

The Barns
Bank House Farm
Barnsley Road
Silkstone

Design & Access Statement

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Context: The locality

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 office show several sensitive barn conversions around the area.



Bank House Farm & Barns



Surrounding Fields



Barn conversions around the area

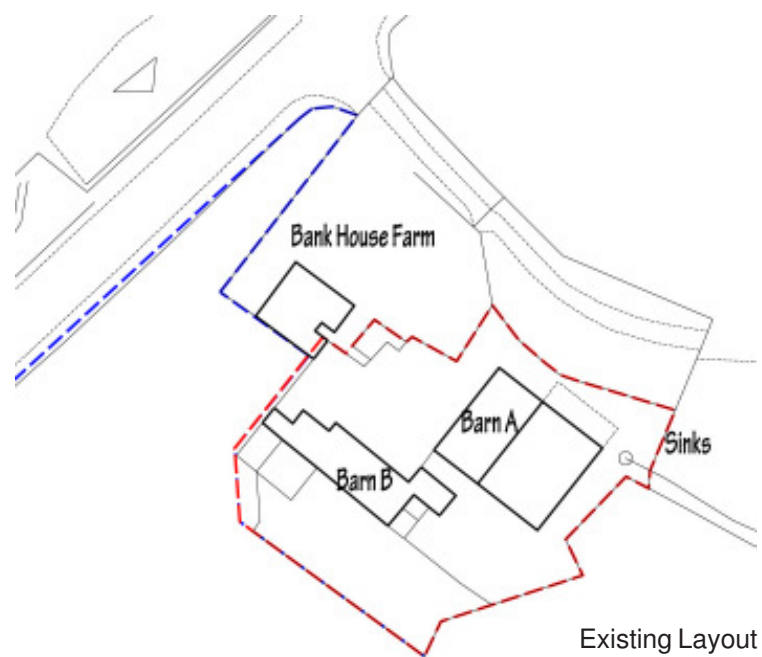
Context: The site

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, a later open Dutch type barn is attached to the rear of barn A also several brick built lean-to extensions and a free standing brick and stone scullery. The three main buildings are stone built with stone roofs, each in varying states of repair but all structurally sound, barn B suffers from severe stone weathering to all its external walls, (see structural survey).

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 10 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 30mph zone.



The Listed Farm House



Barn A From Courtyard



The Barns from the Entry Road



The Barns Field Side



Barnsley Road West



Barnsley Road East

Context: Planning policy

Extracts from relevant policies and supporting documents.

The development is within Barnsley & District designated green belt land on the edge of Silkstone curtilage.

Supplementary planning Guidance 6 - Barn Conversions, offers detailed advice on the design of barn conversions in the Barnsley area

PPG7 - encourages the reuse of rural buildings for residential use.

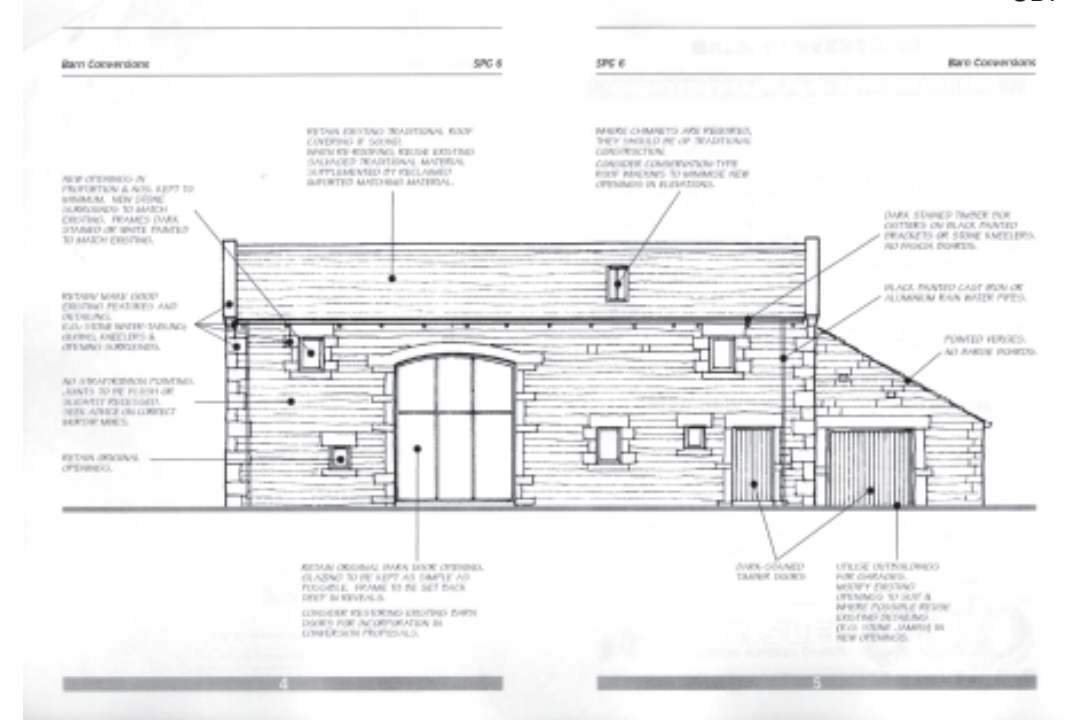
Policy GS7 - Development within the green belt will not be permitted unless it maintains the openness and does not conflict with the purposes of including land in the green belt

Policy GS8A - Change of use and/or alteration/extension will be permitted provided that:-

- Will not have a materially greater impact than the present use.
- Will not adversely affect the amenity of local residents
- Structurally sound
- Not result in loss of essential agricultural holding
- Architecturally consistent with the existing building
- The applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure use
- Residential use would be a significantly better way of retaining the character



UDP

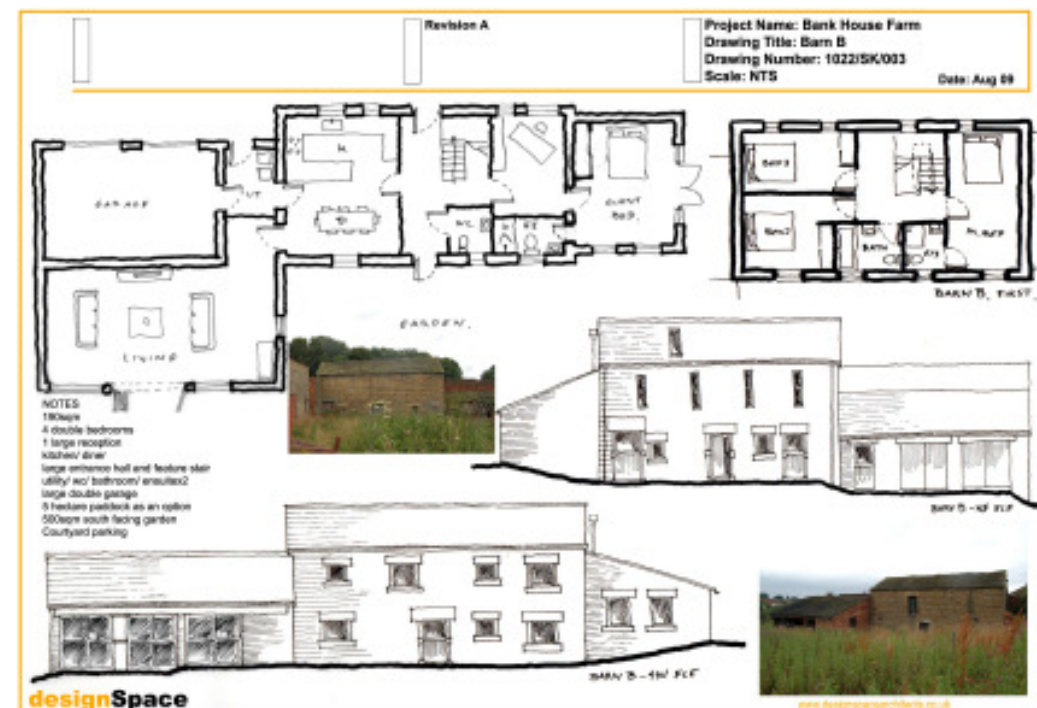
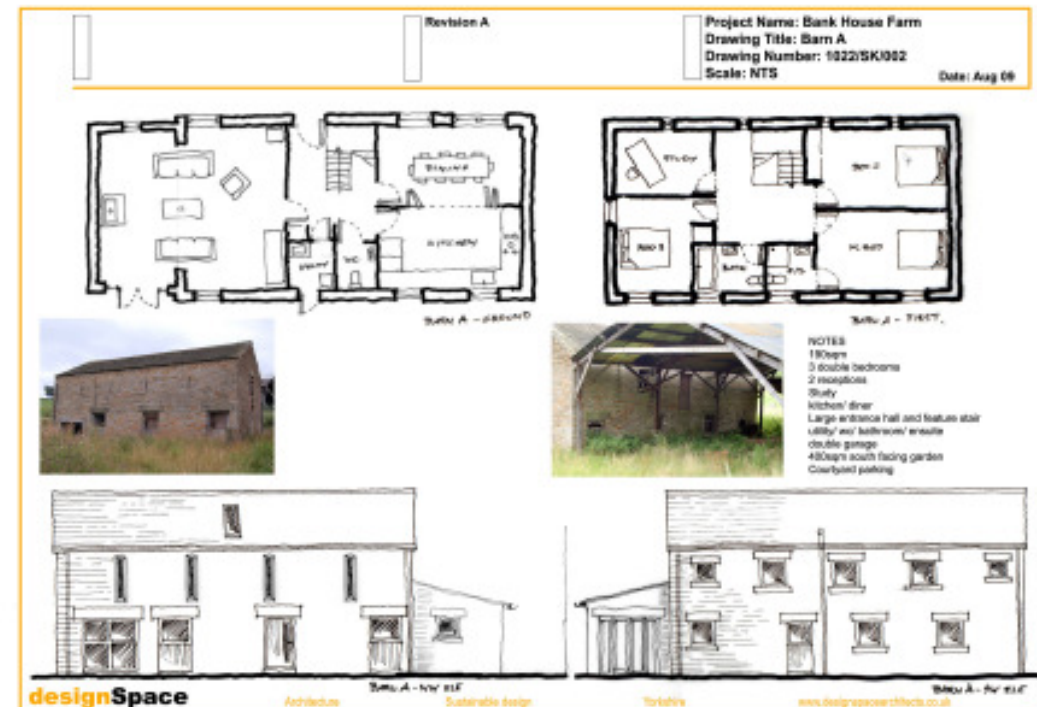


Supplementary planning guidance for barn conversions

Context: Consultation

A meeting was held with Planning Officer Laura Bibby and Conservation Officer Tony Wiles on site. Advice was given on the proposed extension and detailing of windows etc, generally in support of the conversion of both barns subject to detail design and further surveys.

A structural survey and bat survey are included as part of this application along with required mitigation measures.



Design: Use

The buildings have been standing unused for over 10 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.

The holding has been split between siblings, the applicant owning the barns and field adjacent Barnsley Road, sister owning the farm house and the brother the land now part of Broad Close Farm.

The proposed use is residential, barn A will become the home of the applicant and barn B a long term lease property.

Although structurally sound (see structural survey), the barns are in urgent need of repair, particularly the facing stone which is badly weathered, particularly on barn B, the buildings as they stand are not fit for any agricultural or business purpose. The applicant has considered all agricultural, business and leisure operations for the barns, none of which would provide suitable income to justify the cost of repair.

The proposal is to convert the barns into two four bedroom residential properties as a means to repair and maintain and also add to the housing stock of Silkstone.



Weathering of the facing stone

Design: Amount

The proposal looks to use the entire floor space provided by the barns and outbuildings. The large Dutch barn to the rear of barn A will be demolished and a smaller lean-to extension provided on the gable wall in line with the LA design principles for barns.

The lean-to extension to the south of barn B and the courtyard part of the outbuilding to the North will be demolished and replaced with extensions of a similar footprint.

This will provide two four bedroom homes of approximately 190sqm each.

The freestanding outbuilding near the farm house will be demolished and replaced with a new stone built double garage.



Free standing building demolished and rebuilt in stone as a garage



Dutch barn demolished, lean too built on end gable to replace



Lean too, to be retained, incl. feature column



Lean too, to be demolished and rebuilt in stone



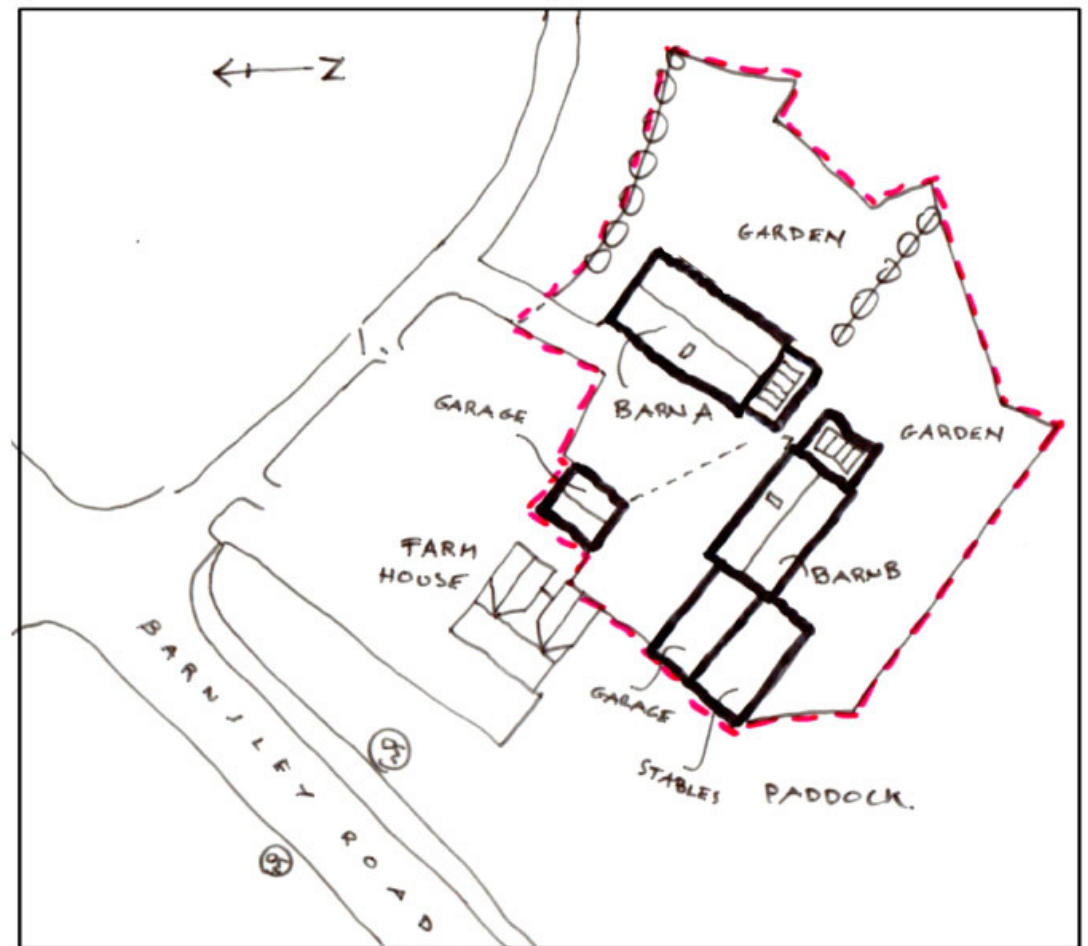
Lean too, to be demolished and rebuilt in stone

Design: Layout

The barns are accessed from Barnsley Road via an existing lane, they along with numerous lean to extensions and a free standing double garage are grouped around a shared courtyard. To the rear of both barns will be private garden space.

The garden area is clearly defined by existing fencing and also what was previously the stock yard for the open cast coal mine.

A hedge will be planted for privacy between gardens and dry stone walls to the perimeter.

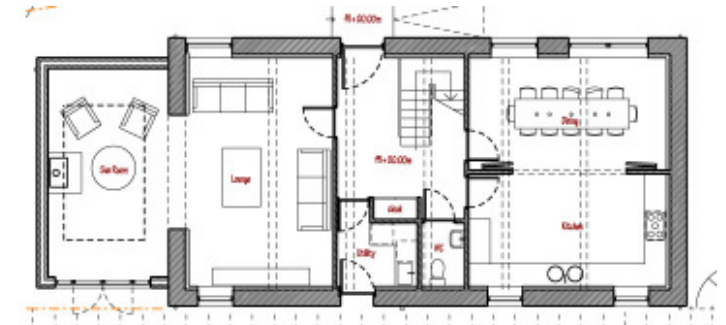


Layout

Design: Layout

Both barns will be arranged over two storeys, approx 2.5m floor to floor height, each barn giving a total internal floor area of 190sqm. The existing Beams, trusses and purlins will be retained shot blasted, treated and left exposed with plasterboard between. The walls will be lined internally with membrane, insulation and plasterboard.

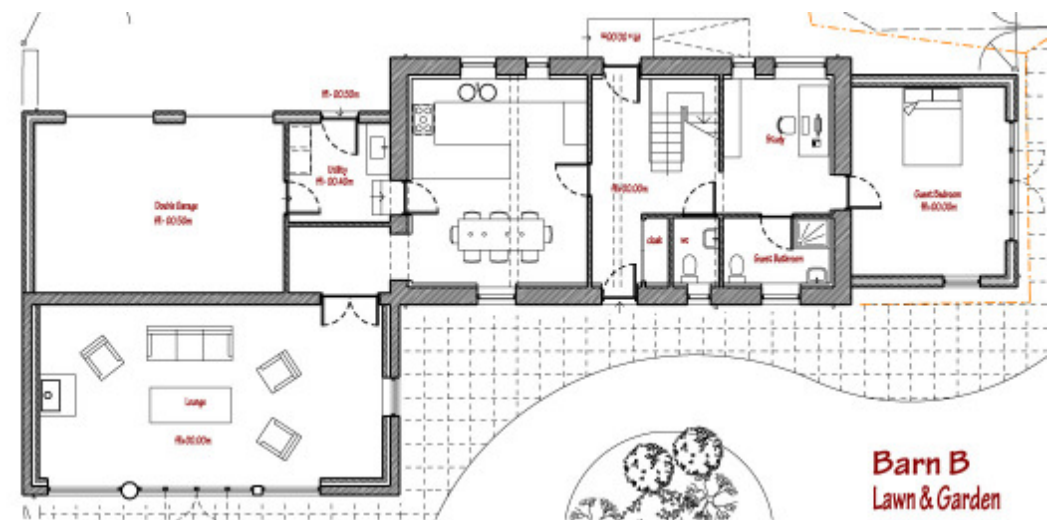
Both barns will provide four double bedrooms, farmhouse kitchen/ diner, utility room, living room, bathroom, en-suite and downstairs wc and double garage.



Barn A - Ground Floor



Barn A - First Floor



Barn B
Lawn & Garden
Barn B - Ground Floor



Barn B - First Floor

Design: Scale

The design does not alter the scale of the buildings, the farm house and barns will clearly remain the principle elements in the development. All side and outbuildings follow a similar form to the existing. Demolition of the Dutch barn to the rear will return the buildings to their original appearance.



Design: Appearance

The strategy for conversion of the barns will be 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 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 same strategy is used for barn B courtyard elevation, slit windows do not currently exist but will be added as it is considered that this will enhance the appearance of the twin barns.

The garden side elevations consist of random openings of varying sizes, all the openings, cills and lintels will be retained and a small number of additional openings added to provide the necessary light and ventilation.

The existing facing stone is badly weathered on both barns (see structural report) the strategy will be to replace with a reclaimed stone that will tie in with the farmhouse; stone sizes will be matched to the existing. The roofs are 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.

All window frames and doors will be finished oak.



Barn A North Elevation



Barn A South Elevation

Design: Appearance



Barn B East Elevation



Barn B West Elevation

Access:

No alterations are required to the highway access; visibility is good in both directions.

Parking for at least two cars per dwelling is available in the shared courtyard.

An enclosed refuse/ and recycling store will be formed alongside each barn.

Emergency vehicles can gain access to the yard, within sufficient distance of the proposal.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; habitable rooms, and accesible wc are provided at gorund floor level, corridors and doorways meet part M of the building regulations.

The building is intended to be fully adaptable to meet the changing needs of the occupants.

A mains foul water sewer exists along the eastern boundary of the site, into which a new connection will be made for the conversions.

All surface water will be dealt with on site with soakaway's or porous surfaces

New utility connections will be required.

Contact:

Property Owner:

Mr Frank Charlesworth
7 Hinton Drive
CrowthorneBerks
RG45 6JY

Architect:

Andrew Brown
designSpace
15 Hall Farm Grove
Hoylandswaine
Sheffield
S36 7LJ
Tel: 01226 762697

Structrual Report:

ARC Engineers
114 Zoar Street
Morley
Leeds
LS27 8JD

Wildlife Consultant:

Whitcher Wildlife
Cliff Edge
Cliff Road
Darfield
Barnsley
S73 9HR

