Conversion of Barns to 2 dwellings
Upper Woodhead Farm
Woodhead Lane
Hoyland
Barnsley
S74 9SY

Ref: 11.59
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Version: 02

DESIGN AND ACCESS STATEMENT



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1.0 Introduction

1.1 This statement has been prepared in support of an application for Full Planning Permission for the conversion of redundant farm buildings into two dwellings with garages and associated works.

1.2 This is a resubmission of an application ref: 2012/0367 submitted in March 2012 to convert the barns and restore the adjacent farmhouse. The barns were excluded from the consent document to allow the works to the Farmhouse to be approved.

1.3 Additional information in the form of Bat Surveys has now been prepared allowing the application for the conversion of the barns to be resubmitted.

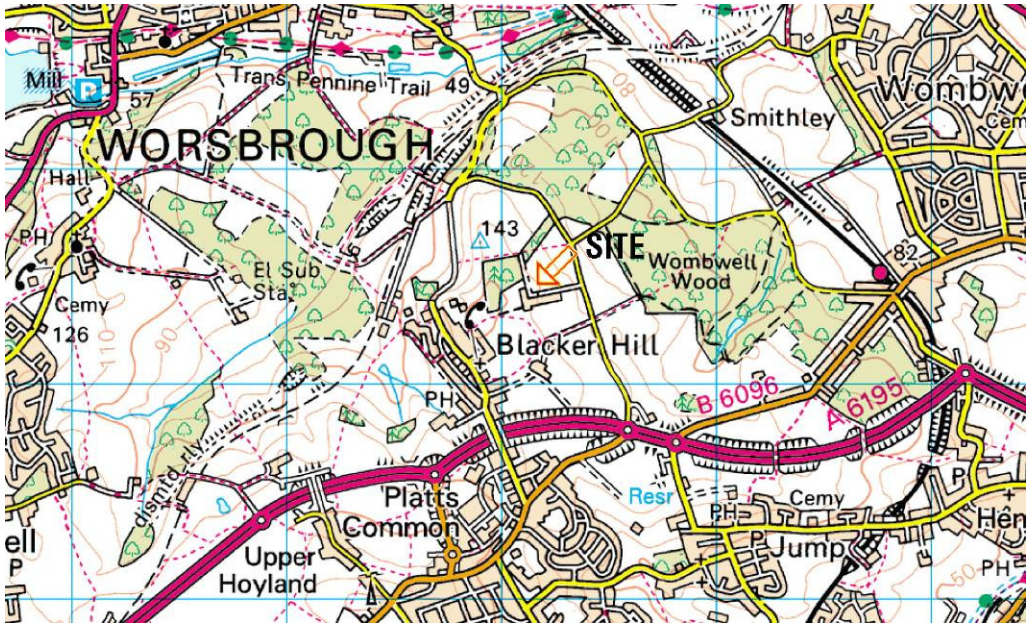
1.4 The site was the subject of an earlier planning permission on 21st December 2005, Ref: B/05/1372HN for the conversion of the redundant farm buildings into 5 dwellings. The works included the conversion of a single storey outbuilding at the south east corner of the site into a dwelling. The current proposals make provision for the possible change of use of this building into a dwelling at some point in the future but it does not form part of this application.

1.5 The site has been purchased by the applicant who intends to carry out the works for his own occupation and that of his family.

1.6 The buildings are redundant to farming use and the surrounding site has been reinstated to grassland following recent open-casting.

2.0 Location

2.1 The site is accessed via a private drive from Woodhead Lane, 0.7km north of the A6195 Dearne Valley Parkway, 1.9km north of the centre of Hoyland and 4.9km south east of Barnsley. Fig 1 illustrates the location in the context of the surrounding area.



2.2 Fig 1. – See Appendix A for detailed Site Location Plan.

3.0 Assessment

3.1 The site has a total area of 0.76Ha including the access drive which connects to Woodhead Lane. It is surrounded by open agricultural land and bounded by a mix of timber post and rail fencing to the main farm buildings and metal 'estate' style fencing to the access drive.

3.2 The Barnsley Metropolitan Borough Council Unitary Development Plan designates the site as within Green Belt. As such the following local planning policies are most relevant to these proposals:

UDP policies:
GS8A - *The Re-Use and Adaptation of Buildings in the Green Belt.*

LDF Policies:
Supplementary Planning Document 'Barn Conversions'

Core Strategy Policies:
CSP2 – *Sustainable Construction*
CSP3 – *Sustainable Drainage Systems*
CSP4 – *Flood Risk*

The principal of residential development has been established by the previous planning consent ref B/05/1372HN.

3.3 The site has a natural gradient of approximately 6 metres from the highest point at the west down towards the east of the site. The farm buildings have been constructed with the adjoining farmhouse and principal barn on a north south axis along the natural contour. Additional buildings form a north east wing with floor levels reducing to suit the slope of the land. The ground levels of the surrounding land and the central courtyard areas to the south and east of the group tend to follow the natural gradient with a minimum of built up levels indicating the possibility of filled ground. A topographical site survey has been prepared and a copy is included as part of the application documents.

3.4 An initial assessment of likely contamination has been undertaken. A walk over survey was carried out and identified an oil storage tank providing a domestic fuel supply to the farmhouse and the presence of what appear to be asbestos based cementitious roof sheeting to a number of the buildings. There are no other chemicals or materials stored within the buildings that give cause for concern. Whilst the site has not been used as a working farm for some time a Phase II Site Investigation Report has been commissioned and the results will be submitted as part of the planning application as soon as possible. The likelihood that significant levels of contamination will be present is thought to be low.

3.5 The existing buildings comprise farmhouse (not part of this application) with a range of traditional barns and outbuildings forming a courtyard group. They are constructed predominantly in stone with blue slate roofing. A number of buildings have been altered and original roof coverings removed and replaced with fibre cement sheeting probably containing asbestos. This material will be removed by a suitably qualified contractor.

3.6 The upper half of the original two storey building which forms part of Barn B has, in the past, been removed and replaced with a low mono-pitched roof. Evidence of this is provided by the profile of the original pitched roof on the two storey gable wall adjoining and the existing first floor beams internally which have been adapted to support the low pitched roof. The pitched roofs of the single storey outbuildings at the eastern end of the group have also been removed and it is proposed that both the two storey element of Barn B and the single storey roofs are reinstated to their original form.

3.7 A structural appraisal of the existing buildings has been prepared and a copy is included with the application documents. A Photographic Survey has also been carried and forms part of the application documents.

3.8 Access to the site is taken via a private drive finished in tarmac approximately 4.0m wide which connects to Woodhead Lane. At the junction with Woodhead Lane visibility sightlines of 2.0 x 168m to the north and 2.0 x 170m to the south are achievable.

The width of the access lane is slightly less than would normally be expected to allow two vehicles to pass although there are wide grass verges on both sides of the drive that would allow some over-run if necessary for passing.

The conversion of the farm buildings is unlikely to produce a significant increase in vehicle movements. No improvements of the access were deemed necessary as part of the previous application for conversion to five dwellings (plus the farmhouse) and therefore it is considered that no further improvements are necessary to serve a total of three dwellings.

3.9 The site is devoid of mature landscaping. An Arboricultural Survey is therefore considered unnecessary.

3.10 The barns are not connected to foul drainage. There is a septic tank that serves the farmhouse. As part of the works this will be replaced with a packaged sewage treatment plant to serve the farmhouse and the converted barns.

3.11 Surface water from the buildings and extensive areas of concrete yards drains to soakaway. The extent of hard surfacing requiring positive drainage will be reduced as part of the proposals. Sustainable Drainage Systems (SuDS) should be considered in the disposal of surface water.

3.12 The conversion of the existing buildings requires that a protected species survey be submitted as part of the application documents. A survey has been produced by Middleton Ecological Consultancy and a copy is provided as part of the application documents. The survey did not identify the presence of a bats roost.

3.13 The site is not within an area identified by the Environment Agency as being at risk of flooding nor is it likely to lead to flooding elsewhere.

3.14 There is a natural pond at the south east corner of the site. Water levels in the pond appear low. The applicant is aware that open casting of the adjoining land together with the installation of an extensive field drainage

system may have affected the source and ultimately the water levels of the pond.

3.15 Social and Economic Context. The existing buildings provide very little social or economic benefit to the local or wider community. Whilst attracting new residents to the area the effect on the local and wider community will be minimal.

3.16 There are no local bus services that are within walking distance. The semi-rural location of the site determines that most journeys will be made by motor vehicle. There is an opportunity locally for cycling and walking particularly at the Wombwell Woods site on the opposite side of Woodhead Lane run by the Forestry Commission.

4.0 Involvement

4.1 The proposals were originally discussed with Tony Wiles at a meeting on Tuesday 31st February 2012. A further site meeting with Steve Kirkham and Tony Wiles of the planning department was held on Wednesday 15th February 2012. There was general support for the principal of the development and a number of specific issues were considered.

- A proposal for a lean to extension of the north side of Unit 2 (Barn B) was discussed and discounted.
- Details of a new build garage to the north east corner of Unit 1 (Barn A) were discounted and as an alternative, proposals for an integral garage to the gable end of the barn were agreed in principal.

4.2 The proposals have no impact on local residents and therefore further consultations have not been carried out.

5.0 Evaluation

5.1 The suitability for residential development of the site has been established by the previous planning consent. The proposed works should be considered against the most relevant policies which are the UDP policies relating to development within the Green Belt and the LDF SPD relating to Barn Conversions:

Policy GS8A – The Re-use and Adaptation of Buildings in the Green Belt – (Policy relating to the barns)

In the Green Belt, the Change of Use and/or alteration and/or extension of an existing building will be permitted provided that:-.

A) The building as altered and extended or used, in accordance with the development permitted, will not have a materially greater impact than the present use on the openness of the Green Belt and the purpose of including land in it.

The proposals accord with Policy GS8A in that the converted barns have no extensions beyond the outer curtilage of the existing buildings and the only new extension is single storey and within the central courtyard such that it will have no impact on the openness of the green belt.

B) The building as altered and extended or used in accordance with the development permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems.

The site cannot be seen from Woodhead Lane. The closest residential properties are located 270m to the south west on Woodhead Drive and the proposals will have no adverse affect on their amenity. The access is adequate with good visibility standards at the junction with Woodhead Lane and links to the wider transport network. The proposals are unlikely to create any significant intensification or lead to traffic or safety problems.

C) Any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations.

A structural appraisal has been prepared and is provided as part of the application documents. Some areas of the external walls of the principal barn, Barn A, have suffered horizontal movement and will need to be taken down and reconstructed. The majority of the buildings are in good structural condition and capable of conversion without substantial alteration or the need for reconstruction.

D) The development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity.

The farm is not an agricultural holding and the total ownership extends to 12.97Ha. Farming activities ceased at the site prior to 2005 and the land and buildings are unsuitable to run a viable farming business.

E) Any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form, the existing external materials, and its overall setting.

The proposals have been designed in such a way to complement the existing architectural vernacular in terms of form, scale and design. Materials include natural stone walling and a mix of blue slate roofing and artificial stone slates. Good quality artificial stone slates such as those specified have been shown to offer an acceptable and viable alternative to natural stone.

F) The site curtilage must be limited to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality.

The existing boundaries which form the immediate curtilage to the farm have been retained. Provision is made for an access road for service vehicles and vehicular access to the north of Unit 2 in accordance with the previously approved plans. The enclosure to the access road and surfacing using a reinforced ground stabilisation membrane has been designed to provide a natural finish and have minimum impact on the openness of the Green Belt.

G) A proposal to change the use of a non-residential building to residential use will be permitted only if:

i) The applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure, tourism or other use which would contribute to the local rural economy without conflict with other policies of the plan, or

ii) The residential conversion is a subordinate part of a scheme for non-residential use, or

iii) Residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non-residential use.

The most appropriate use for the redundant agricultural buildings is residential. The buildings are of domestic scale and convert well to residential use with a minimum of alteration and/or extension. There is limited demand for leisure and tourism use within this part of the borough and an alternative commercial use could create an intensification of traffic movements to and from the site. The principal of conversion to residential use has already been established.

H) There is no conflict with the other policies of the plan

Where, following the conversion of a building from agricultural use, permitted development rights may allow the erection of new farm buildings within the same agricultural unit or holding which might have a seriously detrimental effect on the openness of the Green Belt and/or on the landscape, the Council will remove permitted development rights by Planning condition.

Where permission is granted for conversion to a dwelling the Council will normally, as a condition of Planning Permission, remove permitted development rights so as to control alterations and extensions to the building and the erection of outbuildings.

The applicant understands that should permission be granted permitted development rights would likely be removed.

LDF - Supplementary Planning Document – Barn Conversions

The proposals have been prepared to reflect the recommendation and design guidance provided as part of the Supplementary Planning document: Barn Conversions. The following addresses the specific design guidance referred to whilst other matters are covered elsewhere in this statement.

- A structural survey has been provided within Appendix C.
- The existing appearance of the buildings has been retained. Existing architectural details have been retained and where new practical requirements such as flues are necessary these have been designed as flue pipes rather than chimneys.
- Existing openings have been retained and reused. New openings where necessary have been kept to a minimum. The most

significant alteration to the external appearance is the inclusion of archways to the northern gable wall of Unit 2. This facilitates the use of part of the building for internal garaging avoiding the need for an external garage extension. This gable wall has two existing window openings which are not original and a built up doorway which will be adapted. The design of the archways is in-keeping with the agricultural vernacular and will allow the partially collapsed gable wall to be reinstated.

- Dormer windows have been avoided. New rooflights where necessary are low profile conservation style featuring vertical glazing bars in a dark finish to match the slates.
- Roofing materials will include blue slate and artificial stone. Artificial stone slates will be in diminishing courses with matching ridges pointed in mortar and with flush pointed verges in a traditional manner. The use of good quality artificial stone slates is well established and those specified, Denby Dale Cast Farmer Browns have been used extensively within the area.
  Walling is to be in natural stone with a lime based mortar and grit sand mix finished flush to the contours of the stone.
- Extensions to the converted barns are limited. There is single storey extension to Unit 3 which is located within the central courtyard. The garage to Unit 3 is a replacement of an existing blockwork building shown in Fig 12 of the photographic survey. The extension links the garage to the converted barn providing private, enclosed amenity space for Units 2 and 3. The design respects the traditional courtyard vernacular of farm buildings.
  There is a reinstatement of the original first floor of part of Unit 3 which has previously been referred to.
- The site is devoid of hedges and mature trees due partly to open cast mining carried out within the area over the last 10 years. Provision has been made to introduce some new elements of landscaping although the nature of the site is open grassland and therefore new significant structural planting is inappropriate.

Other issues referred to in the SPD are covered elsewhere in the statement.

5.2 The current proposals for 2 dwellings is below the threshold of 15 dwellings which would qualify for an affordable housing requirement.

5.3 The proposed access is considered to be adequate and whist some widening or the provision of passing places along the private drive could be considered the relatively limited use and opportunity for casual overriding of the verges is preferable to the construction of formal passing places. If, over time, regular over riding of the verges occurs at a specific position, some localised widening could be carried out at the owners

discretion. The proposals make allowance for service vehicles to access and manoeuvre within the site.

5.4 The Protected Species (Bat) Survey prepared by Middleton Ecological Consultancy concludes that ' Upper Woodhead Farm was not found to be a bat roost and the conversion of the barns will not require licensing under the Wildlife and Countryside Act 1981 and the Conservation Regulations 1994'. It further found that 'No further survey effort is required'.

5.5 The existing septic tank that serves the farmhouse will be removed. Foul drainage will be treated by a new Klargester Bio-Tec 4 Aerated packaged sewage treatment plant to serve the site. This system is design for up to 25 persons and is subject to further detailed design and Environment Agency consent prior to installation. The outfall from the tank will connect to an existing 125mm dia drain which collects surface water from the field drainage system installed as part of the land reinstatement following open casting. The position of the drain is shown on the site location plan together with the outfall to a drainage ditch on the east side of Woodhead Lane.

5.6 Surface water drainage will be designed with due regard to SuDS and discharged into the ground via soakaways. The size of the individual soakaways will be subject to percolation tests in accordance BRE Digest 365.

5.7 The site is not within an area identified by the Environment Agency as at risk of flooding. It is not located close to any watercourses or underground culverts. The site is not at risk of flooding and there is no risk that the development will cause flooding elsewhere.

5.8 The site is unlikely to be subject to contamination. A site investigation report has been prepared by Eastwood and Partners and a copy of the report is included as part of the application documents.

5.9 The works will be carried out to provide energy efficient homes using sustainable building techniques and wherever possible materials sourced locally. The development will incorporate conservation measures in the design to ensure the building is highly sustainable. Features will include:

- Providing rainwater harvesting facilities
- Providing walls with good insulation to meet/exceed building regulations requirements
- Providing windows to maximize passive solar gains, with low emissivity glass to reduce heat loss
- Provide heating system to include heat recovery from waste air/water
- Fit timers to individual thermostats
- Install energy efficient appliances to reduce water consumption

- Fit low volume flush wc's and flow restrictors to taps
- Locally source materials as far as possible
- Specify timber from sustainable sources
- Specify energy efficient lighting

6.0 Design

6.1 Drawing No P2 Rev A provides a site layout plan illustrating the proposals. It highlights in red a number of existing buildings which are to be removed.

6.2 The site is dominated by the large two storey barn with an attached farmhouse and a range of stone outbuildings. The applicant is currently undertaking the restoration of the farmhouse in accordance with the planning permission granted, and intends to convert the attached barns to two dwellings for family members. The subdivision has been taken along existing structural walls at the natural points of separation between the buildings.

6.3 The approach to the conversion of the barns has been undertaken by retaining and reusing all existing window and door openings and, or reducing and removing openings which were not original. A number of narrow ventilation slots within the principal barn, Unit 2, have been retained and will be glazed using recessed frames to maximise light and maintain the external appearance. New openings have been kept to a minimum and where they are necessary designed to have similar detailing and proportions.

6.4 The designs are generally in accordance with the guidance provided in the LDF Supplementary Planning D 'Barn Conversions' Adopted March 2012. Details are provided under the appropriate subheading in section 5.1 of this statement.

6.5 Proposed materials include blue slate and artificial stone slate roofing. Blue slate is common to the area and features on a number of the existing buildings. It is likely that the principal barn and a number of the outbuildings would originally have been roofed in natural stone slates. The use of natural stone slates is becoming less frequent due to diminishing supplies and it is common for good quality artificial stone to be used as an alternative. The proposals specify Denby Dale Cast Farmer Browns artificial stone slates which are widely used in the area and have proved to be a suitable and viable alternative to natural stone.

External walls where new or rebuilt are to be constructed in natural regularly coursed stone to match existing, flush pointed in grit sand lime based mortar and 'bagged off'. Lintels and cills will be in natural stone with mullions and jambs where illustrated. Repointing of existing stone walls will be undertaken concurrently with the works. Existing cementitious mortar will be removed and grit sand lime based mortar will be used as before.

Windows to the barns are to be in timber with a dark oak finish or painted finish to be agreed. All windows are to be set in min 75mm deep reveals. Doors are to be in timber with dark oak stain. Garage doors are to have a vertically timber boarded design, manufactured in GRP with a dark oak finish and matching frame.

Rainwater goods are to be in black polyester powder coated aluminium with ogee section gutters supported on rise and fall brackets without fascias. Rainwater pipes are to be circular and fixed to stonework with brackets.

External surfaces are to be a mix of tarmac access roads, with good quality artificial stone flags, setts and gravel as shown on Drawing No P2 Rev A Site Plan.

Boundaries are to be constructed in stone walling to match existing, timber fencing and native hedging as shown. Existing outer boundaries of timber post and rail fencing are to be retained.

The site is devoid of mature hedges or trees. The private access drive was originally lined with thorne hedges which were removed as part of the open casting works. They were replaced by Estate style metal fencing and an avenue of trees which will be retained. The remainder of the surrounding land is open grassland and no additional structural landscape planting on or adjacent to the site is considered necessary. The planting of a hedge to enclose the residential curtilage of the northern boundary has been included and is shown on drawing No P2 Rev A.

7.0 Access

7.1 The existing access is to be retained. Woodhead Lane connects the site with Worsbrough and Barnsley to the north and Platts Common and Hoyland to the south via the Dearne Valley Parkway. It is a country lane where the national speed limit applies. Visibility sight lines of 168m to the north and 170m to the south are achievable. At these points the road has a bend to the north and a vertical curve to the south limiting further visibility and acting as natural traffic calming to reduce speeds at these points. As such the visibility currently available is considered to be satisfactory. The access is existing and the proposals will create less traffic movements than the earlier planning consent for 5 dwellings excluding the farmhouse making a total of 6. The proposals are therefore considered adequate and unlikely to cause any issues with regard to highway safety.

7.2 The councils parking standards as outlined in LDF Supplementary Planning Document 'Parking', states that dwellings of 3 bedrooms or more should have two parking spaces. Given the nature of the site and the remote location enclosed parking is required and double garages are included with Units 1 and 3. This automatically creates additional frontage parking and given the fact that the dwellings have four and five bedrooms in some cases the provision of additional parking in excess of the normal standards is not unreasonable.

7.3 The site is not in an area easily accessible for residents to use public transport and there will be a reliance on the motorcar. The reuse of existing buildings is an established principal in the borough and the conservation of the farm buildings will ensure that they do not deteriorate further and that they continue to contribute to maintaining the special nature of the rural landscape and provide an opportunity for high quality living accommodation.

7.4 Gradients within the site are relatively severe and will not permit level approach to all dwellings without a stepped approach.

7.5 The proposed access road is private and suitable for use by service vehicles. Manoeuvring space is available at the end of the private road and to the rear, north of Unit 2.

8.0 Summary

8.1 The proposals involve the conversion of stone barns into two dwellings and associated works.

8.2 The principal of residential development was established by a planning consent for the conversion of the barns into five dwellings in 2005, Ref: B/05/1372HN. The current proposals take a sympathetic view to the conversion of the buildings and respect the Green Belt and maintain the setting of the adjoining Farmhouse and group of buildings as a whole.

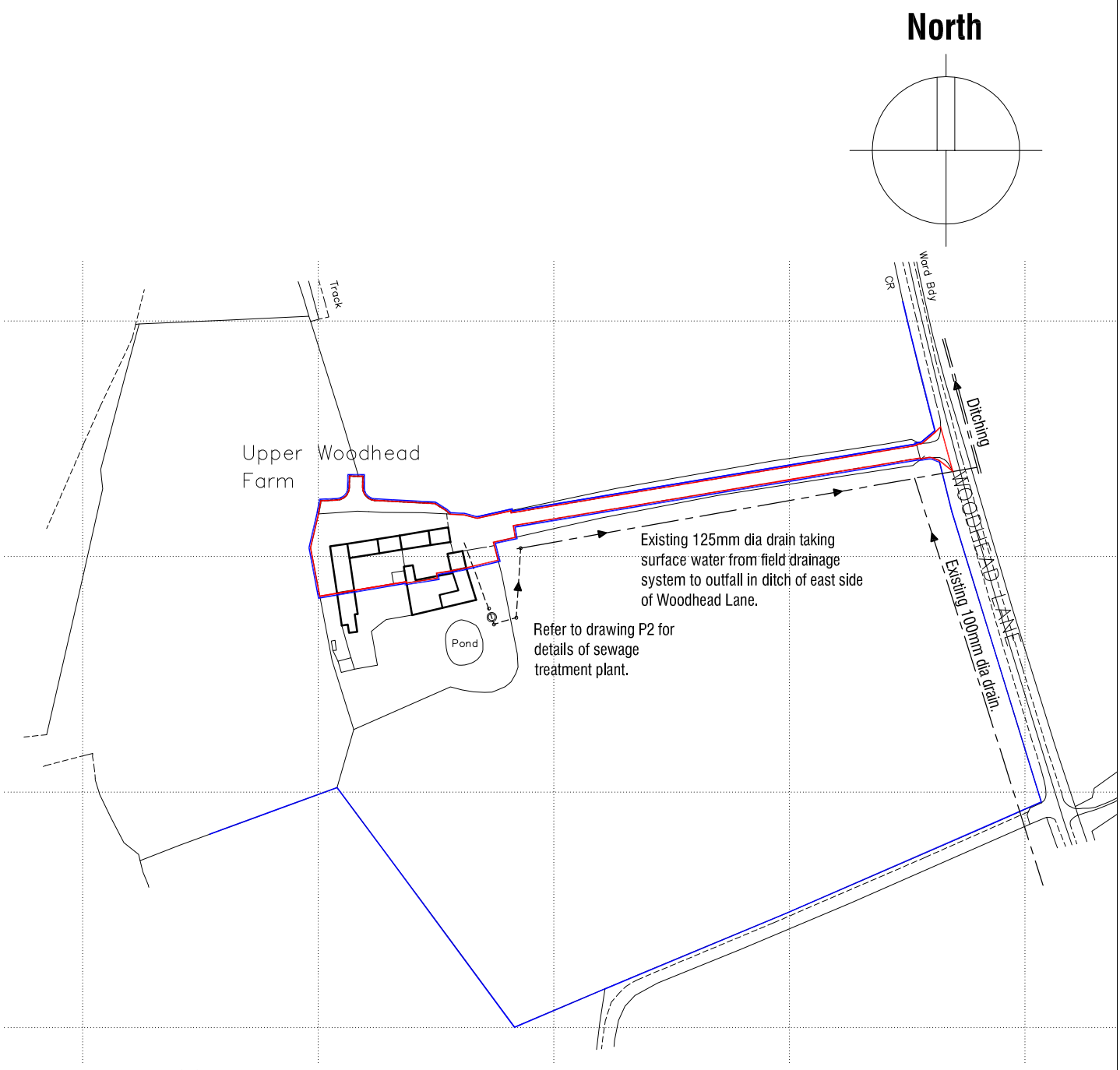
8.3 The supporting information takes account of the various issues and planning policies that apply to this work, and the proposals provide a viable future use for attractive buildings that are now unsuitable for their original use would otherwise fall into further disrepair.

8.4 We consider that the application is compliant with planning policy and look forward to receiving the councils support in respect of these proposals.



Signed for MBooth Design Ltd

Appendix A – Site Location Plan



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Rev A 21.05.2012 Amend application site boundary.

UPPER WOODHEAD FARM
WOODHEAD LANE
HOYLAND
BARNSLEY
S74 9SY

LOCATION PLAN

Scale 1:2500

Date July 2012

Ref 11.59

Drwg No OS2

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