

The Bungalow, Oaks Farm, Darton

Heritage Statement

Location

The site is located on the outskirts of Darton, between Darton and Mapplewell, some 2.7 miles north of the centre of Barnsley.

General

Oaks Farm is the site of an original farmstead which became redundant to agricultural use some years ago, following the sale of adjacent land for development. It currently comprises a range of two-storey barns, one of which is Grade II Listed, and a single-storey dwelling constructed in the 1960's to replace an earlier two-storey farmhouse which was demolished.

A series of historic Ordnance Survey Plans are contained within the Phase I Environmental Assessment and catalogue the development of the site from the late 19th century onwards.

The most significant alterations to the site occurred during the early 1990's when residential development of the adjoining land was carried out and abutting the site to the south, east and west. An area of open space and woodland was retained to the north and west.

The site has a total area of 0.46Ha (1.14 acres). It has frontage with Oaks Wood Drive at the south-eastern corner from which vehicular access is taken. There is a fall of approximately 5.0m from north to the access point at the south. Full details are provided on the topographical survey.

Existing Bungalow

The land is currently occupied by a single-storey bungalow, constructed in the late 1950's to early 1960's, which replaced an earlier farmhouse. The 1961-1962 Ordnance Survey Plan included within the Phase I Environmental Assessment shows the bungalow for the first time.

Summary

The existing bungalow was, until fairly recently, occupied and is of modern cavity wall construction, built around the late 1950's to early 1960's. It is a substantial building in some need of modernisation, but structurally sound.

Arboricultural Survey

There are no mature trees on the existing site. There are a number of small trees and landscape planting along the southern boundary within the site, mature trees beyond the site boundary to the west and semi-mature trees beyond the northern boundary. An arboricultural survey has been prepared by James Royston and a copy has been provided as part of the application documents. The survey has been used to identify no-build areas due to root protection zones and the proposed development has no impact on existing trees.

Drainage and Flood Risk

The site has an existing drainage connection into sewers in Oaks Wood Drive. Drainage from the bungalow is combined and connects to the foul sewer.

Large areas of the site are occupied by buildings and concrete hard standings, which drain to gulleys. A detailed drainage survey has not yet been carried out but it seems likely that some surface water drains to the combined system.

It is proposed that foul drainage from the development will discharge to the foul sewer in Oaks Wood Drive.

The surface water drainage system will be separate. Disposal will be considered in accordance with the drainage hierarchy in Building Regulations Approved Document Part H 2002 with SUDS (Sustainable Urban Drainage Solutions) being the preferred method.

The Phase I Environmental Report identified that, due to the likelihood of clay soils being present, soakaway drainage is unlikely to be suitable. Development should, however, be subject to percolation testing to confirm whether some disposal of surface water drainage from roof areas, for example, can be made to soak away.

External hard surfaces should be self-draining where possible including permeable paving or gravel. Any surplus surface water that can be disposed of on site would discharge to the surface water sewer in Oaks Wood Drive and be designed to include flow restriction and on-site storage as necessary.

The site does not lie within an area identified by the Environment Agency as at risk of flooding. There are no rivers, water courses or culverts close to the site. The risk of flooding is considered to be low. Provided that a scheme for the disposal of surface water drainage is agreed as suggested, there should be no risk of the site causing increased issues of flooding elsewhere.

Ecology Survey

A bat survey has been carried out. The survey found no evidence of barn owl or a bat roost in any of the buildings. It was recommended that, purely as a precaution, a dusk survey be carried out to positively discount the use of the buildings by bats.

Phase I Geotechnical and Environmental Report

A limited amount of made ground is expected at surface level, likely to comprise granular material beneath areas of hard standing. Made ground is also expected beneath former buildings, although the thickness of made ground is unlikely to be significant. Beneath the made ground, firm to stiff clay is expected, becoming weak mudstone and/or shale with depth. Ground water is not expected at shallow depth.

The Barnsley coal seam underlies the site at shallow depth which may have been worked in the past. A drilling programme will be required to determine the depth to the Barnsley coal seam and if it has been worked.

It is likely that suitable founding material will be encountered at shallow depth within the area for development and traditional strip or trench fill footing, taken through any made ground to a minimum depth of 900mm.

If shallow coal workings are encountered and are in need of drilling and grouting, the footings will need to be thickened and reinforced.

Less than 600mm of made ground is expected. Ground-bearing floor slabs should be appropriate.

Generally, no significant contamination is expected to be encountered. Chemical testing of the soils will be required to determine the level of risk presented and hence the level of remediation required.

Evaluation

The site is within an area allocated on the current Barnsley MBC Unitary Development Plan as Housing Policy. Residential redevelopment is therefore appropriate.

The existing buildings on site include a Grade II Listed barn, a secondary barn which is not listed but could be considered to be within the curtilage of the listed building and affects its setting, and a detached bungalow.

The BMBC Unitary Development Plan allocates the site as Housing Policy. The proposed use is residential.

Access

Existing access is taken from Oaks Wood Drive at the south-eastern corner of the site. There is an access gate between two stone piers 5.0m wide set back from the highway kerb by 3.8m and providing good visibility. There is a separate pedestrian access gate.

The proposals utilise the existing access but include alterations to the boundary wall allowing the gates to be inset. The access road has a gradient of approximately 1 in 12 from its junction with Oaks Wood Drive up to the point where it meets the parking courtyard.

Thereafter, gradients reduce to around 1 in 20 providing full access for wheelchair users. Unit 1 is the only property where a stepped approach may be required to accommodate existing levels and this could be designed to be suitable for ambulant disabled access.

It is intended that refuse vehicles will not have access to the site. A communal bin storage area is provided within 30m of the access road and individual bins would need to be transported to the kerbside for collection.

The central parking court provides adequate manoeuvring for private vehicles and could be adapted to provide turning for a fire appliance. It is considered, however, that the parking court should be maintained for private vehicles and that a water supply to a fire hydrant is provided on site to avoid the need for access by a fire appliance in the event of a fire.

Layout and Scale

The development has been designed to reflect the courtyard setting of the existing farm buildings.

All dwellings have generous private gardens, and overlook the central communal areas helping to create a sense of place and community.

Appearance and Materials

The site is dominated by the existing Grade II Listed barn, Unit 3, which stands on high ground to the north of the site. It is proposed that this building should be restored with a stone slate roof replacing the later blue slate to the north pitch, and including natural stone slates to the rear engine house. The listed barn has a very traditional appearance featuring small “punched” openings with larger formal doorways framed by stone quoins, lintels and sills. We propose that doors and window frames to this barn are in timber set in deep reveals and finished with a very dark brown stain. The intention is that the frames will be “lost” within the openings.

The remainder of the existing buildings are to have artificial stone roof slates, and window frames with a grey/green painted finish with doors and garage doors in dark oak.

Rooflights have been included to the existing building. This will allow natural light to a number of internal rooms and help reduce the need for additional windows.

External walls are of natural coursed stone and any new walling should be constructed in reclaimed stone to match.

Rainwater goods are to be in black with half round gutters and circular rainwater pipes featuring socketed connectors.

The existing perimeter wall to the site is to be retained in coursed stone, however new walls to the courtyard are to be of traditional dry stone construction with irregular stone topers. Roadways and hard surfaces are a mix of tarmac, gravel and free-draining block paving.

Footpaths are a mix of artificial stone flags, butt jointed and free draining and gravel, as shown on the site layout plan.

Landscaping

It is proposed that formal landscape planting is limited to a specimen tree within the parking court and a small avenue of trees to the north of the access road. There will also be a number of trees planted within rear gardens in a similar manner to that shown on the site plan. These will be subject to the submission of a detailed landscaping layout prior to commencement.

Assessment of Significance

Grade II Listed Barn at Oaks Farm, Darton

Listing Test

- SE 31 SW Darton, Darton Lane
- 2/105 Principal barn at The Oaks, approximately 20m north east of farmhouse
- II
- Barn: Probably late C17 with attached C19 horse-engine house. Coursed rubble with quoins. Stone slate roof except rear of barn which has Welsh slate roof. Five internal bays with 2-bay outshut to front left and horse-engine house to rear left. Full-height square-headed cart entry to centre bay. Front of outshut is rendered. Lower addition to left not of special interest. Rear: The single-storey added engine house projecting to right is of single bay with a 4-sided apsidal end supported on monolithic piers. Part-blocked opposing cart entry.

Interior: 4 principal-rafter trusses with small queen-struts. One arcade post braced to tie-beam. Some re-used timber.

Assessment

Oaks Farm, or “The Oaks” as originally known, comprised a group of traditional farm buildings, which included a two-storey dual-pitched farmhouse which completed the western side of the courtyard and was demolished in the late 1950’s to make way for the replacement bungalow which now stands in a similar position. It is believed that some of the dressed stonework used to construct the bungalow was reclaimed from the original farmhouse.

The site became largely redundant to farming activities around the time that the adjacent land was sold for residential development in the early 1990’s. Since this time, the buildings have been used primarily for storage and the bungalow as a private dwelling.

An outline description of the listed building, together with a photographic record and a structural appraisal, has previously been provided within the design and access statement.

The building dates from the late 17th century and is in good condition, capable of conversion to a single dwelling with a minimum of structural repair or alteration. The barn is characterised by two large openings located opposite in the north and south elevations and by the later 19th century addition of the engine house to the north elevation.

The Bungalow

The proposed alteration will not affect the setting of the listed building and have no significant impact on the historical features of the property.

The main alteration to the bungalow is an extension of the existing lounge on the front elevation facing south away from the courtyard.

Other external alterations are modifications to the bay window on the front elevation and an additional dormer window again to the front elevation. Also re-modelling of the porch on the rear elevation.

The existing fairfaced, painted blockwork on the rear elevation is proposed to be cladded in vertical timber cladding.

The proposed works/alterations are all in line with policy guidance contained with the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a positive impact on the historic character of the grade II listed building and the overall conservation area.