

DESIGN & ACCESS STATEMENT

**FIELD BARN
OFF HERMIT HILL LANE, WORTLEY**

**PROPOSED CONVERSION OF REDUNDANT STONE FIELD BARN
TO A SINGLE TWO BEDROOMED HOLIDAY COTTAGE**

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1.0 Introduction

Chris Carr Associates have been instructed by Wharnccliffe Estate to prepare detailed design proposals for the conversion of a redundant, stone built, agricultural field barn off Hermit Hill Lane, Wortley to a single holiday cottage/retreat.

The barn has been redundant to agricultural use for some considerable length of time and has been disused and therefore fallen into a state of disrepair. It does, however, remain structurally sound and capable of conversion.

It is proposed that the barn, which was originally constructed as a feature building within the landscape surrounding Wortley Hall, be converted, without adversely impacting on the openness and character of the Green Belt. The conversion would provide a long-term future for what is an important building which has, for such a long time, formed a part of the historic Wharnccliffe Estate whilst providing diversified income as a unique holiday let attracting tourism to the area.

2.0 Site Assessment

2.1 Location

The barn stands at the North West corner of a grass field (No 3565), against existing stone boundary walls, in open countryside, within a small green valley, mid-way between Hermit Hill Lane and Bottom Dyke which runs parallel with the private drive linking Hermit Hill Lane with the residential properties at Dyke Bottom. The barn has established vehicular access from the existing private drive via a bridge over Bottom Dyke and through Hollins Wood where an agricultural track meets a gateway with stone pillars leading into the adjoining field.

Site location plans are attached Appendix 1.

2.2 Background

The barn, constructed to a high standard as a feature building, to house animals at ground floor with hay storage over, in coursed delph stone with dressed stone lintels, sills and quoin stones, is architecturally attractive and unusual for the area of South Yorkshire being found more typically in the Yorkshire Dales.

The barn is redundant to modern agricultural use, being remote from the main farm buildings and of domestic proportion, offering inadequate internal space, height or environmental conditions for the continued housing of stock or storage of modern machinery, implements, etc.

As it stands today the barn is in a state of despair and whilst the walls are, for the time being, structurally sound, they have seen damage as a result of the collapse of both the roof and first floor. With the roof gone the condition of the barn is set to further decline at a rapid pace. If nothing is done in the short term as far as finding this important building a long term alternative use to fund its restoration, it will be lost.

With the first floor reinstated, the barn would provide a total of 600sq ft of accommodation over two floors and has adequate internal height for conversion to habitable space, the barn is generally structurally sound and capable of conversion without substantial rebuild, significant structural or elevational alteration.

The owners, the Wharnccliffe Estate, are anxious to find an alternative use for the building which safeguards its future as part of the Estate and which would provide useful diversified income.

The applicant's land ownership is illustrated at Appendix 2.

2.3 Photographic Survey

The attached photographic survey illustrates the barn's siting, its existing access and approach as discussed, and documents the barn in its current condition. A site location plan is attached which confirms the position from which photographs were taken.

A photographic survey is attached at Appendix 3.

2.4 Measured Survey

A measured survey of the existing building has been prepared. Copies of the survey drawings are attached with the Planning Application.

2.5 Site Inspection and Building Survey

The existing barn has been the subject of a walk-over structural inspection to assess its present condition and its suitability for conversion to residential use.

The building is a traditional two storey structure providing a total of approximately 600 sq ft of accommodation at ground and first floor levels, with an overall length of approximately 6.6m, width of 5.8m and height to the eaves level of 4.2 m.

The barn is constructed throughout in coursed delph stone walling with dressed stone quoins to the corners and heavy stone lintels and sills to door and window openings. Externally the stonework has suffered considerable weathering. The roof, which was stone slate clad originally and, at a later date clad with steel sheeting, has now collapsed causing localised damage to areas of stone walling through the displacement of supporting timbers.

Internally, the building is open in layout. The whole of the first floor structure has collapsed. The ground floor is of earth over stone flags. The roof was originally supported by traditional timber trusses, purlins and rafters.

There are a number of existing door and window openings and residential conversion is possible with minimal external alteration to the elevations. The barn is capable of conversion without major structural alteration but will be subject to the integration of new roof construction, first floor structure, damp proof system, internal walls, plumbing and electrical systems, plastering and finishes.

The land immediately surrounding the barn and running up to it is agricultural grassland on all sides. A walk-over survey of the site has not indicated the presence of any likely sources of contamination. The site has not been the subject of intensive agricultural use and is not within 250m of a registered landfill site.

There is no evidence of other buildings having been removed from the site and it is not thought likely that the land surrounding the barn has been the subject of fill.

2.6 Drainage and Flood Risk

The existing building is not connected either to a foul or surface water drainage system.

Following conversion, it is proposed that foul drainage from the barn should be connected to a Biodisk foul sewage treatment plant with final discharge to the nearby water course. Surface water is to be taken to soakaway.

2.7 Bat and Owl Survey

The field barn has not been the subject of a detailed bat and owl survey as, in its current state and given its exposed position, the building does not provide suitable habitat.

2.8 Arboricultural Survey

There are no trees within the immediate area of the proposed barn conversion. Existing trees within Hollins Wood at the access to the site are not affected by the proposed conversion or associated access and parking and no detailed survey has therefore been undertaken.

2.9 Access

Access to the holiday cottage would remain as existing, from the private drive linking Hermit Hill Lane with the residential properties at Dyke Bottom, via a bridge over the adjoining stream, and through an existing field gate. Independent parking for two cars would be located just over the bridge, within Hollins Wood to the right hand side of the vehicular track where a natural clearing exists. From the parking area, access to the barn would be pedestrian only through the adjoining field alongside the existing stone field boundary wall as described and detailed elsewhere. The pathway to be of sufficient width, 1.8m, to allow for ATV access to transport logs, laundry and guests' luggage.

3.0 Involvement

Draft proposals for the conversion of the field barn have been discussed with the planning officer. Sketch plans and elevations were submitted for comment and an indication given subject to the property being for holiday use only and the proposed conversion not impacting adversely on the openness and character of the surrounding Green Belt. It was established that policy would support the restoration and conversion of the barn.

4.0 Evaluation

Conversion of the redundant stone barn to a holiday cottage can be undertaken without major structural alteration and/or extension and with minimum alteration to the external elevations. The conversion will maintain traditional materials, will include the restoration and maintenance of existing stonework, reinstatement of a stone slate roof and will utilise existing door and window openings which are located within the South East and South West elevations. A small area of amenity space adjoining the barn would be provided at the corner of the field where it is already enclosed on two sides by existing dry stone field boundaries, and on the third side by the barn itself. Enclosure on the fourth side is to be with a combination of traditional dry stone boundary wall to match existing and estate fencing as described on the accompanying drawings.

5.0 Planning Policy

Government and Local Authority Planning Policy advises that the conversion of a redundant agricultural building to an alternative use is permitted where it can be demonstrated that the existing building is structurally sound, is of sufficient architectural interest and capable of conversion without major alteration and/or extension. The change of use and alteration should not impact upon the openness of the Green Belt, alterations should be architecturally consistent with the existing building and should respect its composition, make-up and setting, and the curtilage should be limited to an area reasonable to fit the proposed use. Planning Policy actively encourages the re-use of buildings which will contribute positively to the rural economy.

The barn, constructed to a high standard as a feature building, is architecturally attractive and unusual for the area. Although the barn is in a state of disrepair it is generally structurally sound and so capable of conversion. The proposed use as a holiday cottage allows for the avoidance of impact on the openness of the Green Belt and for curtilage to be kept to the absolute minimum.

Conversion of the field barn to create an attractive two bedroomed holiday cottage would provide useful diversified income for our Clients whilst being an asset to tourism within the area offering a remote and unique holiday let.

6.0 The Proposals

6.1 Design Concept

Conversion of the redundant feature field barn off Hermit Hill Lane provides an opportunity to retain a traditional stone built agricultural building of significant architectural worth which forms an important part of the Wharnccliffe Estate and which makes a positive contribution to the landscape surrounding Wortley Hall and the surrounding Green Belt.

Proposals for the change of use and alterations show that the field barn can be converted without substantial alteration or extension, with minimal alteration to the external elevations in additional openings and with minimal effect on the adjoining countryside.

The internal arrangement of rooms at ground and first floor levels has been designed to make maximum use of the small footprint and of existing door and window openings. The change of use will require two new openings within the North East gable which are considered to be in character with existing openings.

Access to the barn through the adjoining field is pedestrian only with parking proposed within Hollins Wood as described elsewhere.

6.2 Use

It is proposed that the barn be converted to create an attractive and unique holiday let.

6.3 Amount

The converted barn will provide approximately 560sq ft of living space subdivided to give a two bedroomed property.

6.4 Layout and Scale

The proposed conversion retains the layout and scale of the existing building and does not propose any alteration in its overall length, span or height.

6.5 Appearance and Materials

The proposed conversion will retain the existing appearance and materials of the redundant barn. External stonework will be restored and, where necessary, repaired using matching second hand materials. Re-pointing will be undertaken with a lime-based mortar and pointing of stonework will be brushed flush with the arris of surrounding stonework to expose a grit aggregate prior to final set. Reclaimed natural stone slate roofing will be re-instated and will discharge to traditional timber ogee guttering which, in turn, will be connected to circular cast iron or aluminium rainwater pipes featuring connection bosses and traditional shoe details.

New door and window frames will be constructed in treated timber and subject to black stain or paint finish to be approved. All door and window frames will be set in a minimum 75mm rebate to the face of the external walls.

6.6 Landscaping

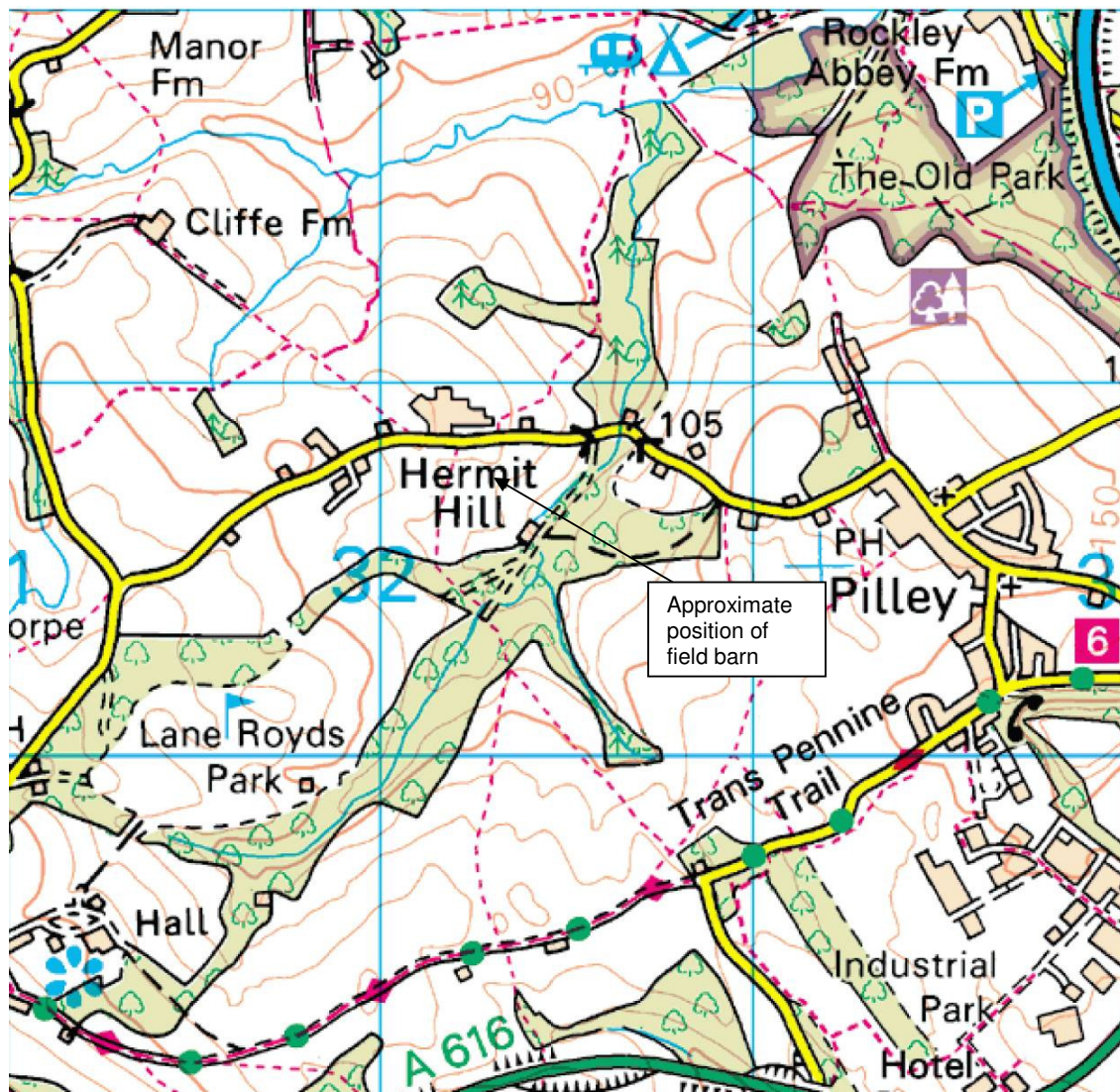
It is proposed that landscaping be kept to an absolute minimum and restricted to the suggested amenity space to the North East of the barn to be flagged with reclaimed natural stone flags. Boundaries enclosing the amenity space will be created with traditional dry stone boundary walls and estate fencing.

7.0 Summary

The proposed conversion of the redundant field barn off Hermit Hill Lane will ensure the restoration of this important little building and its long-term future protection. Conversion to a holiday cottage can be undertaken without substantial alteration or extension and by retaining all existing architectural details. The openness of the Green Belt will remain unaffected by the development.

Signed
FOR CHRIS CARR ASSOCIATES

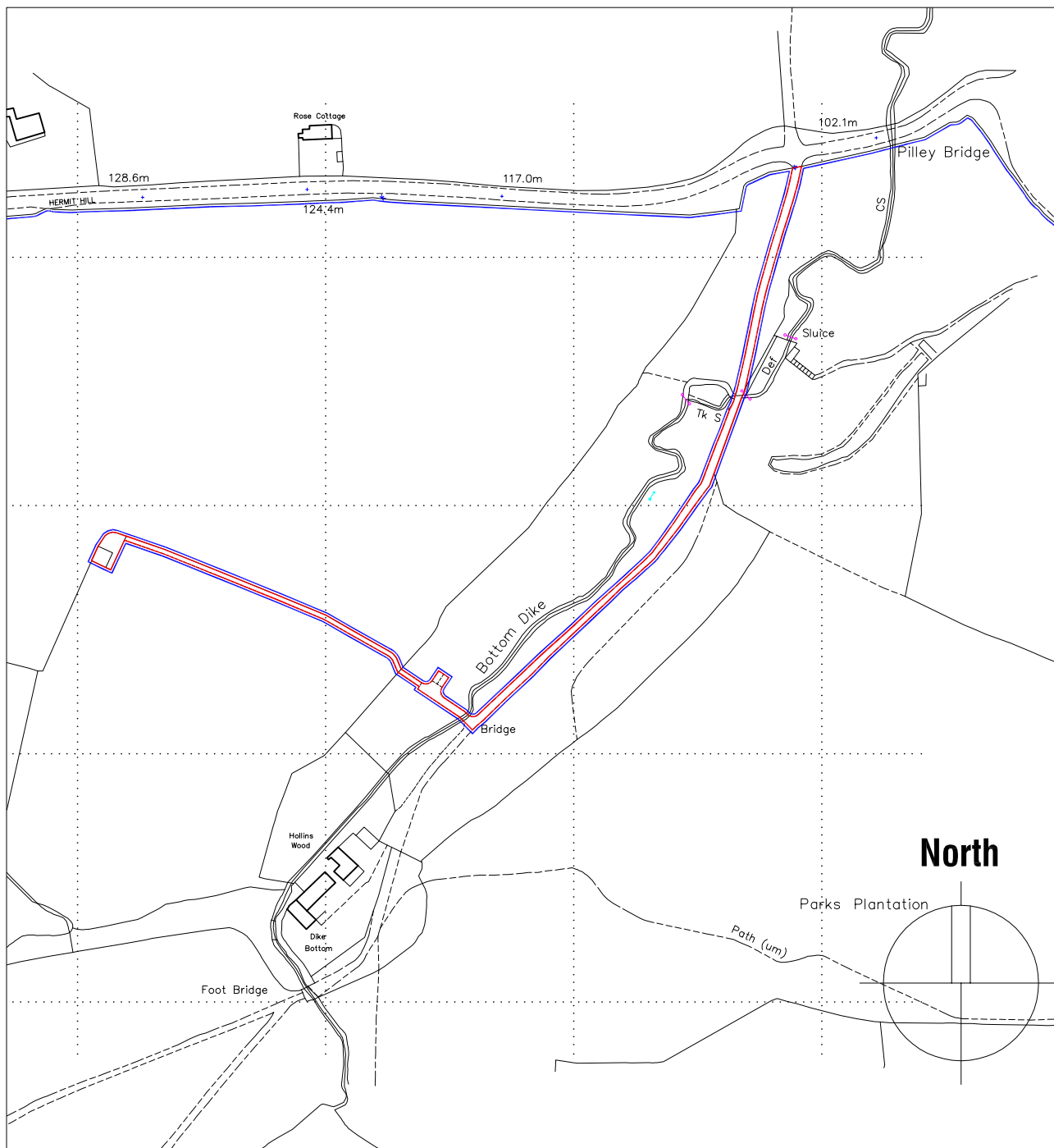
APPENDIX 1
LOCATION PLAN



LOCATION PLAN

APPENDIX 2

APPLICANT'S LAND OWNERSHIP



OS License No: LIG0015

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

HOLLINS WOOD BARN
OFF HERMIT HILL LANE
WORTLEY, SHEFFIELD
S35 7DF

SITE LOCATION PLAN

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Scale: 1:2500

Date: AUG 2009

Ref: 24/45

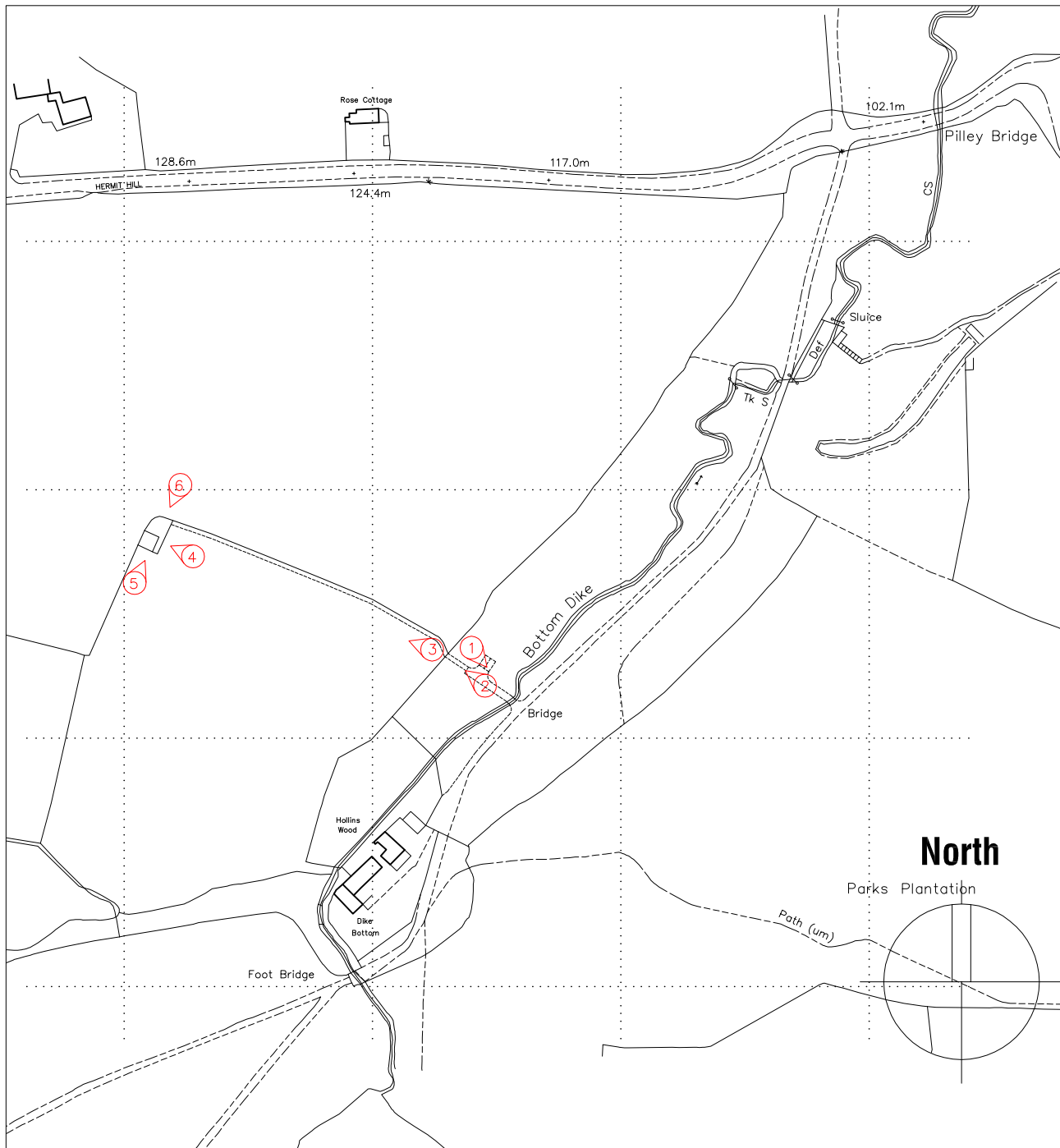
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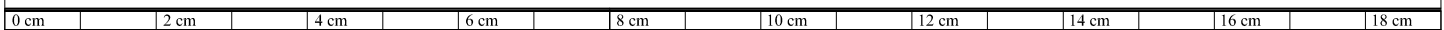
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APPENDIX 3
PHOTOGRAPHIC SURVEY



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HOLLINS WOOD BARN
OFF HERMIT HILL LANE
WORTLEY, SHEFFIELD
S35 7DF

PHOTOGRAPHIC SURVEY KEY

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Scale: 1:2500

Date: FEB 2010

Ref: 24/45

Drwg No: OS2



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1. Existing vehicular access to field barn from private drive via bridge over adjoining stream through Hollins Wood



2. Existing gated vehicular access to field barn from Hollins Wood



3. View looking north west to barn from existing field gate



4. South east elevation of redundant field barn set within the north west corner of the field against existing field boundary walls.

The barn, constructed in coursed delph stone with dressed stone lintels, sills and quoin stones, is architecturally attractive and will have originally been constructed as a feature building within the surrounding landscape of Wortley Hall



5. South west gable



6. North east gable