DESIGN & ACCESS STATEMENT

THE MISTAL, HERMIT HILL
WORTLEY

PROPOSED CONVERSION OF REDUNDANT STONE BARN TO A THREE BEDROOMED DWELLING

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1.0 Introduction

Chris Carr Associates have been instructed by Mr S Wordsworth to prepare detailed design proposals for the conversion of a redundant, single storey cow shed or Mistal at Hermit Hill Harm, Hermit Hill, Wortley, to a single detached dwelling.

The barn is currently unoccupied and redundant to agricultural use. Previously forming a part of a smallholding, the barn has not been used for agricultural purposes for some time. The proposed conversion provides an opportunity to retain a traditional building which is a part of the historic settlement which includes an adjoining Listed Farmhouse and which is capable of making a positive visual contribution to both the setting of the Listed Building and the surrounding Green Belt countryside.

2.0 Site Assessment

2.1 Location

The Mistal is located on the north eastern side of the group of buildings which form Hermit Hill Farm with access from Hermit Hill approximately 2 miles north east of Wortley on the road to Pilley. The farm currently includes a detached farmhouse (Listed Grade 2), a detached bungalow, the redundant mistal, which is the subject of this Planning Application, and two other stone barns previously the subject of planning permission to residential use and currently under construction.

Site location plans are attached Appendix 1.

2.2 Background

The barn has previously been disused for some time and is currently used for external storage by the present owner. The farm has not operated as an independent unit for some years and the land surrounding has been amalgamated with larger holdings. The barn is redundant to modern agricultural use, being of domestic proportion and offering inadequate internal space, height or environmental conditions for the storage of modern machinery, implements, feedstuffs or stock.

The barn provides a total of 830 sq ft of accommodation, has adequate internal height for conversion to residential use, is in good structural condition and is capable of conversion without significant alteration or extension.

Planning Permission was previously granted for change of use to residential in 2004 (B/04/0389/WO) which expires in April 2009. A further planning permission was granted to extend the listed farmhouse into the mistal to from a larger dwelling. The mistal and the farmhouse are no longer in the same ownership and therefore this application seeks to establish planning permission for conversion to a single dwelling in a similar way to the application granted in 2004 referred to above.

2.3 Photographic Survey

The following photographic survey illustrates typical views of the site, the barn and the immediate surrounding area. See Appendix 2 for Photographic Survey.

2.4 Measured Survey

A detailed topographical and measured survey of the site and measured survey of the existing buildings has been prepared. Copies of the survey drawings are attached with the Planning Application.

2.5 Site Inspection and Building Survey

The existing barn has been the subject of a walk-over structural inspection to assess its present condition and its suitability for conversion to residential use.

The building is a traditional single storey structure providing a total of approximately 830sq ft of accommodation at ground floor levels, with an overall length of approximately 17.5m, width of 5.5m and height to the eaves level of 2.5m.

The barn is constructed in coursed rubble stone walling with heavy stone lintels and sills to door and window openings and there is a small lean-to monopitch outbuilding at the northern gable which is built of brick. and with approximately one third of the external elevations having been rendered. The roof is clad in a mix of natural and artificial stone slates with a simple pointed verge to the gable walls. The original

gutters presumably timber ogee with cast iron rainwater pipes have been replaced with plastic.

Existing door and window frames are no longer useable and will require renewal.

Internally, the building is separated into six bays subdivided with structural walls and timber roof trusses as shown on the survey.

The roof is supported by traditional timber trusses, purlins and rafters. The main timbers appear to be in good structural condition and capable of retention.

There are a large number of existing door and window openings particularly to the south west elevation including the more recent addition of an unsightly garage door opening. Residential conversion should be possible without significant alteration to the elevations although some new windows are proposed on the south west elevation in a similar manner to the earlier design granted planning permission. The barn is capable of conversion without major structural alteration but will be subject to the integration of new damp proof systems, floor structures, internal walls, plumbing and electrical systems, plastering and finishes.

The land immediately surrounding the barn is partially surfaced with a mix of concrete, limestone and road planings, and the adjoining agricultural grassland runs up to the north eastern elevation. A walk-over survey of the site has not indicated the presence of any likely sources of contamination, there being no fuel storage tanks, agricultural fertiliser stores, slurry pits or silage clamps. The site has not been the subject of intensive agricultural use and is not within 250m of a registered landfill site.

There is some evidence that the building has in the past been reduced in size at the south eastern gable wall where there is evidence of lime wash and render on the outer face as well as stonework buttresses and foundation walls in line with the principal elevations. It is proposed that levels adjoining the north eastern and south eastern elevations will be reduced to facilitate the conversion and at that stage, should any evidence of contaminated material be discovered within the excavations, the advice of a specialist geotechnical engineer will be sought.

2.6 Drainage and Flood Risk

The existing building is not connected to a foul drainage system. The outfall of surface water drainage is unknown but does not appear to be positively drained.

Provision for a foul connection into a new Biodisk sewage treatment plant with final discharge to a water course has been arranged as part of the wider development of the site. Surface water is to be taken to soakaways surrounding the property.

The site is not subject to flooding and the design proposals for conversion will not impose any greater volume of surface water discharge on existing systems than is presently the case which might otherwise leading to the increased risk of flooding elsewhere.

2.7 Bat and Owl Survey

The Mistal has been the subject of a detailed bat and owl survey, undertaken by Eric Bennett Consultancy Ltd. A copy of the bat and owl survey is attached at Appendix 3.

2.8 Arboricultural Survey

There are no trees or hedges within the curtilage of the proposed barn conversion or within adjoining land that might be affected by the works.

2.9 Access

Vehicular access to the site will be taken via the existing private drive shared with the farmhouse. The barn conversion will have a garage parking space.

Level pedestrian access will be provided to the new residential property. Access to the courtyard is available for service vehicles.

3.0 Involvement

No neighbour consultations have been carried out although Wharncliffe Estate who own the adjacent farmhouse to the west have been made aware of the applicants intention to submit an application.

4.0 Evaluation

Conversion of the redundant stone barn to a single dwelling can be undertaken without major structural alteration and/or significant extension. A single storey extension has been added to the south east elevation to provide garaging for a car and the small lean-to at the north west has been replaced by a small extension over a similar but larger footprint. The conversion will utilise existing door and window openings to the principal south west elevation. A number of new openings are proposed to the north east elevation which do not impact in any way upon adjoining residential property and are of similar design to those approved as part of the earlier planning permission. The conversion will maintain traditional materials, will include the restoration and maintenance of existing stonework and brick with good quality artificial stone slate roof and will include enclosure of the site with traditional dry stone boundary walls and agricultural style post and rail fencing.

5.0 Planning Policy

Government and Local Authority Planning Policy advises that new dwellings are generally not acceptable within the Green Belt. The conversion of redundant agricultural buildings to residential use is permitted where it can be demonstrated that the existing building is structurally sound, of sufficient architectural interest and capable of conversion without major alteration and/or extension. Planning Policy advises that alternative uses should be considered, but where such alternatives are not appropriate, residential use is acceptable.

The barn at Hermit Hill is in good structural condition, is capable of conversion with major alteration or extension and due to the presence of existing dwellings on site, conversion to residential use is, we believe, the most appropriate alternative.

6.0 The Proposals

6.1 Design Concept

Conversion of the redundant Mistal barn at Hermit Hill provides an opportunity to retain a traditional stone built agricultural building which forms an important part of the original steading and which makes a positive contribution to the setting of the existing buildings and the surrounding Green Belt.

The conversion proposals retain the existing form of the barn, utilise existing structural timbers in the roof and allow for restoration of the fabric with matching traditional materials.

The internal arrangement of rooms has been designed to make maximum use of existing door and window openings with some alteration to windows in the outward looking north east elevation.

The proposals allow for the removal of the higher ground levels adjoining the north east elevation to provide a secluded terrace within the rear garden. All other ground levels remain unaltered. The rear garden area lie within an existing cartilage bounded by stone walls and a post and rail fence to the adjoining agricultural land.

The proposals include for a small pitched extension adjoining the north east corner of the barn which replaces and existing mono-pitch structure. A further addition to provide garaging has been added to the south east elevation where the building previously extended in this direction. Both extensions have been designed to be subservient to the existing building and the extension to the north west elevation is hidden from the courtyard by an existing wall between the mistal and farmhouse.

6.2 Use

The converted barn will be used as a single residential dwelling.

6.3 Amount

The converted barn will provide approximately 937 sq ft (gross internal floor area) of living space, sub-divided to provide a generous family house with a total of three bedrooms.

6.4 Layout and Scale

The proposed conversion retains the layout and scale of the existing building and does not propose any significant alteration. The proposed extensions which are subservient to the existing building include the replacement of an existing outbuilding and the construction of a single garage in lieu of a detached double garage previously approved in a similar location.

6.5 Appearance and Materials

The proposed conversion will retain the existing appearance and materials of the redundant barn. External stonework will be restored and, where necessary, repaired using matching second hand materials. Re-pointing will be undertaken with a lime-based mortar and pointing of stonework will be brushed flush with the arris of surrounding stonework to expose a grit aggregate prior to final set. The existing roofing will be re-laid and repaired as necessary and will discharge to a traditional ogee section aluminium gutter which, in turn, will be connected to circular aluminium rainwater pipes featuring connection bosses and traditional shoe details in black finish.

New door and window frames will be constructed in treated timber and subject to dark stain in approved colours. All door and window frames will be set in a minimum 75mm rebate to the face of the external walls.

6.6 Landscaping

The site surrounding the barn conversion will be the subject of high quality hard landscaping featuring approved artificial stone flags, setts and gravel paths. Boundaries enclosing the residential curtilage will be created with traditional dry stone boundary walls and post and rail fencing.

Garden areas will be laid to turf, and domestic planting within the garden areas will be left to the future occupier's choice.

7.0 Summary

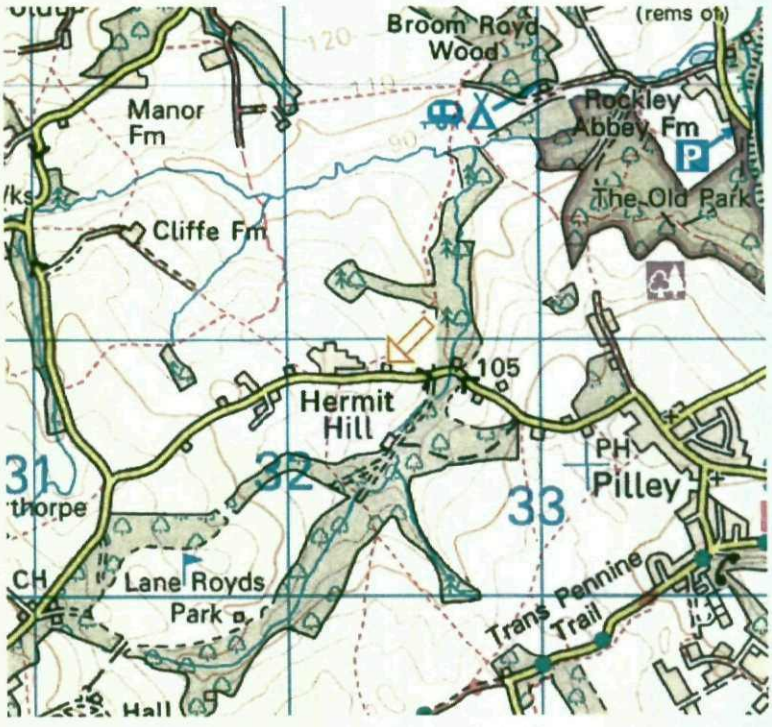
The proposed conversion of the redundant barn at into a dwelling will ensure the restoration of this traditional building and its long-term future protection. Conversion to residential use can be undertaken without substantial alteration and by retaining all historic openings and architectural details. The conversions will improve the setting of the existing buildings and residential amenity for both the barn conversion and existing dwellings on the site.

Signed .....

FOR CHRIS CARR ASSOCIATES

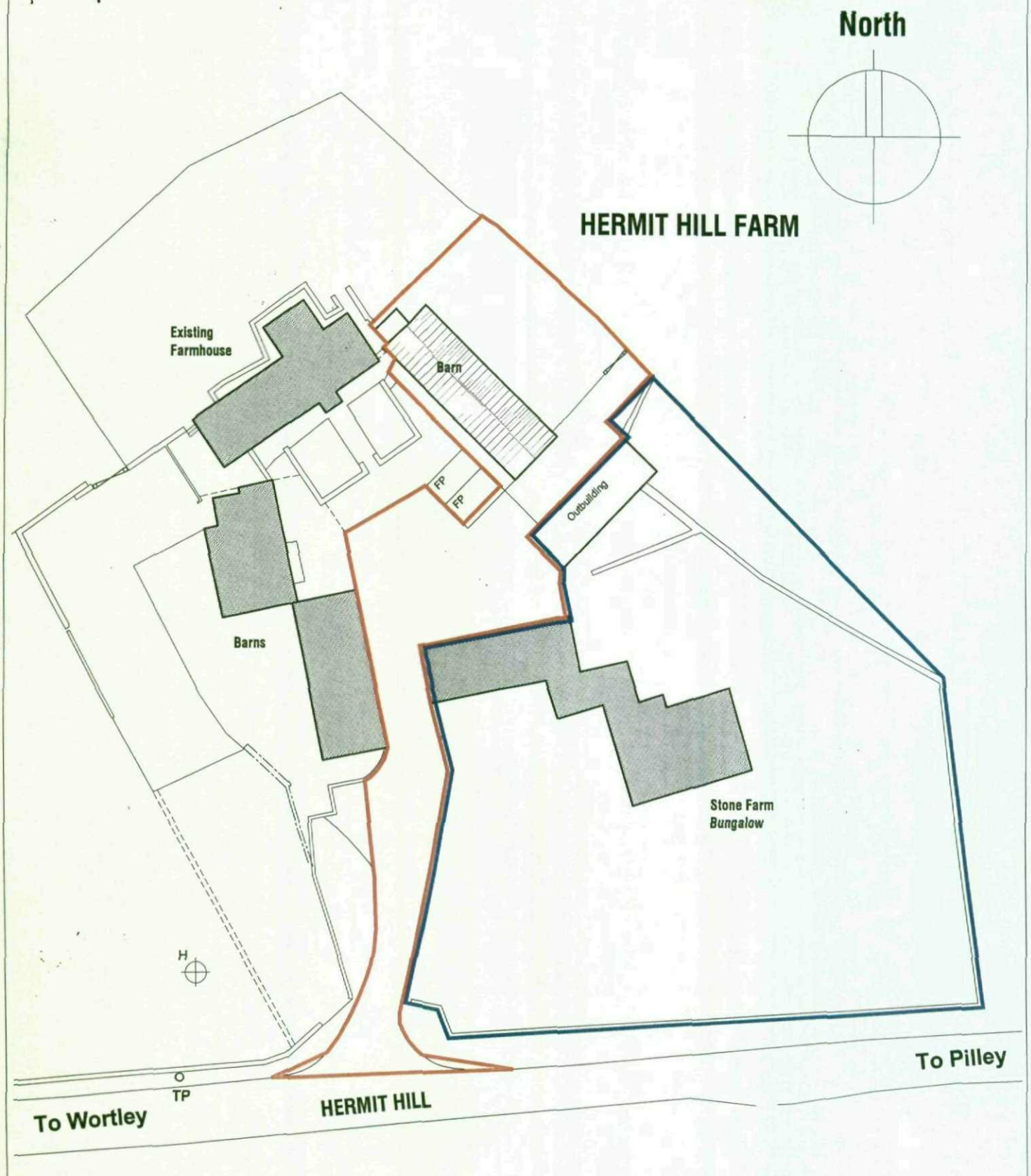
APPENDIX 1

SITE LOCATION PLAN



Location Map

3.5in – 1 mile



SINGLE STOREY OUTBUILDING
THE MISTAL
STONE FARM BUNGALOW
HERMIT HILL WORTLEY

SITE LOCATION PLAN

Scale 1:500

Date April 09

Ref 23.15

Drwg No OS1

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APPENDIX 2

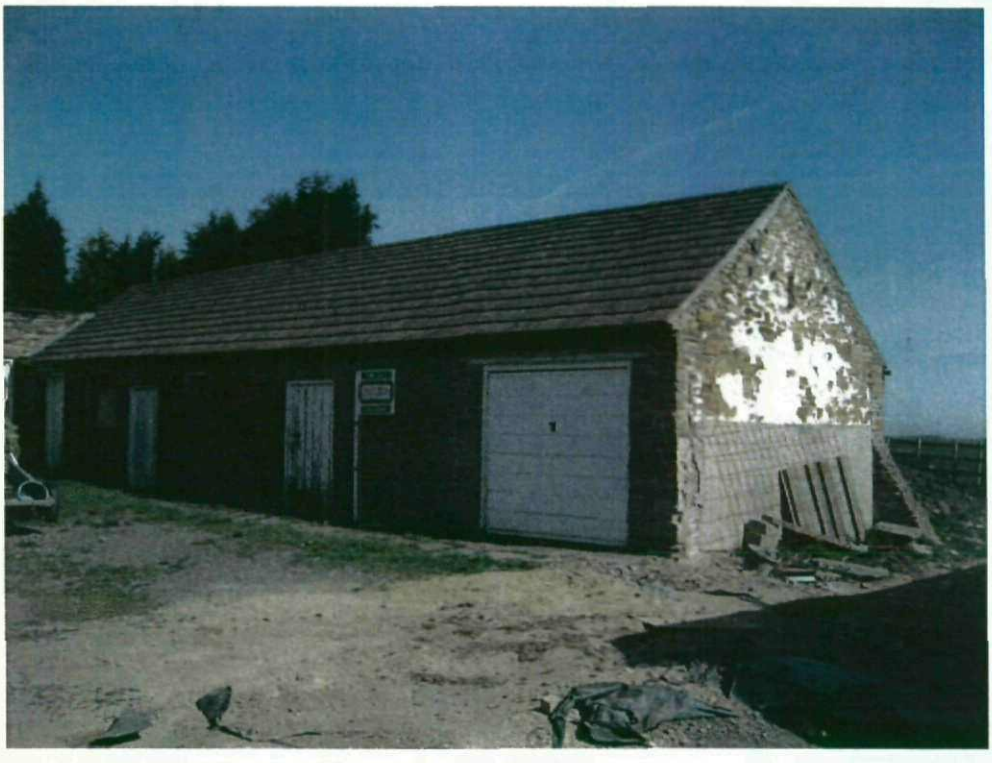
PHOTOGRAPHIC SURVEY



1. View from courtyard looking north.



2. Junction of Mistal and Farmhouse looking north.



3. South west elevation of Mistal.



4. South eastern gable wall (previously internal).



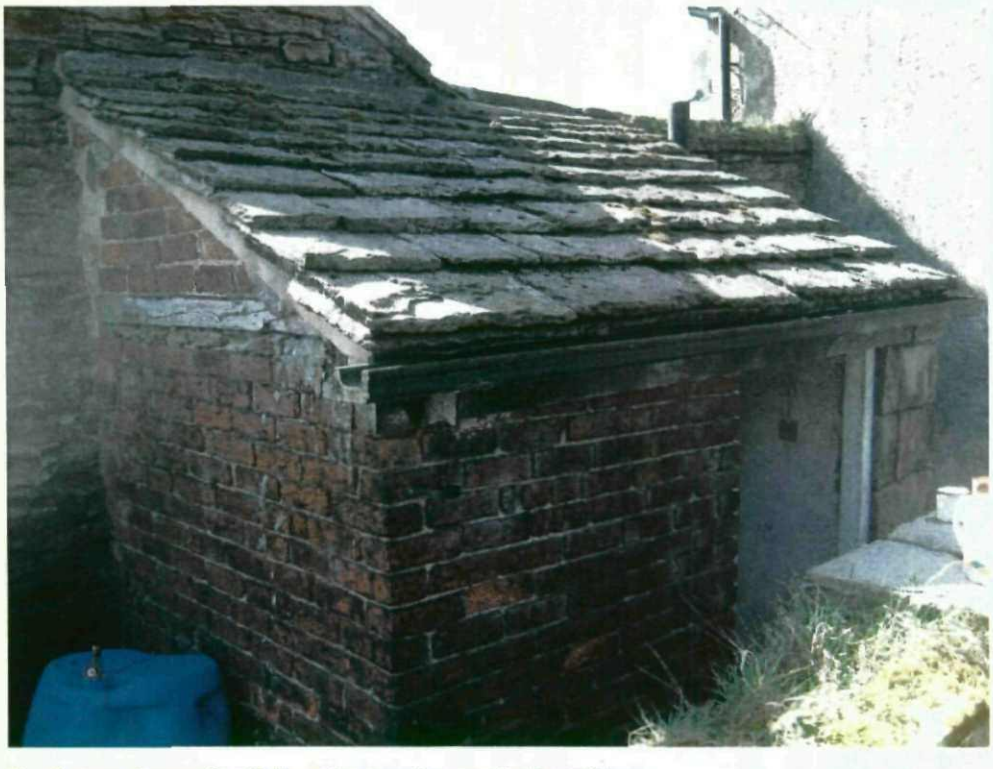
5. North east elevation viewed from east looking west.



6. North east elevation viewed from north looking south.



7. Lean-to outbuilding to north west elevation and farmhouse gable.



8. Lean-to outbuilding to north west elevation.

APPENDIX 3

BAT AND OWL SURVEY

Eric Bennett Consultancy Ltd

Protected species survey and advice

5 Lynwood Drive, Carlton, Barnsley. S71 3ES
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E-mail: eric.bats@uwclub.net

Hermit Hill Farm
Wortley

Bat Survey

May 2009.

Registered in England & Wales – Company Number 4907827

Details of Surveyor

Surveyor	Experience
Mr Eric Bennett	Licensed bat worker since 1988. Licensed by Natural England for all bat species in all counties. NE Licence No: 20083711

Record of revisions

Date	Details
6 May 2009.	Original Report

Report of Bat Survey
Hermit Hill Farm, Wortley

1 Introduction

1.1 The survey was required in connection with proposals for the conversion of a single-storey barn to residential use. The site was located at Hermit Hill between Wortley and Pilley at O.S. Grid Reference SE 324008.

2 Details of work proposed

2.1 Full details not known but in terms of potential impacts on protected species are likely to involve work to external walls, repair of timber work and remedial timber treatment and the permanent loss of separate loft space. Roof removal and replacement may not be necessary since the roof appears to have been replaced relatively recently.

3 Background to the special protection afforded to bats under UK and EC legislation.

3.1 Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.

3.2 Bats are heavily dependent on buildings and trees for their roost sites and, therefore, extremely susceptible to disturbance from human activities ranging from simple maintenance work through major conversion and renovation schemes to building demolition. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas, by removing hedgerows and trees that bats use as commuting routes.

3.3 Bats are susceptible to disturbance and have been known to abandon roosts sites after instances of disturbance. The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependent young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.

3.4 The level of protection afforded to bats in UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60% over recent years. Most species are declining and vulnerable and all are protected.

4 Details of Survey

4.1 Daytime and dusk survey by a single surveyor.

5 Methodology for the survey

5.1 A detailed internal and external inspection of the building was carried out to identify potential roost sites and access points and any signs of actual occupation such as droppings, discarded moth wings, staining etc.

5.2 A dusk emergence and activity survey.

5.3 Assessment of site and surrounding habitats.

5.4 Search of existing bat roost records.

6 Description of habitats

6.1 The site overall comprises a traditional farmyard group of buildings with, in addition to the building included in this application, a two-storey stone built farmhouse, two barns converted to residential use recently and an adjoining modern farmhouse.

6.2 The farm is in an open landscape of fields but with extensive woodlands close by along Green Springs Dike about 300 metres to the east. The area generally has extensive broadleaved woodlands, lakes and streams and is particularly rich in terms of bats.

7 Results of daytime survey

7.1 The survey was carried out on 5 May 2009.

7.2 The building concerned was a single-storey stone barn with an artificial stone slate roof. There were a number of window and door openings on the yard side including a metal up-and-over garage door. Two of the small windows appeared permanently open and were being used by Swallows. The eaves on the yard side were fitted with a timber fascia. Fascia gaps of 20-30mm were noted all along the eaves on the yard side but at about 2 metres height were not likely to be attractive to bats.

7.3 The rear wall was plain and slightly lower than the yard side and featured a row of clay pipe ventilators below the eaves. The fascia gap at the rear was also wider between 50-60mm and again unlikely to be attractive to bats.

7.4 The east gable verge was well pointed to the underside of the roof slates with no openings at all. Open joints and gaps were present in the stonework of the east gable although no signs were found. The west gable verge was similarly well pointed but there were no suitable openings in the walls. A small stone roofed lean-to extension was present on the gable.

7.5 Internally the main part of the barn was open to the underside of the roof. The roof was supported on sawn timber king-post trusses containing no suitable socket or mortise joints for bats. The roof was lined with underfelt tightly wrapped over the ridge with no openings. The inner gable walls showed large gaps 100mm or so at the wall top generally too large to be attractive to bats. There were no signs of bat droppings, urine spotting or discarded insect remains on the barn floor, surfaces or inner gable walls.

7.6 A separate small room was present at the western gable. The roof timbers were lined with boarding to the underside of the rafters at eaves level and squared off at mid roof level enclosing a small loft inaccessible for accesss. There were no signs of bat droppings, urine spotting or discarded insect remains although there were signs within the room of evidence of use by Swallows in previous years.

7.7 As a matter of course the barn was searched for signs of use by Barn Owls such as pellets, "whitewash" excreta staining, moulted feathers etc No signs were found.

8 Results of dusk survey

8.1 A dusk survey was carried out on the same visit. Weather conditions were suitable with a variable gusty wind in the early evening easing towards dusk, partial cloud cover and intermittent spots of rain. The temperature was 12°C at 21.45.

8.2 A single Common Pipistrelle bat was recorded flying within the tall conifer hedges surrounding the farmhouse garden at 21.10 but not present from 21.20. No other activity was recorded around the building.

8.3 The barn was also checked internally pre and post dusk for signs of internal flight activity by species such as Brown Long-eared bat but none was recorded.

9 Existing local records

9.1 A number of roosts are known from the surrounding area.

Common name	Scientific name	Roost site	Roost status	NGR
Daubentons	Myotis daubentonii	Pilley Bridge	Nursery ?	SE326008
Whiskered	Myotis mystacinus	Bruce Lodge	Nursery	SE327009
55 Pipistrelle	Pipistrellus pygmaeus	Bruce Lodge	Nursery	SE327009
Natterers	Myotis nattereri	Rockley Tramway	Autumn mating	SE328021
Daubentons	Myotis daubentonii	Rockley Tramway	Nursery	SE328021
Brown Long-eared	Plecotus auritus	Rockley Tramway	Occasional	SE328021
Natterers	Myotis nattereri	Rockley Engine House	Nursery	SE338021
Natterers	Myotis nattereri	Rockley stone bridge	Occasional	SE333019
Daubentons	Myotis daubentonii	Rockley stone bridge	Occasional	SE333019
Brown Long-eared	Plecotus auritus	Rockley stone bridge	Occasional	SE333019
Brown Long-eared	Plecotus auritus	Stainborough Castle	Nursery	SE 320032
Daub/Natterers	Myotis sp.	Stainborough Castle	Unknown	SE 320032

9.2 During a survey in 2003 a roost of Brown Long-eared bats was discovered in an adjacent barn and shown on the plan attached. This was dealt with under a Natural England development licence with mitigation being included in the converted building. The work was completed and the licence expired on 31 December 2008.

10 Protected species legislation

10.1 Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside & Rights of Way Act 2000) and the Habitats Regulations 1994 (updated by the Conservation (Natural Habitats) (Amendment) Regulations 2007. Under this legislation it is an offence to deliberately kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats as a breeding site or resting place.

10.2 Under the habitats regulations, where bats may be affected by development proposals, a licence is required from Natural England. Published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then, a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

10.3 All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981, during the breeding season. It is an offence to intentionally take, kill or injure any wild birds or destroy their nests and eggs. In addition some species have additional protection under schedule 1 of the act where it is an offence to disturb these birds whilst nest building or at a nest containing eggs or young or to disturb the dependent young of such a bird.

11 Evaluation of survey results

11.1 The survey produced no evidence at all to suggest the possible presence of a bat roost. Externally the eaves were generally much too low to be attractive to bats. The gable verges were well pointed with no openings at all. The east gable wall contained some open joints but these were relatively low and unlikely to be attractive to bats.

11.2 Internally the main part of the barn was open to the roof. The underfelt lining was wrapped tightly over the ridge providing no access to the ridge tunnel area generally most favoured by bats for roosting. Wall top openings at each gable were large and unlikely to be attractive to bats. No signs of bat droppings, urine spotting or discarded insect remains were found within the barn.

11.3 A single Common Pipistrelle bat was recorded flying within the tall conifer hedges surrounding the farmhouse garden. No emergence from or activity around the barn concerned was recorded. The barn was also checked internally pre and post dusk for signs of internal flight activity by species such as Brown Long-eared bat but none was recorded.

11.4 No signs of barn Own were found at all but there were signs of use by Swallows in previous years and birds were seen flying through the window openings during the survey.

12 Site & species status assessment

12.1 No evidence to suggest the presence of a bat roost and overall considered unlikely.

12.2 Previous use by Swallows and current activity was noted and nesting likely this year.

13 Assessment of Impacts

13.1 No negative impacts are predicted.

Development effect	Scale of Impact			
	Negligible	Low	Medium	High
Destruction of roost site	+			
Temporary loss of roost site during building works.	+			
Modification of roost site	+			
Risk of entombing bats during building work		+		
Risk of killing/injuring bats during roof stripping	+			
Temporary disturbance from building works during breeding season	+			
Temporary disturbance from building works outside the breeding season	+			
Post development interference	+			

14 Mitigation guidelines

14.1 Mitigation is required to avoid or reduce the impact of development proposals on the population of bats present, either roosting or feeding. Licences are normally required where a roost site is threatened in some way by a scheme, but might also be necessary where the viability of a roost is threatened by the removal of the availability of crucial feeding habitat.

14.2 Natural England in their published guidelines (Bat Mitigation Guidelines Jan 2004) defines the key principles involved. i.e. Mitigation involving changes to the scheme or altering the timing of work to reduce or remove impacts and Compensation, the creation of new replacement roosts or habitats.

14.3 Natural England also requires mitigation/compensation to be proportionate to the size of the impact and the importance of the population affected and as a principle:

- There should be no net loss of roost sites and that compensation should provide an enhanced resource since the adoption of new roost sites bay bats is not guaranteed.
- The scheme should aim to replace like with like in terms of the status of the site. i.e. male roost, maternity roost, hibernation roost etc.
- Compensation should ensure that the affected bat population could continue to function as before so attention may need to be given to surrounding habitats.

15 Mitigation proposals

15.1 In this case since there are no indications to suggest the presence of a bat roost, no formal mitigation measures are required although some simple precautionary measures are recommended in these cases.

15.2 Any timber treatment should be carried out using only safe Permethryn type chemicals on the Natural England list of approved safe chemicals. The work area should be checked for the presence of bats prior to application to ensure that bats are not directly sprayed with the chemical. Use of new pre-treated timber such as tanalised, is safe provided the treated timber has been allowed to dry before use.

15.3 Care should be taken with pointing walls (internal & external). Bats will hibernate in the rubble filled core of walls such as these, gaining access through open joints etc. The roost site can be a considerable

distance from the access point. For this reason where bats may be present this type of work should not be done in the winter months unless openings can clearly be seen to be empty although holes can be reduced leaving small escape holes at regular intervals accessing the core of the wall.

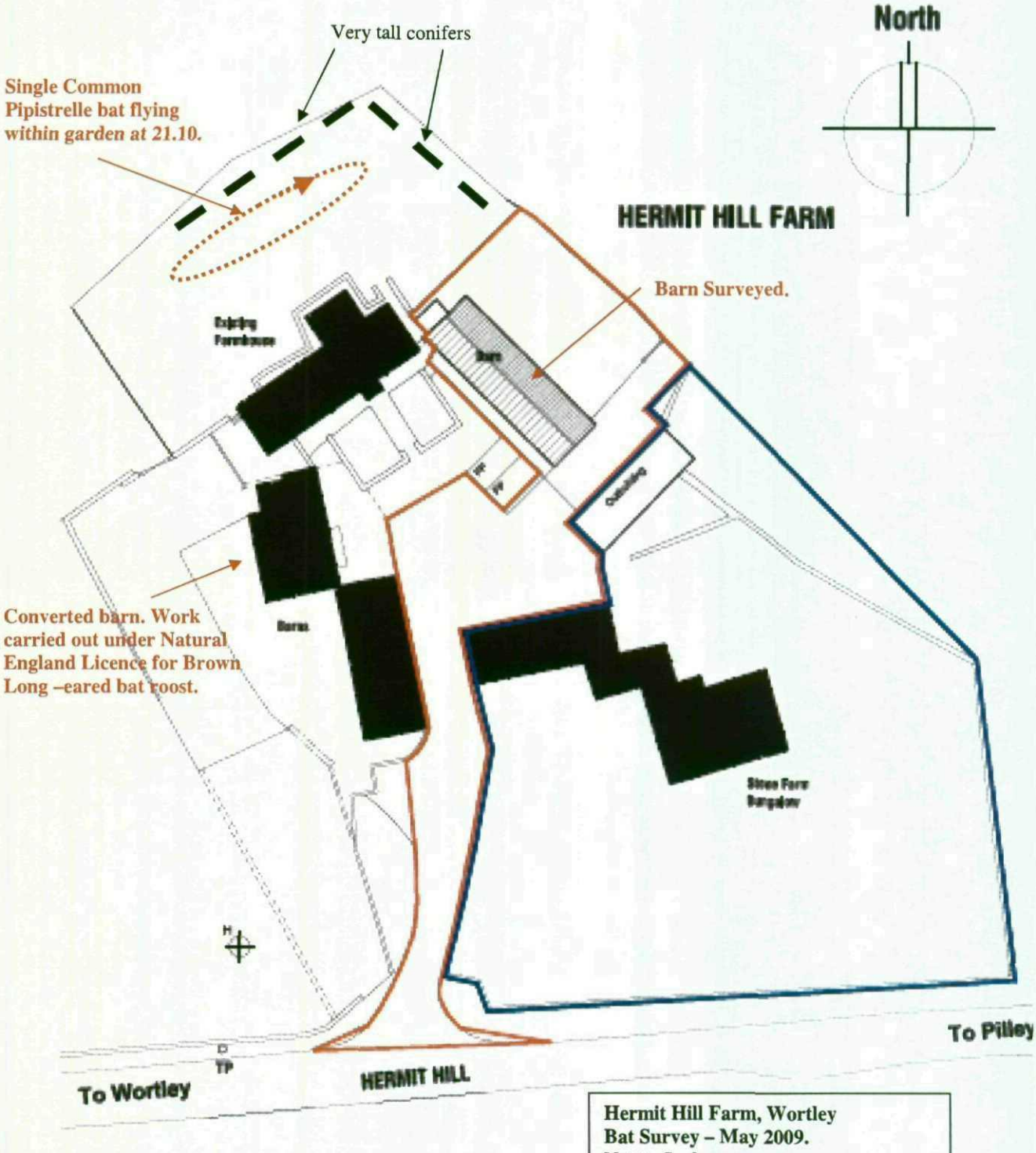
15.4 In general it is preferable to have completed any work before birds commence nesting in spring or to cover openings to buildings to prevent nest building. Where the birds have commenced nesting it would be an offence to destroy the nests etc. It is normally suggested that the buildings should be checked and the openings covered before the end of March to prevent nesting taking place.

16 Conclusions & Recommendations

16.1 As things stand there is no evidence to suggest the presence of a bat roost and accordingly no need, therefore, to seek a Natural England license. It should be kept in mind, however, that if bats are subsequently discovered or suspected, (droppings appearing in patches on external walls, or audible sounds of scratching or chattering are heard, work should be stopped and further advice sought without delay. A Natural England license application would almost certainly be required. This process generally takes 30 working days from submission.

16.2 The precautionary mitigation measures as described are recommended.

EM Bennett
6 May 2009.



Hermit Hill Farm, Wortley
Bat Survey – May 2009.
Not to Scale



Hermit Hill Farm, Wortley
Bat Survey – May 2009.

FIG 1



