

Design and Access Statement for Residential Development at Berry Moor Farm, Silkstone Common



Aerial View of the Site



Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com



Introduction

This design and access statement accompanies a full planning application for alterations to the cluster of existing agricultural buildings associated with Berry Moor Farm, Silkstone Common. The farm house on the site has been the subject of a recent planning application (ref: 2020/0092) in which proposed extensions were granted permission.

This application is for the conversion of the existing stable block into 3 no. residential dwelling houses, and the conversion of the cow shed into a residential dwelling house. The application also seeks the demolition of surplus agricultural volume and erection of outbuildings for associated use by one of the dwellings proposed.

Berry Moor Farm is located in the green belt to the south of Silkstone common and is accessed via a track that comes off Pinfold Lane. The lane currently serves Berry Moor Farm and 4 other dwellings. One detached dwelling is located to the south side of the Berry Moor Farm agricultural holding and in close proximity to it. The other 3 are cottages located a considerable distance to the south east and accessed via a spur from the access track.

The cluster of buildings on the site is roughly orientated north to south, on the west side of the site and parallel with Pinfold Lane is the stable block and a large open sided barn. To the north of the site are two large cow sheds. The one to the far north being the largest building on the site. There is some hardstanding to the north and east of these sheds. The farm house is located to south-east of the site. There are a few minor out buildings also dotted around the holding. Overall, the extents of the built form on the site are well defined and are condensed. The vehicular access to the site comes off Pinfold Lane to the east but turns north as it enters the farm.



Use

The proposed uses of the existing edifices on site are as follows:

Farm House – Retained for residential use and refurbished under consented proposals.

Stable block – Converted for residential use with subdivision to create 2 no. 4 bed dwelling houses and 1 no. 3 bed dwelling house.

Open sided barn – To be demolished.

Largest cow shed – To be demolished.

Smaller cow shed – To be converted to 1 no. residential dwelling.

Hard standing to north to be returned to agricultural green belt.

Hard standing to the east to be utilised as domestic curtilage.

Amount

Berry moor farm has a considerable amount of built volume in its extant form. The proposals seek to repurpose that volume in a sustainable and efficient manner. Part of that strategy is to demolish a considerable amount of volume so that the overall net volume on the site is considerably reduced. Whilst the proposals include the erection of a new barn and a new garage with a carport, these new edifices are necessary to the use of the new dwelling houses, are situated within the footprint of existing built form, and are considerably smaller than existing buildings on the site that are proposed for demolition.

There are also single storey extensions proposed to the rear of the stables in order to make the existing footprints convertible to residential use. The projection of these extensions is both limited and modest. The final element of new build is a small single storey extension to the north of the retained cow shed. This sits within existing footprint and its volume is easily offset by proposed demolition. The resultant net volume on the site (not including the farm house but including the extensions previously consented) amounts to a reduction of 11,381m³.



Layout

The site layout alters more by virtue of demolition than addition. Therefore, the courtyard-nature of the existing farmstead is maintained and reduced in sprawl.

All the proposed dwellings will be accessed from the courtyard with front doors facing on to the courtyard. The conversion of the stable block will be supplemented by a modest extension at the rear and the provision of domestic amenity space to the west.

Whilst this constitutes a slight increase in the curtilage to the west, the increase is modest, the volume is easily offset by volumetric improvements elsewhere on the site and the land being utilised for the extensions is currently occupied by a copse of trees.

The large cow shed to the far north of the site is to be demolished and some of the footprint to be utilised as domestic curtilage for plot 5. The existing gap between the retained cow shed and the stables will form a gated access to plot 5 and the associated garage, car port and livestock shed. Plot 5 will have access out to the east onto domestic curtilage (repurposed hard standing) and to the north.

The southern end of the stable block is currently an open sided garage, this will be utilised as garages for plots 2, 3 & 4. Plots 2 & 3 will have 1 downstairs bedroom in addition to the bedroom provision made at the existing first floor level. Plot 4 will have bedrooms solely located at the existing first floor level. Plot 5 utilises the existing double storey height of the barn to introduce a first-floor provision.

Scale

All proposed extensions are subservient to the host buildings and the scale of the development represents a decrease in the outer curtilage limits of the site. The new outbuildings consisting of a garage, car port and livestock barn are all smaller in scale than the current barn that occupies the same part of the site. The garage and car port are of domestic scale with the livestock barn having a more agricultural scale, is nevertheless, still diminutive in comparison with the existing shed.



Appearance

The existing edifices are retained in their current appearances. Any remedial works required will utilise materials to match. The only departures will be the window treatments which will be in powder-coated steel (plot 5) and uPVC (plot 2-4) for maintenance and longevity purposes. The proposed extensions will match their host buildings in terms of materiality and idiom. Dual pitched roofs and brick heads and cills to new window apertures are prominent details. The use of an exposed oak frame for the car port and shiplap cladding for the garage and livestock enclosure are not unusual materials in the greenbelt and are therefore deemed appropriate.

Landscape and Access

The development, with the exception of the stable block extension, will sit comfortably within the current defined curtilage of the building cluster. New boundary treatments will either be timber post and rail fences or dry-stone walls as shown, both of which reflect the character of the greenbelt setting. Access will remain unaltered.

Policy and UDP

The following policies from The Barnsley Local Planning Authority Local Plan document are relevant:

Paragraph 5.58 - Villages vary in size from larger villages to small hamlets but are generally characterised by a more limited range of services and public transport compared with Urban Barnsley and the Principal Towns. Some are close to nearby towns, others are washed over by Green Belt or inset from the Green Belt. Some limited development is identified in these villages.

Silkstone Common is one such village that is washed over by the green belt and limited development is deemed reasonable.

Paragraph 18.2 - The NPPF states at paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:



- *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*
- *The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces*

The extensions proposed under this scheme are proportionate ones that do not result in additions over and above the size of the original buildings and have been shown to amount to less than the volume designated for demolition.

Where the erection of new buildings is being proposed, these buildings are smaller than the one's they will replace and broadly speaking have the same purpose. Garages and carports are being converted as part of the stable block development; these are being reintroduced within the curtilage of plot 5. And, livestock barns are being demolished on a large scale and one new modest livestock barn is being erected within the footprint of an existing agricultural shed.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt - Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- *Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.*
- *Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.*

All such development will be expected to:

- *Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and*
- *Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.*



The proposals actually serve to improve the openness of the greenbelt by virtue of the reduced volume and area of built form on the site. Endeavours have been made by virtue of scale, materials and typology to enhance and maintain the character of the green belt. None of the proposals are expected, therefore, to adversely affect the amenity of any local resident, pedestrian or highway user.

Paragraph 18.6 - The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

In all cases, the extensions do not result a doubling in size of any of the original buildings and are therefore in this regard, deemed acceptable.

Paragraph 18.7 - The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

Floorspace will be calculated by external measurements of the building.

Floorspace within roof spaces will not be taken into account.

Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).



Stable block calculation

The stable block by calculation based on the guidelines above is as follows:

The existing stables – Ground and first floor = 315.2m²

The garages are outbuildings and are therefore discounted from the existing floor area.

The proposed stable block extension new floor area = 71.5m²

The converted outbuildings count as proposed new floor area = 74.4m²

Therefore, the total existing floor area = 315.2m²

The total proposed new floor area = 145.9m²

The percentage increase = 46.3%.

Plot 5 calculation

The existing cow shed (to be converted) = 316.2m²

The existing cow shed (to be demolished) = 629.7m²

The proposed extension new floor area = 48.75m²



The proposed first floor new floor area = 170.2m²

The proposed outbuildings new floor area = 170.9m²

The total existing floor area = 945.9m²

The total proposed new floor area = 389.85m²

The percentage reduction in floor area = 25.25%

Therefore, the net percentage floor area difference between existing and proposed = a 7.45% reduction in total floor space.

NB: none of the above calculations take into account the footprint of the open sided shed or the existing farm house and consented farm house extensions. However, if these were included, the real-terms floor area reduction would be even greater.

Policy GB3 Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- *The existing building is of a form, scale and design that is in keeping with its surroundings;*
- *The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;*
- *The proposed new use is in keeping with the local character and the appearance of the building; and*
- *The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.*



The existing buildings are of substantial construction and are in keeping with the surroundings. The existing brickwork is both structurally sound and visually appealing requiring only minor repairs. We expect the substantial part of the existing masonry to be maintained in the development of both the cow shed and the stable block and associated garages.

The alterations proposed are in keeping with the character of the green belt and the existing edifices on site. The current buildings intended for residential development have been vacant well over a year and are not currently linked with any agricultural activity. The commerciality of the agricultural use is longer viable and therefore there is no expectation that the demolished and/or converted buildings will be replaced elsewhere in the green belt.

All such development will be expected to:

- *Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;*
- *Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and*
- *Preserve the openness of the Green Belt.*

The proposals outlined in this application are shown to benefit and preserve the openness of the green belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- *There are not strong economic reasons why such development would be inappropriate; and*
- *Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use*
- *We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.*

The buildings in question have stood empty for a considerable period of time and it's expected that that would continue to be the case without the prospect of redevelopment. The continued redundancy of the buildings would



undoubtedly serve to further their demise and increase their unsightliness in the context of their green belt setting. The proposals will serve to reverse the current demise and repurpose the buildings with longevity.

In this case we ask the local authority to relax on the final bullet point above and allow the garden curtilage to the rear of the stable block in order to enable the stable block to be developed for residential use in a manner that is reasonable and viable. The garden proposals have minimal impact on the openness of the green belt and should be viewed in the larger context of the gains to the openness of the green belt that the proposals as a whole offer.

Paragraph 18.8 - The aim of this policy is to allow existing buildings to be reused as long as they are suitable for reuse and the site is in a suitable place for the proposed use.

The site has good access, existing residential presence and is eminently suitable for residential development as identified in the pre-app response from Barnsley LPA.

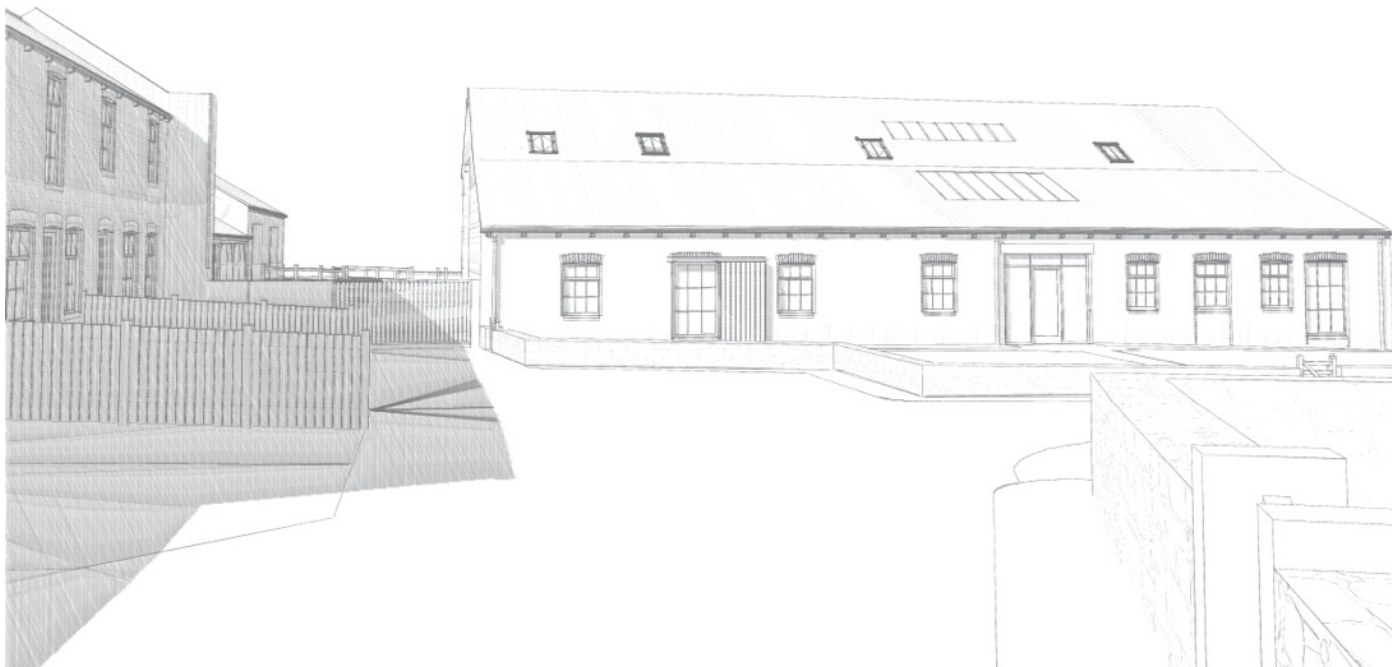
Paragraph 18.9 - A large part of Barnsley is rural and much of the countryside is in agricultural use. The nature of farming has changed in recent years and government policy supports rural diversification. As a result it is likely that some farm buildings will no longer be needed for agricultural use and there may be opportunities to reuse them, especially in ways that support the local economy. However this has to be balanced with protecting the countryside and achieving sustainable development.

The proposals set out in this application are commensurate with paragraph 18.9 and should be deemed sustainable.

It is our hope and expectation that the LPA will take into account the vacant and deteriorating nature of the current holding, the reduction in built-form volume, floor area and footprint and the eminent benefits to the openness and appearance of the green belt setting, the quality of the extant structures and their redevelopment potential, and the quality of the proposed design and the condensing of the overall curtilage, as compelling reasons to grant the permission sought in this application.

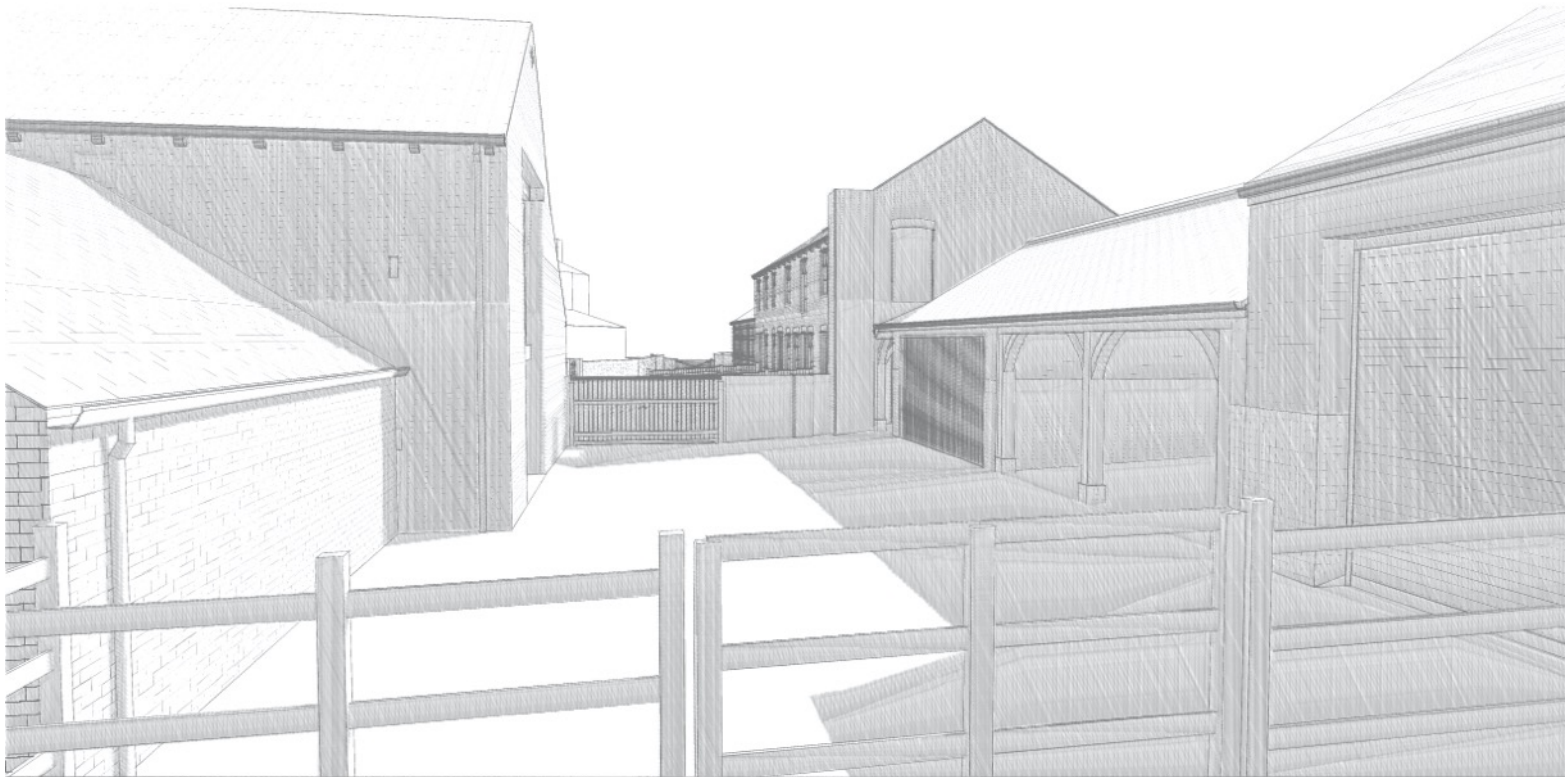


Images



Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com





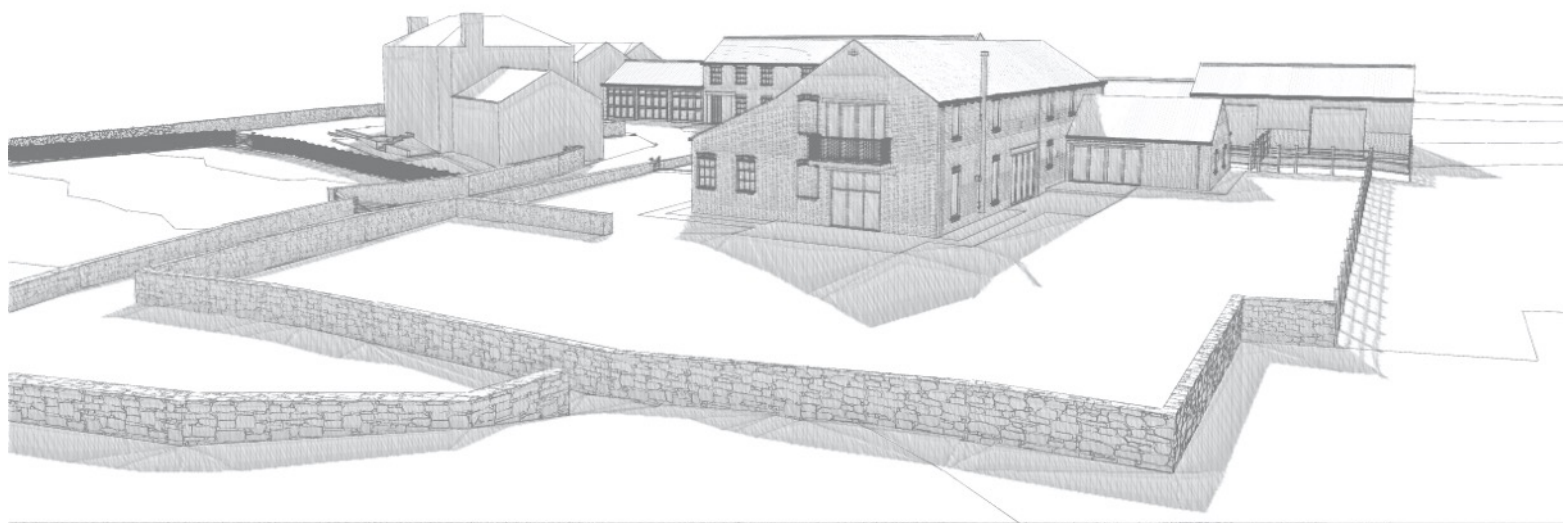
Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com





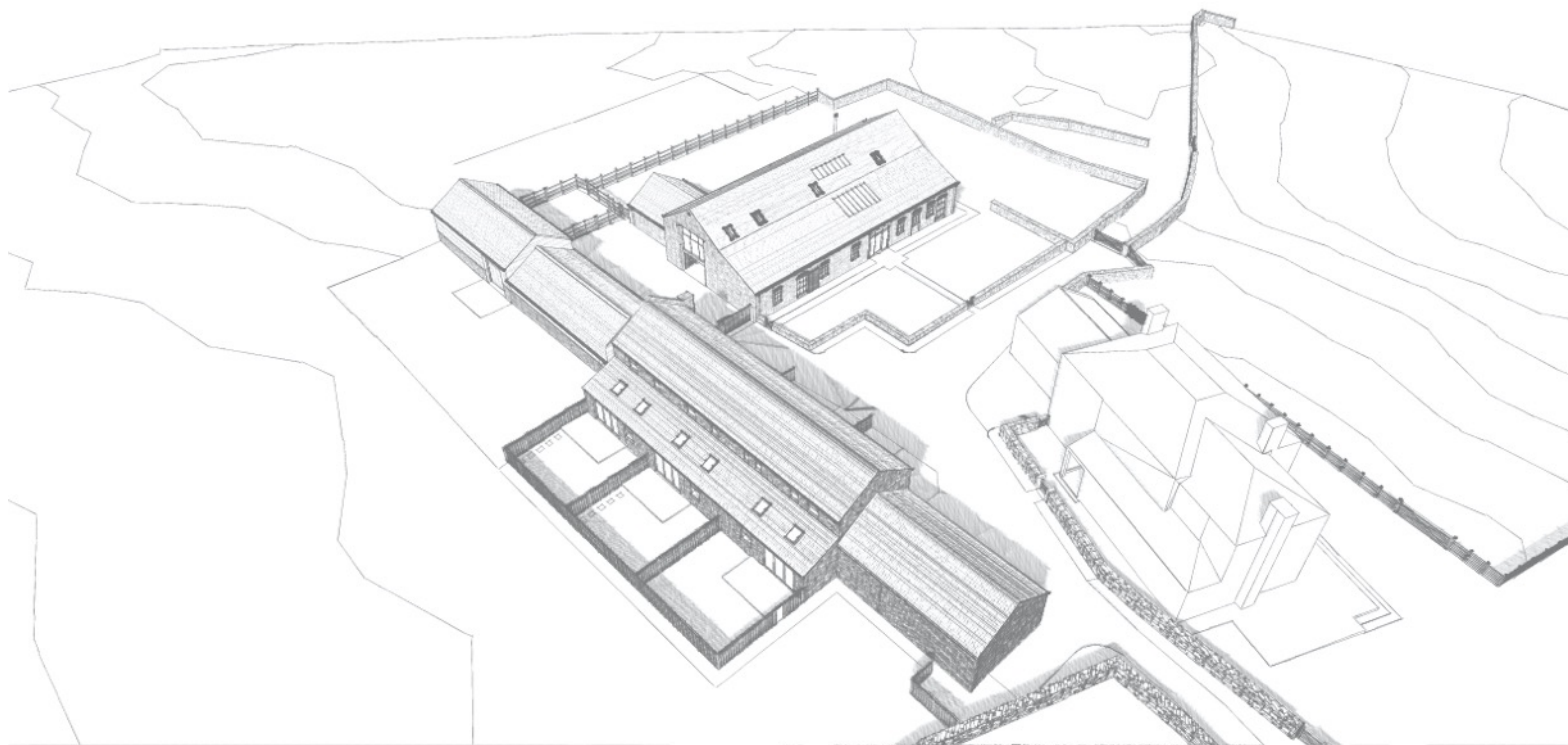
Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com





Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com





Wake Morley Architects Limited
1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com

