly Barn
Green Moor
Sheffield
S35 7DQ

September 2020

Ref: 20.15

Design/Heritage Statement

1.0 Proposals

Holly Barn comprises a range of two storey and single storey stone barns that have been converted into a dwelling. The proposals relate to the erection of a lean-to single storey extension within the rear garden located on the west elevation of the two-storey. The Court House, a Grade II Listed building, is located to the west of Holly Barn and this statement includes a Heritage Statement to assess the impact of the proposals on listed building and its setting.

2.0 Physical Context

The site is located in a small hamlet to the west of Holly Hall Lane and to the south of Green Moor. An indicative plan is shown below and a Site Location Plan is included as part of the application documents.



Fig 01 – Location Plan

Access to the site is from Holly Hall Lane. Boundary walls comprise stone walling. Holly Barn and the surrounding buildings are built of natural stone with stone slates to the roofs. They are typical of the traditional agricultural buildings in the area and comprise an attractive group of buildings which have been converted to a good standard.



Fig 02. East Elevation of Holly Barn



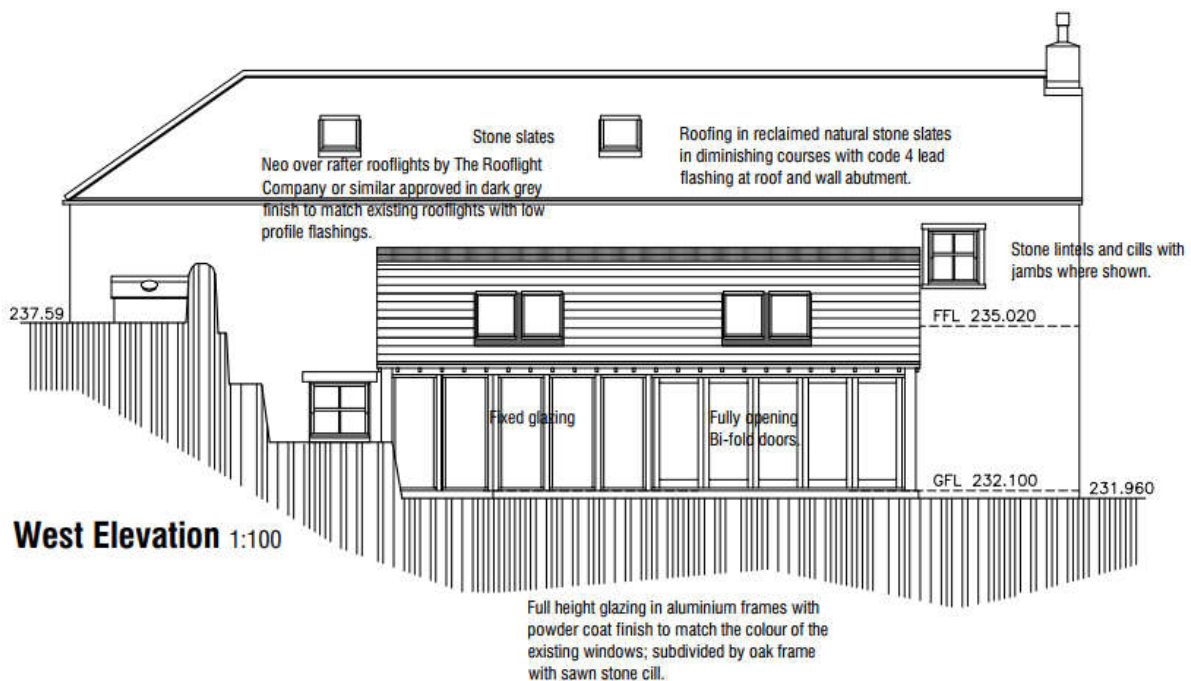
Fig 3 – Grouped photos of rear garden area showing rear (west) elevation of Holly Barn, retaining wall built of terraced dry-stone walling and view of The Court House beyond west boundary.

The rear garden is at a much lower level than the land to the west and there is a difference in levels of 2.9m retained by the terraced walling.

3.0 Design

The proposed extension comprises a single storey lean-to on to the rear elevation of the existing building. The external elevations are predominantly glazed and include doors to give access to a small courtyard garden that benefits from west light.

The roof will be covered with natural reclaimed stone slates in diminishing courses to match the existing building and includes conservation rooflights. There is no need for any adjustment to the existing hard and soft landscaping other than the repositioning of a low garden wall that separates a stone terrace from a planting area.



4.0 Heritage Assessment

The proposals need to be considered in relation to their impact upon the adjacent listed building and its setting and the impact of the proposals on the host converted barn.

4.1 Understanding of Significance

Holly Hall is the only listed building within close proximity of the site. It is described as:

Statutory Address: Outbuilding on west side of farmyard at Holly Hall Holly Hall Lane.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1233962

Date first listed: 20 Jan 1987

Details:

Outbuilding now derelict. C17. Coursed rubblestone, stone slate roof. 2 storeys, 3 bays, little remaining of left bay. Farmyard (east) front: on left a doorway with stone lintel flanked by similarly-lintelled windows. A 3-light recessed-chamfered mullion window with one mullion removed, under drip mould, to right, and 2 similar 3-light windows to let floor. Right gable wall blind; left gable wall collapsed; rear wall with narrow opening under eaves near centre. Interior: on left of doorway, large-scantling chamfered cross-beam with door-head cut-out; two king-post roof trusses with angled braces to large-scantling principal rafters and braces to ridge piece. In state of dereliction at time of listing.

The listing seems to be out of date given the restoration works that have been carried out. The significance of the buildings seems to relate to its historic value and architectural detailing. Much of the original building has been reconstructed.

4.2 Relevant Planning Policies

4.2.1 Impact upon listed building

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out provision for '*Conserving and enhancing the historic environment*' which states that:

Para 184

...(heritage)..assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Barnsley Core Strategy and its Development Policies

Extracts from the most relevant policies are as follows:

CSP31 The Historic Environment, It states that the council:

.. will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their setting will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings*

The proposals to extend Holly Barn are separate from, and have no physical impact upon, the listed building at the rear. Due to location of the extension and the difference in levels, there is very little intervisibility between the proposed extension and the listed building such that the impact upon the setting is considered to be very low leading to minimal harm. Any minor harm is mitigated by the design which adopts a simple agricultural vernacular in the form of a lean-to and the use of good quality local materials such as natural stone low level walling and stone slates to the roof.

A combination of minimal harm and mitigation will not lead to any adverse impact upon the significance of the listed building or its setting.

4.2.2 Impact upon host building

The Barnsley Local Development Framework document includes a Supplementary Planning Document 'Barn Conversions' which includes example of extensions to barn conversions that are considered to be suitable in terms of design and states:

'Extensions (when required) should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviating from a single rectangular plan.'

Although the extension is not located on a '*short or gabled elevation*' it is located on the rear, in a position which has minimal effect on the overall appearance of the barn and it comprises a simple lean-to roof, maintaining the agricultural appearance.

The proposed extension site within the sunken rear garden and cannot be seen by any inward viewpoints from the surrounding area. As a result, there is minimal harm to the appearance of the host building and its setting, which is adequately mitigated by the use of good quality natural building materials and appropriate design.

5.0 Conclusion

The proposals have no detrimental effect upon the adjacent Listed Building or its setting.

The alterations and extension have been carefully designed using good quality materials to make a positive impact upon the appearance of the existing building and its surroundings.

We consider that the alterations are consistent with local and national planning policy and look forward to receiving the councils support with regard to these proposals.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a horizontal line and a period.

MBooth Design