Hilltop Farm
Hemingfield
Barnsley
S73 0PZ

Revision A

Design & Access Statement

DSA

design space architecture

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Context: The location

The site is located on the Northern edge of Hemingfield village to the South of Barnsley; the busy A6195 lies to the North of the farm buildings and dissects the 280 acres of grass and crop farmland. The farm is within the South Barnsley greenbelt and on the edge of the curtilage of Hemingfield; as such the farm buildings although within the greenbelt appear as part of the village. The village is a mix of 20th century housing, brick stone and render, generally two storey detached, semi and terraced housing. At the heart of the village lies a school, pubs, village store and takeaway; the village is 5 minutes from Corton Wood Retail Park and Supermarkets and has good public transport links to central Barnsley and road link to the M1 motorway.

Aerial View of Hemingfield

Selection of Photos Around Hemingfield

Context: The site

The site is accessed off Hemingfield Road as you enter the village from the A6195. The farm buildings consist of three large timber clad sheds, part of one of these sheds is the Billy's Hill Farm Shop now in its third year of business and proving to be a successful branch of the farm business. An asphalt parking area is directly adjacent Hemingfield road, separated by footpath and stone wall, to the North of this are the three sheds with fields to the North and East, the farmland continues beyond the A6195 and encompasses some 280 acres. Across Hemingfield Road lie a number of brick semi and detached houses, dating to around the 1980's this land was originally part of the farm. The current farm has no permanent accommodation for workers and subsequently no family home for this family business. Mr Wright the farm and shop manager currently has a 20 minute commute to the farm.

Please see the planning statement for detail on the farm & shop enterprise.

The Farm shop

Surrounding Fields

The proposed Site

The Farm

Context: Planning policy

Please refer to the seperate Planning Statement for specific detail.

The fields around the farm buildings, between Hemingfield and the A6195 are UDP designated as a municipal golf course, although it is understood that this is no longer part of the local authorties plans.

PPS7 -'Planning authorities should ensure that development…contributes to a sense of local identity and regional diversity and be of an appropriate design and scale for its location, having regard to the policies on design contained in *PPS1* and supported in *By design*.' (para 12)

PPS7 -Sustainable development in rural areas, says: 'Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.' (para 12)

Although traditionally farm houses are renowned for being of stone construction often with stone slate roofs over the past few years a new aesthetic has developed, this is derived from the modern agricultural sheds that are now found throughout the countryside. Clever use of timber cladding and slate or metal pitched roofs and often a simple rectangular 'barn like' plan sit these new houses comfortably within the modern farm environment as was demonstrated by designSpace at Broad Close farm, Silkstone.

Planning History:

2007/1024 - Planning consent for converion of part of the existing farm buildings into a farm shop

2011/0614 - Erection of agricultural workers dwelling - withdrawn, further studies required

Contemporary Rural Dwellings

Context: Consultation

A meeting was held with the planning officer Alexandra Cotton, Planning statement, Design & Access Statement and Architectural drawings were presented to Miss Cotton and left for further study. Miss Cotton provided email comments on the proposals on 17.12.2010.

The planning officers comments concentrated on the further information required for the planning statement, revolving around providing further detail on current livestock, staffing, business plan, accounts and other available housing. The planning statement accompanying this application has attempted to cover all the points raised.

Miss Cotton had no comment on the size, positioning or appearance of the proposal.

Following comments received during the planning process from Miss Cotton the application was withdrawn. Miss Cotton felt the farm did not have a clearly established functional need for a 24 hour presence, suggesting that the farm needs to introduce a sucker herd and possibly other livestock to establish this functional need and suggesting the requirement for this 24 hour prescience should then be proved by the introduction of temporary accommodation as recommended under PPS7. The applicant withdrew the application so he could consider if there was any viability in these suggestions.

Design: Use

The land and farm has been owned by the Wright family since the 1950's and has been run as a successful business expanding from the original 70 acres to the current 280 acres. In 2007 the farm opened the farm shop which significantly increased the farms fattening stock and has shown year on year growth, The shop is providing a valuable resource of quality products for the community as well as employment for local people. The farm and shop is run principally by Oliver Wright and employs three full time and one part time staff. The proposal is for a new agricultural workers dwelling to provide permanent on site accommodation to allow a much needed twenty four hour on site presence for the benefit of animal welfare for current stock and also to allow the farm to branch out into breeding stock (rare breeds) . The house will also improve farm security from an increasing threat of trespass and the subsequent damage and theft of farm equipment.

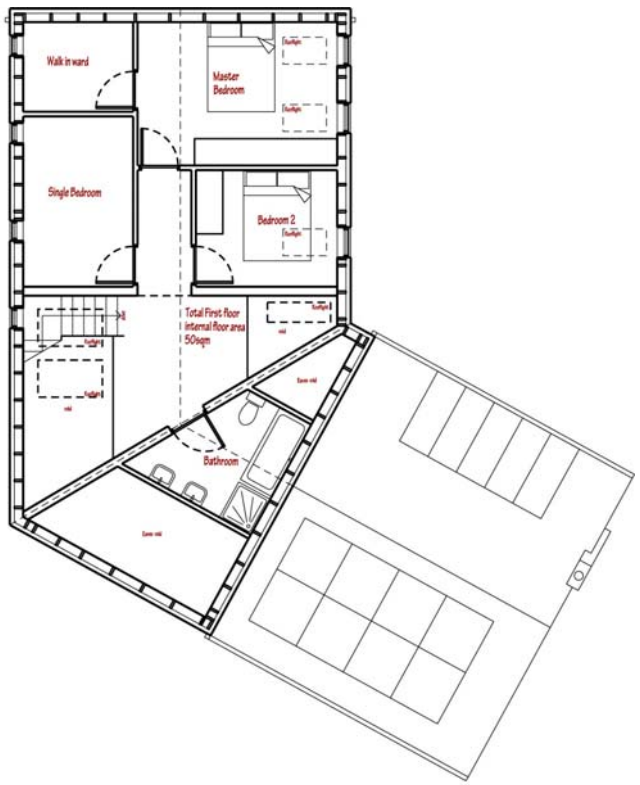
Please see the planning statement and supporting documents for further detail.

Billy's Hill FARM SHOP

Design: Amount

The size of the new dwelling is dictated by the current and future requirements of the farm; as such it provides 175sqm of accommodation over two floors for Oliver and his family. Consisting of two double bedrooms and a single bedroom, living room, kitchen dining room, two bathrooms and utility room; part of the accommodation is a good sized home office intended to allow the farm house to be an integral part of the farm business.

Ground Floor Plan

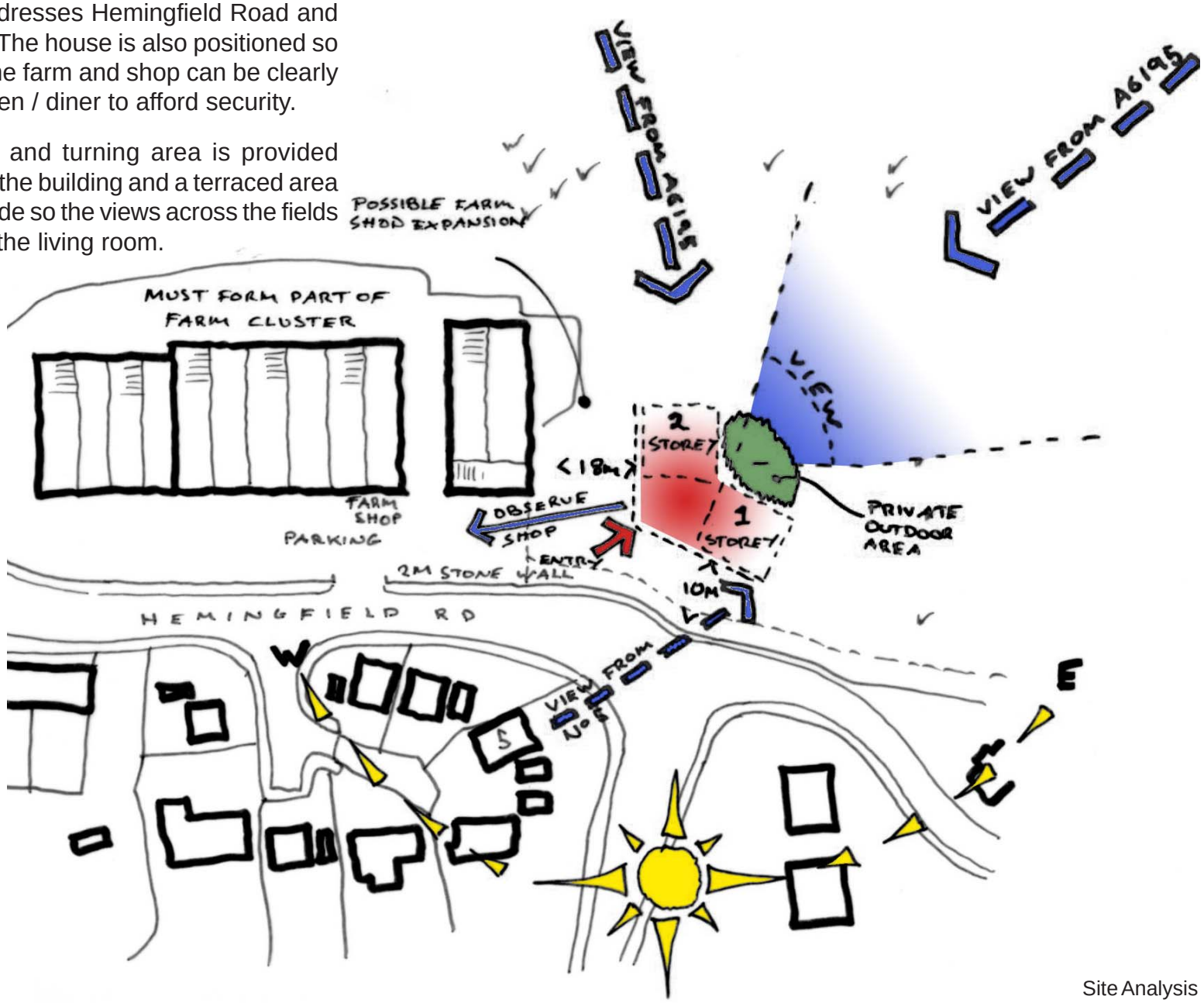


First Floor Plan

Design: Layout

The new house is set 18m from the Eastern most building to allow space for farm vehicles around and between, but close enough to remain part of the cluster of farm buildings so that it does not cause visual harm to the green belt. It is set as close to Hemingfield Road as possible so that it also appears associated with the village. The V shape plan is designed so that the Northern wing is aligned with the farm sheds and from the A6195 is indistinguishable from these buildings; the southern wing addresses Hemingfield Road and the adjacent houses. The house is also positioned so that the entrance to the farm and shop can be clearly viewed from the kitchen / diner to afford security.

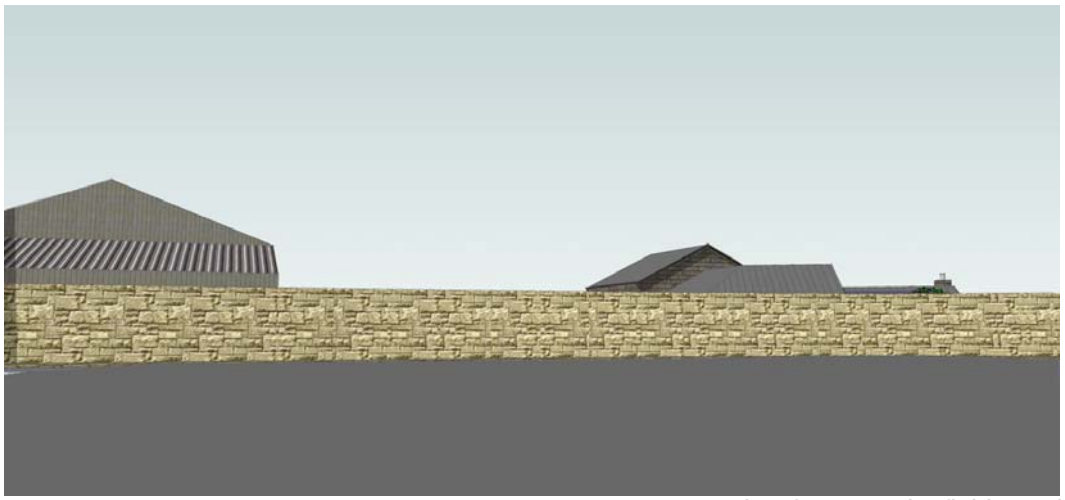
Parking for two cars and turning area is provided directly to the West of the building and a terraced area provided to the East side so the views across the fields can be enjoyed from the living room.



Site Analysis

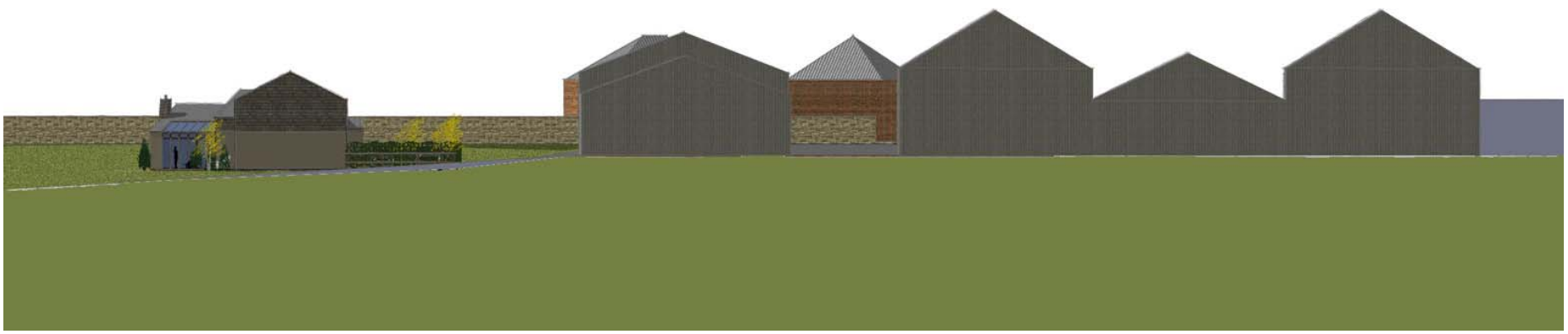
Design: Scale

Every effort has been made to make the new dwelling as unobtrusive as possible. It utilises a stepped roof line, from single storey facing Hemingfield Road stepping up to two storeys to the North to an appropriate scale viewed in context with the barns. It is cut into the lightly sloping site so as not to adversely affect views from the neighbours across the road, only the roof and a small amount of the southern elevation will be seen. When viewed from the A6195 the buildings scale will appear modest but in keeping with the adjacent agricultural sheds.



View from Hemingfield Road

View from the A6195



Long Elevation

Design: Landscaping

Landscaping will be minimal given the setting; a gravelled parking and turning area to the West of the house will be enclosed by a simple timber post and beam fence with some small shrubs and trees to provide a degree of shelter and privacy, a timber cross braced gate will prevent shop customers parking in front of the house. A decked area to the front of the house will provide simple amenity space and be enclosed by a timber post and beam fence to control livestock with a few shrubs to provide some shelter from prevailing winds.

No trees are affected by the proposal.

Landscape Plan

Design: Appearence

Design: Appearence

The house is a contemporary interpretation of the agricultural barn; the proportions and materials being inspired by those on the farm itself and throughout the Yorkshire countryside; featuring high level timber cladding, low level rendered masonry and blue slate pitched roof. It is designed to sit comfortably next to the adjacent agricultural sheds.

The proposed V shape plan and stepped roof form add a level of complexity and interest to the building while addressing both the village and the farm buildings.

The first floor vertical cedar cladding boards were chosen to blend the building with the silver weatherboarding of the adjacent barns.

Hemingfield is a mixture of stone, brick and render buildings with no particular precedent so the buildings low level walls will be rendered a buff sandstone colour complementing the cedar wood.

The window frames will be dark stained timber.

A number of photovoltaic panels will be integrated into the south facing roof and carefully placed rooflights will reduce the need for artificial lighting.

The end result will be an honest agricultural building that will sit comfortably alongside the other farm buildings but utilising high quality materials and detailing befitting a new home.

View from the Car Park

View from the First Floor of the Houses Across Hemingfield Road

Existing Farm Sheds

New Agricultural Workers Dwelling at Silkstone

Design: Sustainability

The house will look to achieve code for sustainable homes level 4. This will be achieved with the use of:

Orientation and sensible positioning of glazed openings to capture low winter sun and prevent overheating from high summer sun.

Highly insulated fabric, insulation being the most cost effective method of saving energy, insulation way beyond building regulaitons will be installed.

Ground Source Heat Pump, the surrounding ground temperature will heat the house, no further heat sources will be required.

Photovoltaic panels will generate a significant proportion of the hosues electricity and also feed surplus back into the grid.

A sealed building with a Mechanical Ventilation Heat Recovery system will eliminate drafts and heat loss through trickle vents.

Under floor heating throughout, the lower constant temperature requirement means under floor heating is far more efficient than radiators.

The building will use locally sourced and recycled materials wherever possible.

Rainwater will where possible be recycled or otherwise a soakaway will be provided a suitable distance from the dwelling to prevent surcharging of existing mains drains

A+ rated and water saving appliances

Ground Source Heat Pump

Photovoltaic panels

Access:

No alterations are required to the access off Hemingfield Road and there will not be a noticeable increase in traffic flow.

Parking for three cars will be provided alongside the dwelling.

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

It was not envisaged that any pre planning consultations were needed for access issues for this scheme.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; there is a WC and habitable rooms on the access level, wide corridors and doorways will meet part M of the building regulations.

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

Conncetion will be made to the main sewer via the farm connection for all foul drainage.Rainwater will where possible be recycled along with a soakaway

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Appendix: designSpace portfolio

designSpace are specialists in one off sustainable, contemporary homes, established for three years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

Highfield, Sheffield

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.

Two storey extension to an existing bungalow, Sheffield

On the edge of the river Don Valley, in the Thurlstone conservation area, particularly noted for its weavers cottages. A wooded riverside setting is reflected in the tree house balconies and leaf coloured render, a contemporary solution that was praised by the local planning authority.

Broad Close Farm, Sheffield

A second agricultural dwelling in the green belt, received high praise from the planners for the contextual solution and high quality of the design.