

Conversion of Barn to Dwelling
Chantry House
3-5 Church Street
Barnsley

Nov 2016

Ref 16.24

Design and Access Statement

1.0 Proposals

- 1.1 This statement has been prepared in support of an application for Full Planning Permission for the works which involve the conversion of a barn into a dwelling which includes a single storey side extension and associated external works.



2.0 Planning History

- 2.1 The current proposals are similar to an earlier scheme which received Full Planning Permission for conversion of the barn to a dwelling which included a single storey side extension ref: 2006/0949FUL which was granted on 18/09/2016.
- 2.2 The previous application is an important material consideration in the preparation of the current proposals and its evaluation and determination of it by the Planning Authority.

3.0 Assessment

3.1 Location

The site is located in the centre of Cawthorne to the rear of Chantry House. A Location Plan is included as part of the application documents.

3.2 Allocation

The site is located within a residential area where the predominant use is residential and conversion to residential use would be appropriate. The barn is not listed but it is within Cawthorne Conservation Area. As such this application includes a Heritage Statement to explain and justify the proposals and show how they will enhance and preserve the character and appearance of the Conservation Area.

3.3 Current Use

The site is currently part of the rear garden of Chantry House and includes a unoccupied stone barn which is used for general storage.

3.4 Structural Appraisal

Please refer to the Survey drawing ref S1 in conjunction with the following appraisal.

- The barn has overall dimensions of 14.0 x 7.0 meters, 3.6 meters to eaves and 6.7 meters to the ridge.
- The barn is constructed from regularly coursed rubble stone walling 450mm external wall thickness with a stone slate roof. The walls are in good condition and there are very limited signs of erosion or deflection. There is an area of stonework at low level on the South West Elevation where foundations are exposed and some repair or local underpinning will be required.
- There are small areas of stonework at eaves level that are constructed around a large oak wallplate. It is likely that the upper courses will be loose and will need to be re-laid once the roof is removed but any reconstruction will be localised to these areas and lintel replacement where timber lintels built into external walls may need to be replaced.
- The roof is of stone slates in diminishing courses. The slates are generally in tact to the front South West Elevation but there are a number of slipped slates to the rear. The roof is supported by large section oak purlins and 2 No roof trusses which subdivide the barn into 3 bays. One of the roof trusses (north) shows historic signs of failure and has in the past been supported by the erection of a cross wall to help support the truss. The second truss (south) also shows signs of deterioration and may need to be repaired or replaced.
- The floors are generally level and comprise a mix of concrete and stone flags. The floor will need to be replaced to introduce a damp proof course and insulation.

It is considered that the barn is structurally sound and capable of conversion without the need for significant re-construction.

3.5 Access

Access is taken directly from Church Street using an existing access which serves Chantry House.

3.6 Drainage and Flood Risk

- Foul - The barn is not currently connected to foul drains. It will need to drain to foul sewers in Church Street. Subject to detailed design, it is proposed to connect to existing foul drains to the rear of Chantry House.
- Surface Water – The barn has positive drainage from the front, South West Elevation and no drainage from the rear. Proposals should investigate the use of soakaways to dispose of surface water drainage following percolation tests on site.
- Flood Risk – The site is not within an area identified by the Environment Agency as being at risk of flooding. There are no culverts or watercourses within or adjoining the site and the works will not lead to flooding elsewhere.

3.7 Protected species

The barn has been the subject of a bat survey. A copy of the survey is included with the application documents. The survey includes the following:

- Bat activity was recorded within the garden areas.
- No bats or bat field signs were identified within the building. The works were assessed as having no impact upon roosting bats.
- It was noted that the building was used by nesting birds, most notably swallows.
- The recommendations suggest biodiversity enhancements should include crevice roosting opportunities for bats and swallow nesting opportunities.

The works are capable of accommodating crevice roosting opportunities within the walls and roof which are referenced on the plans. It is more difficult to accommodate opportunities for swallows given the traditional form of construction of the buildings which feature eaves and verges without any overhangs.

3.8 Contamination

Chantry House and the barn are central to Cawthorne village and are likely to have been constructed in the mid C17. The buildings are evident on historic ordnance survey plans which date to 1851 and themselves have not changed since this time.

The barn is relatively small and a walk over survey has not identified any hazardous materials at the site. It is considered that due to location and past use, the likelihood of significant below ground contamination is low.

3.9 Coal Mining Risk Assessment

The site is located within a Low Risk and not a Development High Risk Area as identified by the Coal Mining Risk Area Plans and therefore a Coal Mining Risk Assessment has not been provided.

4.0 Involvement

- 4.1 The proposals have not been discussed with local groups, neighbours or the planning department.

5.0 Evaluation

- 5.1 Use
The existing barn is within the curtilage of Chantry House and used for general storage. The site and surrounding uses are residential and the most appropriate use is residential.

- 5.2 Amount
The application site has a total area of 359sqm. The barn has a Gross Internal Floor Area of 75.8sqm at ground and first floor level and a single storey side extension with a floor area of 8.9sqm. Total gross internal floor area 160.5sqm.

- 5.3 Layout
Externally
The proposals utilise the existing access to Church Street and retain an automatic gate which is set back from the edge of the highway to allow a car to park without blocking the road.

Within the site 3No parking spaces are provided, 2No to be retained by Chantry House (which is one more than existing) and a further parking space for the converted barn.

The barn is retained and has a small garden to provide private amenity space. There is a single storey extension to the South East Elevation to provide a ground floor wc and Utility Room.

The barn is offset from Chantry House and there are no issues with overlooking between the converted barn and the existing dwelling or any other adjacent dwellings.

Internally
The ground floor of the barn features open plan living space to maximise the use of the available space and allow maximum natural light from the large central opening to enter the barn. Bath a stair and lift are included to provide maximum flexibility and help future-proof the living accommodation.

At first floor level the space has been subdivided into two large bedrooms both with dressing rooms and ensuite bathrooms.

- 5.4 Scale
The barn will retain its existing scale, i.e. heights to eaves and ridge. A small single storey extension has been added to the South East Elevation which is subservient to the main barn and designed as a simple lean-to. Ground level in this area are approximately 1.0 meters above the floor level of the barn meaning that the extension will be partially subterranean further reducing its scale and impact.

The barn will have a small courtyard garden facing South East and Chantry House will retain an adequate rear garden space.

5.5 Landscaping

There are no trees or hedges within the site. There are two pine trees in land to the rear which are shown on the Site Plan drawing ref P1. These will be unaffected by the works and no further structural planting is proposed.

Proposals for hard landscaping are referred to on the Site Plan, drawing ref P1.

5.6 Appearance

The barn is to be converted to a dwelling. The general appearance of the barn which is now overgrown with ivy, will be retained and enhanced by the conversion works.

- External walling materials and roofing will be retained/re-laid to maintain its appearance and the new single storey extension will be constructed using matching materials.
- New rainwater goods will be aluminium with black powder coat finish. Gutters are to be ogee section and rainwater pipes are to be circular fixed back to the wall with collared sockets.
- Principal window and door openings have been retained and a minimum of new openings have been included. New openings have been designed as simple openings with second hand squared stone lintels and cills.
- Window frames are to be in timber painted off white RAL9010; Doors and larger openings are to have frames constructed in hardwood with a dark oak stain finish. All window frames to be set into minimum 75mm reveals.
- Rooflights are to be aligned with the roof slope with low profile flashings and central glazing bars in a conservation style and with dark grey frames and trims externally.

6.0 Access

6.1 Sustainability

The site is located in the centre of Cawthorne where there are a number of local facilities including a shop and post office, village hall, public house and restaurants, sports clubs and places of worship.

The village is served by public transport in the form of local buses which provide linked to the surrounding villages and wider area.

The site is considered to be in a sustainable location.

6.2 Inclusive Access

The site is relatively flat ground levels will not exceed 1 in 20 allowing access for pedestrians and vehicles without the need for steps or ramps to make them suitable for wheelchair users.

6.3 Service Vehicles

Refuse lorries are not accommodated on site and it will be necessary for waste and recycling bins to be taken to the roadside for collection where adequate space for storage is available.

All parts of the barn are within 30m of Church Street making them accessible for a fire appliance parked on the public highway.

7.0 Summary

- The submitted plans and supporting statements describe the conversion of a small but attractive stone barn into a dwelling in the Cawthorne Conservation Area.
- The site and the proposals are similar to an application to convert the barn in 2006 which was approved.
- They will allow a historic building to be sympathetically converted with no adverse effect on adjacent dwellings, with minimal alteration to the external elevations, using good quality materials providing a viable end use which will enhance and preserve the character and appearance of the Conservation Area.
- The proposals are consistent with local and national planning policy and we look forward to receiving the support of the council in determining this application.



MBooth Design