

Change of Use of Stables to Dwelling
Pea Field Cottage Stables
Spout House Lane
Bromley
Nr Wortley
Sheffield
S35 7DE

Date: April 2015
Ref: 14.30 - 02

DESIGN & ACCESS STATEMENT

This statement has been prepared in support of an application for Full Planning Permission made to Barnsley MBC for the conversion of stables and outbuildings at Spout House Lane Bromley into a dwelling.



Fig 1. Existing building viewed from frontage

1.0 Background

The site comprises a single storey rendered blockwork building erected to form stables, tack room, a garden store and general storage for use by the owners of Pea Field Cottage. It is located within the Hamlet of Bromley to the south west side of Spout House Lane on a relatively flat piece of land measuring 570sqm or thereabouts and the existing buildings have a gross floor area of 60.4sqm. There is a sand finished exercise area between the stables and Spout House Lane.

The buildings are not required for stables and it is proposed that they are converted to provide living accommodation for a family member.

2.0 Assessment

2.1 Physical Context

The existing building is located at the south west end of the plot with window and door openings in the north east and north west elevations. It is constructed in blockwork with stone quoins to principal external corners and part rendered. The original stables and workshop have a concrete tiled roof and the adjacent tack room and general store has a flat roof. Internally rooms are subdivided by blockwork walls and there are concrete floors.

Local buildings are a mix of two storey and single storey cottages typical of the village location constructed in a mix of stone and render with slate roofs. Residential properties are located to the east and west of the site with agricultural land to the rear (south).

Existing boundaries are predominantly hedges, timber fences and dry stone walls. There is an existing vehicular access to the site from Spout House Lane located at the northern corner.

Refer to Survey Drawings ref S1 and S2 for further details.

2.1.1 Contamination

A review of historic maps indicates that prior to the erection of the stables in 1988 which replaced a number of small outbuildings, the site was largely undeveloped. The applicant's family erected the current buildings and report no evidence of contamination during excavations for drainage or foundations undertaken at the time.

There is an existing septic tank located in the workshop which is to be replaced and will be drained and filled with stone before capping with concrete. Any redundant pipework will be sealed off with concrete.

2.1.2 Drainage

Foul

The site is not connected to mains drainage as there is no local sewer network. Foul drainage from Pea Field Cottage currently connects to a traditional brick built multi-chamber septic tank located in the workshop which discharges to a soakaway in the paddock. This is to be replaced by a new Klargest BioDisc BB (or similar approved) sewage treatment tank taking foul drainage from Pea Field Cottage and the new dwelling.

The applicant confirms that there is a sub-irrigation system within the paddock that currently serves as a soakaway for surface water and the septic tank and given the limited addition of a one bedroom dwelling it will be capable of accommodating the additional flows of treated effluent.

Surface water

The proposals involve no increase in roof areas and external areas will be free draining.

2.1.3 Flood Risk

The site is not located within an area that is shown to be at risk of flooding on the Environment Agency Flood Maps. The works will not affect any watercourses or culverts and will not increase the risk of flooding elsewhere.

At present water from the existing buildings drains to the ground. There are no proposals to increase the drained areas and therefore discharging surface water will not increase the risk of flooding elsewhere.

2.1.4 Ecology

The existing building offers limited opportunity for use by protected species (bats). There are no internal roof voids, the roof is constructed of closely fitting tiles and is felted internally and

minimal gaps in tiles and at eaves level. There is potential for use of the overhanging eaves by birds for nesting on the north east elevation.

As part of the works the applicant will promote bio-diversity by the inclusion of a bat box at the south eastern gable wall and will retain the overhanging eaves to the north east elevation.

2.2 Social Context

The conversion of the buildings from stables to a small dwelling will have no detrimental effect on residents within the locality, but it will have a positive effect by providing accommodation for a relative of the owners of Pea Field Cottage allowing them to stay within Bromley.

2.3 Economic Context

The building was previously a private stables and did not employ any staff. Its conversion to residential use has no detrimental effect on the local economy. It does provide an opportunity to create jobs for local builders who are likely to be employed to help undertake the works in the short term.

2.4 Planning Policy

The site is located within an area identified on the Barnsley MBC Unitary Development Plan as Green Belt. New Development and the erection of new buildings in the Green Belt is considered to be inappropriate development without exceptional circumstances, however there is provision for the conversion/change of use of existing buildings.

The application is considered against National and Local planning policies outlined in the National Planning Policy Framework (NPPF) and the Barnsley MBC Local Development Framework Core Strategy.

The NPPF under its Core Planning Principles and considerations promote Sustainability, Design, maintaining and promoting the vitality and viability of urban areas, supporting the transition to a low carbon future, taking account of Flood Risk, re-using existing land and buildings, and encouraging the use of renewable energies.

The NPPF policy with regard to development within the Green Belt is addressed in Section 9 paras 79 to 92. The most relevant is para 80 which outline the reasons for including land as Green Belt and para 90 which describe uses that are not inappropriate within the Green Belt:

80. Green Belt serves five purposes:

- To check the unrestricted sprawl of large built up areas;*
- To prevent neighbouring towns merging into one another;*
- To assist in safeguarding the countryside from encroachment;*
- To preserve the setting and special character of historic towns; and*
- To assist in urban regeneration, by encouraging the recycling of derelict And other urban land.*

90. Certain other form of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes:

- The re-use of buildings provided that the buildings are of permanent and substantial construction.*

Barnsley Councils LDF Core Strategy Policy, CSP34 Protection of the Green Belt is more general and less explicit than the guidance it replaced in the UDP and therefore the NPPF is used as being the most relevant.

2.4.1 Compliance with Planning Policy

Design

The proposals feature a modest sympathetic design which maintains and enhances the external appearance of the existing building and uses good quality natural materials in-keeping with the local vernacular. An existing flat roof over the tack room and general store has been replaced with a pitched roof which is more appropriate to the location and improves the external appearance.

Sustainability

Although located in a rural location, the proposals will have sustainable credentials by:

- re-using an existing building that is no longer required for its original purpose;
- adopting air source to provide heating and hot water to minimise co2 emissions;
- incorporating insulation to provide a highly efficient dwelling with minimal heat loss;
- incorporate low energy lighting;
- treating foul water on site without connection to sewers;
- utilising locally sourced materials and work force as part of the works where possible.

Green Belt Policy

The proposal for change of use of the existing building which is no longer required for its intended use and is '*of permanent and substantial construction*' is consistent with National Planning Policy Section 9 para 90 and the works will have no detrimental effect upon the openness of the Green Belt nor does it conflict with the purposes for which land is included within the Green Belt outlined in NPPF Section 9 para 80.

3.0 Involvement

The works are of a relatively minor nature and the applicants have had no formal involvement with local residents. The applicant's agent has had informal discussion with Laura Bibby of the Planning Department prior to submission when the principals of conversion were discussed and agreed as an alternative to the erection of a replacement dwelling on the site.

4.0 Evaluation

There are no detrimental Social or Economic issues that would be caused by the proposed development. The change of use of the existing redundant building is consistent with Planning Policy and the design is capable of making a positive contribution to the local setting.

5.0 Design

5.1 Use

The buildings have previously been used as private stables, a tack room, general storage and a garden store. The proposed use is residential which is consistent with the remainder of properties adjoining.

5.2 Amount

The existing site area is 570sqm. The buildings have a gross floor area of 60.4sqm all of which is to be retained as part of the change of use.

The roof pitch has been slightly increased to allow for the replacement of the existing profiled interlocking tiles with natural blue slates which could not be used at the current pitch. The ridge has been increased in height from 3.65m to 4.0m.

5.3 Layout

The position of the building on the site to a great extent determines the layout and outlook which is principally to the north. A dry stone wall encloses a small terrace immediately adjoining the north elevation of the building and the remainder of the frontage remains open.

Vehicular and pedestrian access is via the existing access from Spout House Lane. 2No parking spaces and turning facilities for a private car are provided adjacent to the proposed dwelling where a bin store is also included. Refer to P1 Rev A Site Plan.

5.4 Scale

The scale of the proposed building is similar to that of the existing buildings. The slight increase of the roof pitch together with the replacement of the flat roof with a pitched roof will have limited effect on the overall mass and scale.

5.5 Landscaping

Hard landscaping includes the provision of a driveway surfaced in free draining gravel; car parking spaces with artificial stone setts and paving with artificial stone flags. Soft landscaping includes existing hedges and trees adjacent to the site which will be retained. The hedge to the southern boundary which had become overgrown has recently been cut back and will be maintained at a height of approximately 1.0m above ground level. It is considered that there is no need for further structural planting.

5.6 Appearance

The existing building is typical of masonry built stables with a low pitched roof. The alteration works proposed as part of the change of use include recladding the front (north east) and side (north west) elevations in reclaimed stone and applying an insulated render to the remaining exposed blockwork walls. The roof is to be clad in natural blue slate to replace the existing dark brown interlocking profiled concrete tiles which are more in keeping with the rural nature of the site.

Full height openings have been retained to the front elevation which reflects the original use and provides a characterful appearance in conjunction with the use of dark stained timber windows and doors set into deep reveals.

6.0 Access

The site is level and capable of providing 'level approach' in accordance with the requirements of the Building Regulations and includes toilet facilities at the entrance level.

The buildings although set back from Spout House Lane are within 40m of the road and are therefore within accessible limits for a fire appliance.

The provision of bin storage is shown adjacent to the car parking area and waste and recycling bins would be taken to the road for collection avoiding any need for refuse vehicles to access the site.

7.0 Summary

The proposals are to make use of a vacant building to provide living accommodation in the form of a one bedroom dwelling with off street parking which is in line with national and local planning policy.

We look forward to the support of the local planning authority in determining this application.

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

MBooth Design