DESIGN & ACCESS STATEMENT. (Units 1 & 2)

Introduction.

This is an Application for change of use to two dwellings, of The Laith Barn and the adjoining single storey building at Cliff House Farm, Mortimer Road, Cubley, Penistone S36 9FR

The Applicants are Mrs. M. Hull and Mrs. S. Dawson.

Existing Site.

The Laith Barn and adjoining buildings are part of a group of agricultural buildings of varying types and dates back to pre 1850.

There are a number of mature trees surrounding the buildings.

The Applicants family have lived and worked the farm for the last 70 years. Their parents Mr. and Mrs. Fretwell ran Cliff House Farm as a dairy farm until Mr. Fretwell's death in 1991, his widow continued with dairy farming until 1998, since then, various family members have kept animals on a casual basis.

The main agricultural business ceased in 1998.

Context of the Development.

All agricultural activity at the farm has now been discontinued.

In the present farming climate, the owners of the site do not feel that there is any prospect for the re-use of the farm buildings for agricultural purposes, so against this background, a proposed conversion for alternative use is contemplated.

The site is located in The Green Belt, and planning principles associated with Green Belts form part of the context of the development.

A Structural Survey has been undertaken of the existing buildings to establish that they are capable of conversion.

The design of the scheme has had regard to the context of the development, and the choice of conversion to residential use has also had regard to planning policy, and the suitability of use for the locality and compatibility with the uses of nearby and surrounding buildings.

Amount.

The Proposal to convert The Laith Barn to two dwellings has been settled by reference to the size of the buildings, and the need to provide an appropriate parking and curtilage area for each dwelling without further encroachment into The Green Belt.

The provision of an appropriate internal layout with a suitable floor area has also been a major factor which has influenced the number of residential units being proposed.

Layout.

The layout is driven primarily by the shape and orientation of the buildings. The desire to retain the character and general form of the agricultural buildings to achieve a conversion is also a relevant factor.

Landscaping.

Dry stone boundary walls are a distinctive local feature which are incorporated into the development with new division walls proposed.

The farm is surrounded by a number of mature trees, these will be retained except where the trees are in too close proximity to the buildings.
The parking areas are to be surfaced with block paving, with the remainder of the circulation area surfaced with crushed stone.

Appearance.

The design attempts to keep the external appearance of the buildings as close as possible to their existing form, with new openings kept to a minimum.
The front or East Elevation proposes four new windows at First Floor, three of a similar size to existing windows with a small window above the main arch, there is one additional window at Ground Floor.
All new windows are relatively small in size.
Demolition of the block built extension onto the South elevation will help to define the form and character of the principle barn and allow for double doors into the lounge and a small window to the bedroom at First Floor to take advantage of the Southern aspect.
The garage doors to the adjoining building will be vertical timber boarding to retain the basic elevational form of the farm buildings.
The lean-to section of the Northern elevation will be reduced in size to allow for the correct eaves height for a door and window opening.
The existing First Floor window in the gable wall will be lowered to allow for a bedroom ceiling to be fitted.
A small window to the utility room is proposed.

Access.

Access to Cliff House Farm is along an unmade track from Mortimer Road.
Visibility to the south from the junction of the track with Mortimer Road is limited, due to walls, road curvature and vertical alignment.
As part of the development, it is proposed to lower the boundary wall and remove all vegetation to achieve the maximum visibility possible.
The first 10 metres of the track will be surfaced with tarmac, and passing places formed along the track with a turning area for service vehicles at the head of the track.
With the Change of Use to residential, all agricultural activity at the farm will cease, as will all movement of associated slow moving agricultural traffic, this could be balanced against the traffic generated by the relatively modest nature of the proposed development.
Cliff House Farm is located approximately one and a half miles south of the centre of Penistone where all amenities can be found.