Residential Development
Fall Head Farmhouse
Fall Head lane
Silkstone
Barnsley
S75 4LB

Ref: 19.33
Date: Jan 2021
Version: 01

Design and Access Statement



mboothdesign
architectural design and building consultants

Fairfield House
Berneslai Close
Barnsley S70 2FL

T: 01226 286256
M: 07881898300
E:mboothdesign@btconnect.com

1.0 Introduction

1.1 This statement has been prepared in support of an application for Full Planning Permission for:

Demolition of outbuildings and conversion of barns into 5 dwellings, extension of an existing dwelling into a barn, erection of an outbuilding and improvements to the access.

2.0 Location

2.1 The site is located to the west of the A628 Barnsley Road between Barnsley and Silkstone. Access is via Fall Head Lane which also serves Lees Hall Farm. A Site Location Plan ref OS1 is included with the application documents.

3.0 Assessment

3.1 Planning

3.2 Planning History

- 2007/1838 Conversion and extension to redundant agricultural barns to create 5 dwellings with new build garages.
- 2013/1139 – Erection of detached double garage

The most relevant of these is the 2007/1838 planning consent for conversion of the redundant agricultural barns to create 5 dwellings. The current proposals are similar although they include the Farmhouse which is being extended into one of the adjacent barns.

3.3 Pre-Planning Enquiry

This application was the subject of a Pre-Planning Enquiry ref: 2019/ENQ/00637. The application has been informed by the councils response which was positive.

3.4 Planning Policy

The principal local and national planning policies that are relevant to this application for development within the Green Belt are the Barnsley MDC Adopted Local Plan, and Supplementary Planning Document 'Barn Conversions'; and the National Planning Policy Framework.

3.4.1 The Barnsley MBC Adopted Local Plan sets out policies for the protection of the Green Belt:

Policy GB1 states that the local authority should regard the construction of new buildings as inappropriate in the Green Belt; but exceptions to this include:

- 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

Policy GB2 states that replacement, extension and alteration of existing buildings in the Green Belt will be allowed where they will not have a harmful impact upon the appearance, or character and will preserve the openness of the Green Belt. This includes:

- Extension or alteration of a building where the total size of the proposed and previous extension does not exceed the size of the original building.

The proposed extensions to the farmhouse and barns are proportionate, of significantly reduced scale to the original buildings and do not detract from their appearance. They are generally located on the rear and do not have any adverse impact upon the historic nature of the original buildings.

Policy GB3 relates to the change of use or conversion of buildings in the Green Belt which will be allowed provided that:

- The existing building is or 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 proposed change of use retains the original buildings, their form and design with minimal intervention. A structural survey has been provided which confirms that, whilst some repairs are required, the buildings are capable of conversion without the need for major or complete reconstruction. The buildings are of domestic scale and can be effectively converted to residential use without affecting their character or appearance. The agricultural buildings are redundant and no longer required for agricultural purposes. The size and scale of the buildings means that they are unsuitable for modern agricultural practise and machinery.

The policy goes on the state that 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.

Where a residential use is proposed, the change of use will be allowed provided that:

- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

The proposals respect the design and character of the existing buildings. Where additions have been proposed they are located onto the footprint of buildings that they

replace and the overall scale and massing of the buildings will be unaffected. The proposals to convert the barns have no adverse impact upon the amenity of the adjacent Farmhouse which retains private amenity space to the south, east and west and there is no resultant overlooking.

The openness of the Green Belt is preserved by the restriction of new buildings within the footprint of existing buildings and the existing farm curtilage. The access road to the south east of the site is the only encroachment beyond the existing curtilage and this follows the route of the existing field access and is softened by the planting of a new hedge and landscaping to the south eastern boundary.

The openness of the Green Belt is enhanced by the creation of a buffer planting and landscaping area to the north of the site which encloses the rear gardens to Units 3 and 4 and the proposed parking court.

We consider that residential use is an appropriate way of allowing the existing barns to be restored and prevent further decay. It will allow them to be retained, provide them with a highly sustainable use and secure the future of these historic buildings.

3.4.2 Barnsley Local Plan Supplementary Planning Document 'Barn Conversions' provides additional guidance for applications involving the conversion of barns. It reiterates the Gren Belt policies referred to above and in particular GB3, and makes reference to Local Plan Policy D1 which requires high quality design, and Policy HE3 for works affecting historic buildings.

Section 3 of the SPD 'Barn Conversions' provides design guidance for the conversion of barns into dwellings:

- A structural survey is required as part of the planning application.
- The existing appearance of the building should be retained.
- Existing openings should be used and minimum of new openings would be expected.
- Rooflights may be appropriate, but should be traditional in design, low profile, vertical emphasis, and with a single vertical divider.
- Roofing and walling materials should match existing and pointing should be in lime mortar with recessed joints.
- Extensions (where required) should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean-to roof' avoiding deviations from a single rectangular plan.
- Where proposals include any extension on the longer elevation, clear and convincing justification for this departure must be provided.

The proposals are compliant with most of the recommendations within the SPD 'Barn Conversions'. There are however three small extensions which are either located on longer elevations or do not comprise of a lean-to on the gable elevations.

The extension to the north west of Unit 1 is of similar design, size and scale to an extension that was granted planning permission as part of the previous application in 2007. It replaces an existing lean-to agricultural shed which originally covered the whole of the north west elevation which is being removed. Its design and use of materials is sympathetic to the barns and similar to an existing lean-to on the north east elevation which is being retained and re-built.

There is a lean-to extension on the north east elevation of Units 3 and 4 which replaces a former lean-to in the same location. The former lean-to has partially collapsed, and its reinstatement aligns with the proposals approved as part of the 2007 planning permission. The presence of this building is evident and shown below on the 1893 version of the ordnance survey plans.

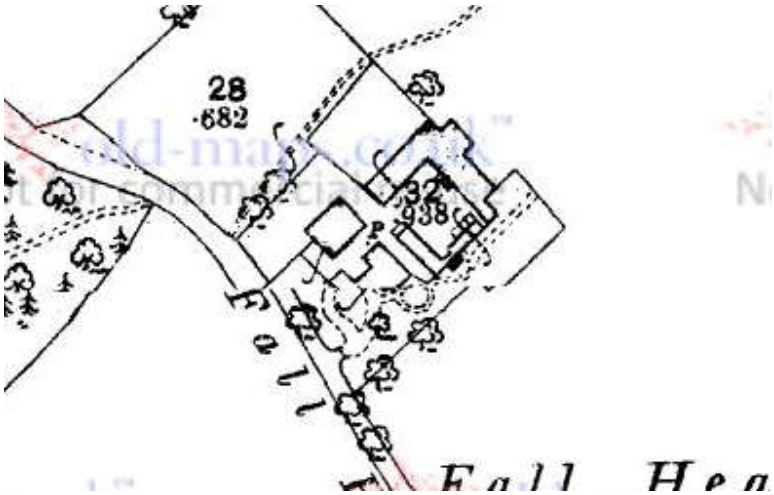


Fig 01. 1893 Ordnance Survey showing very similar arrangement of buildings to that which still exists today.

The final extension is located on the south east gable wall of Unit 4. Although located on the gable and not a long elevation it is not a lean-to but a dual pitched extension. Again it is similar to an extension approved in the 2007 planning consent, being of the same design, scale and size. It is clear from the 1893 Ordnance Survey above that there was originally a narrow building attached to the south east gable which helped to enclose the courtyard. There remains today a small detached building which will be removed to allow the extension to be built over a similar footprint and complete the enclosure to the courtyard.

This extension provides the link to Unit 5 which completes the enclosure in a similar physical context. The length of the extension required to do this does not allow for a lean-to roof and the dual pitched roof reflects the proposals for the adjacent dual-pitched roof building which replaces the pig sty.

3.4.3 Historic Environment

The Conservation Officer responded to the Pre-Planning Enquiry and suggested that although the buildings are not listed, it would be appropriate to request that a degree of archaeological recording should be provided and that that would help to mitigate any alterations. The application documents include a Written Scheme of Investigation provided by James Thompson of the Jessop Consultancy was issued to the Conservation Officer and SYAS in advance of this submission and we understand has been agreed in principle. A further copy of the WSI is included with these application documents for the council's formal approval.

The WSI provides a historical background and historic ordnance survey plans illustrate the limited alterations to the layout of the buildings that has taken place. Although they

are not listed they are considered to be a non-designated heritage asset and the conversions have been designed in such a way to minimise unnecessary alterations or interventions to maintain the significance.

3.5 Physical Context

3.5.1 The site lies within open countryside and comprises a former farmstead with a farmhouse, now used as a dwelling, a range of barns and outbuildings predominantly of brick and steel and timber framed agricultural sheds. The image in Fig 02 is taken from drawing ref: P7 Identification Plan and shows the site layout, The Farmhouse and Barns A - E which are to be retained, Outbuildings 1 - 7 which are to be removed and new buildings 8 - 12.

The site has a gradual fall from the south west to the north east. The central yard enclosed by the farm buildings is relative flat. A Topographical Survey is included which illustrates the site levels.

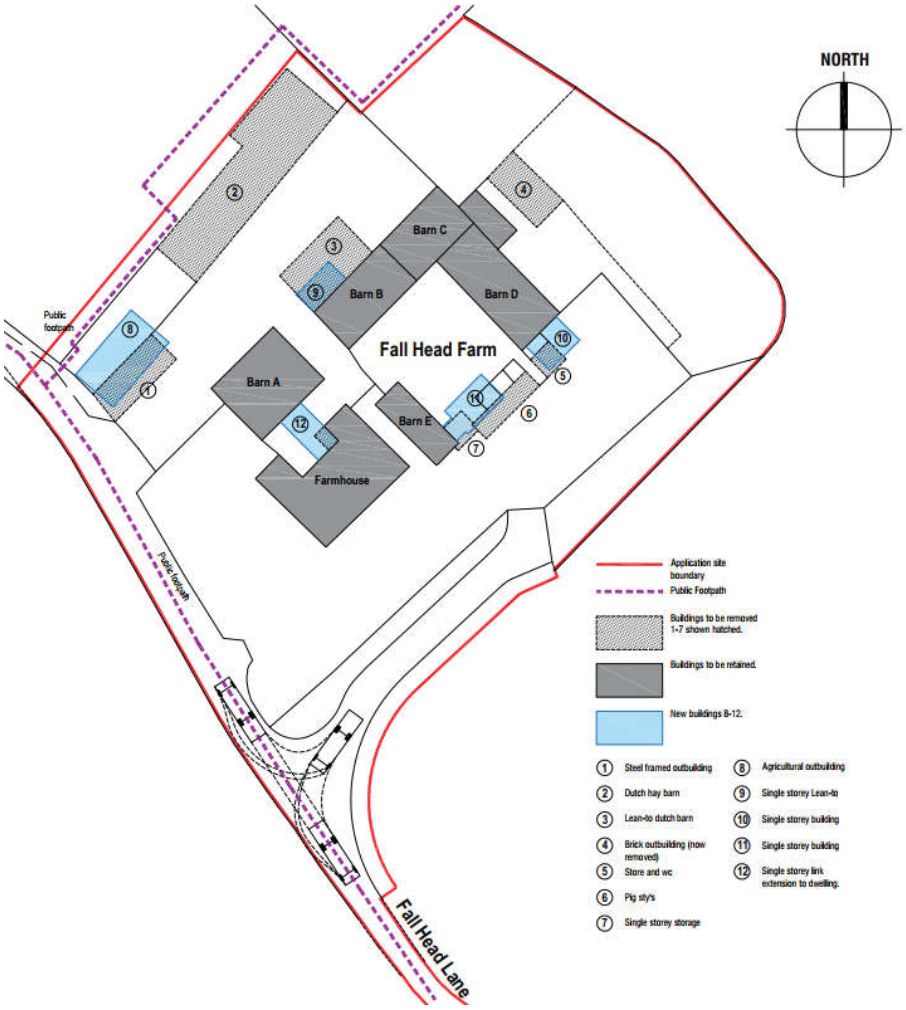


Fig 02. Extract from drawing Ref P7 Identification Plan.

3.5.2 Outbuildings to be removed.



Fig 03. Outbuilding 1 – to be removed.



Fig 04. Outbuilding 2 – to be removed.



Fig 05. Outbuilding 3 Lean-to Barn B – be removed.



Fig 06. Outbuilding 5 (foreground) – to be to to be removed.



Fig 07. Outbuilding 6 Pig Sty to be removed.



Fig 08. Outbuilding 7 flat roof link to be removed.

3.5.3 Existing buildings to be retained.



Fig 09. Existing Farmhouse



Fig 10. Rear of Farmhouse for link extension.



Fig 11. Barn A – SE and NE elevations.



Fig 12. Barn A – NW elevations.



Fig 13. Barn B – SE elevation.



Fig 14. Barn C – NW elevation.



Fig 15. Barn C and D – NE elevation.



Fig 16. Barn D – SW elevation.



Fig 17. Barn E – NE elevation.



Fig 18. Barn E – NW and SW elevations.

3.6 Contamination

The works comprise the conversion of redundant farm buildings that, according to historic plans including the 1893 version of the Ordnance Survey shown in Fig 01, have seen very little alteration in the last 130 years. The potential for contaminated land is considered to be low.

3.7 Coal Mining Risk

The Coal Authority interactive plans indicate that the site is located within a Development High Risk Area however, the works involve the conversion of existing buildings and the extent to which new buildings are involved is limited. Conversion works of this nature are exempt from the need to provide a Coal Mining Risk Assessment as was outlined by SYMAS in the Pre-Planning Enquiry response.

3.8 Structural Appraisal

A structural appraisal has been prepared and a copy of the report is included with the application documents. It concludes that:

The structural condition of the buildings is generally sound, such that they are capable of being retained and incorporated into the proposed conversion, albeit with some element of repair.

The repairs are outlined in the report and are localised and relatively minor, they are the type of works that would be expected on buildings of this age. They do not require extensive demolition or reconstruction in order to make the buildings convertible and habitable.

3.9 Trees and Hedges

There are a number of mature trees and hedges within the development site area. As such a Tree Survey has been prepared and a copy has been included with the application documents.

Four trees are proposed for removal, T1 and T5 are close to existing buildings and the tree report recommends their removal. T12 is an over-mature pair with decay and is also recommended for removal within the Tree Report. T6 is a small self-sewn multi-stemmed sycamore of 'Low' amenity value.

All existing hedges are to be retained. The proposals illustrate significant additional tree and hedge planting which will mitigate the tree removal.

3.10 Protected Species

An Ecological Impact Assessment has been prepared by Middleton Bell Ecology and a copy of their report is included with the application documents.

The report identifies the presence of protected species and provides recommendations and mitigation. These recommendations have been incorporated into the designs and shown on the proposed plans. They include:

- Tree and hedge planting
- The creation of a bat loft within the new outbuilding
- Crevis day roosing for bats
- The provision of two new barn owl boxes
- Nesting enhancements for swallow and sparrow

3.11 Flood Risk

The Environment Agency Flood Risk Maps indicate that the site is in Flood Zone 1 with a low probability of flooding. There are no watercourses or culverts passing through the development site and the proposals will not increase the risk of flooding elsewhere.

3.12 Drainage

Foul drainage from the farmhouse currently connects to a Klargester Bio-disc sewage treatment tank located to the north west of the farm buildings, refer to drawing Ref P1 Site Plan. This discharges to an existing surface water drain which connects to a watercourse in the woodland to the north of the site which ultimately connects to Silkstone Beck to the west.

The five new dwellings resulting from the converted barns will have an independent sewage treatment plant located on the west side of the development, as shown on drawing ref P1. This will connect to the same surface water drain as the existing treatment tank.

Surface water drainage currently connects to the same drain that serves the sewage treatment plant and outfalls to the watercourse in the woodland to the north of the site. The proposals adopt the existing outfall and will not result in any addition to positively drained surfaces. There will therefore be no increase in the amount of surface water discharged from the site.

3.13 Social and Economic Context

The proposals have minimal impact upon the social context. They will have a temporary positive effect on the economic context by providing employment for construction workers and trades.

4.0 Involvement

4.1 Barnsley MBC was consulted in advance of this submission by means of the Pre-Planning Enquiry ref: 2019/ENQ/00637 and the applicant has used their response to inform the substance of this application.

The enquiry was helpful in raising a number of issues which have been addressed as part of this planning application.

4.2 The Conservation Officer, Tony Wiles from the council and Andy Lines from South Yorkshire Archaeology Service were consulted and sent an advance copy of a Written Scheme of Investigation produced by the Jessop Consultancy to outline proposals for archaeological building recording. Both responded by email confirming their agreement in principle.

5.0 Evaluation

5.1 Use

5.1.1 The site is currently used as a dwelling house (Farmhouse) with a range of redundant agricultural barns. The proposals are to retain and extend the farmhouse into an adjacent barn and convert the remaining barns into 5 additional dwellings. The proposed use for the site is residential.

5.1.2 The proposals include the erection of an outbuilding for the parking and secure storage of machinery and equipment necessary to maintain the farm and woodland to the north and west that is within the applicants extended ownership. The extent of this is identified on the Location Plan ref: OS1.

The outbuilding has been designed to include a 'bat loft' to mitigate the loss of the roost within the buildings to be converted. The bat loft requires a fairly steep pitch and a slate roof but the external elevations include vertical timber cladding to give the appearance of 'yorkshire boarding' that is consistent with the local vernacular of agricultural outbuildings in the area.

5.2 Layout

5.2.1 The proposals are illustrated on drwg ref: P01 Rev B Site Plan. They show the existing farmhouse with its gardens, access and parking arrangements retained and an extension to the north west linking it to Barn A which will be converted into additional living accommodation. The farmhouse retains a further vehicular access into land at the west where an existing outbuilding is to be removed and replaced with a new outbuilding to provide secure parking and storage for machinery to be used in maintaining the adjacent farm and woodland.

5.2.2 There is an existing field access to the east of the site which will be enhanced to provide a turning area for service vehicles and access to the converted barns at the rear. The access will be enclosed by a new hedge and enclosed within a new hedge. The access leads to a parking area with spaces for up to 10No cars. This allows one parking space each for units 2, 3 and 5 which have 2 bedrooms and two spaces for Unit 1 and 4 which have three and four bedrooms respectively. There is a minimum requirement for 9No spaces which includes two visitor spaces and the proposals exceed this requirement.

5.2.3 The farmhouse has large gardens and private amenity space. The arrangement of the barn conversions means that there is a shared central courtyard garden as well as private garden space to the perimeter which is within the natural curtilage of the existing farm boundaries. Most of the properties have large gardens due to their width, and although Unit 3 has a smaller garden, it measures 70sqm and exceeds that minimum requirement for a 2-bedroom dwelling.

5.3 Amount

The total application site area including Fall Head Lane amounts to 0.92Ha. The development site area excluding Fall Head Lane is 0.68Ha.

Plan ref: P07 Identification Plan shows existing buildings to be retained, buildings to be removed and new buildings. The floor area of buildings to be removed is 448.1sqm and the floor area of new or replacement buildings is 197.1sqm. There is an overall reduction of 251sqm of buildings at the site.

5.3.1 The proposals will result in enlargement of the farmhouse and a development of 5No new dwellings around a central courtyard; there is a parking court and all dwellings have private amenity space.

Schedule of Accommodation:

Extg Farmhouse	4 Bed	449.2sqm	4 parking space
Unit 1	3 Bed	136.9 sqm	2 parking space
Unit 2	2 Bed	80.9 sqm	1 parking space
Unit 3	2 Bed	94.4 sqm	1 parking space
Unit 4	4 Bed	158.1 sqm	2 parking space
Unit 5	2 Bed	67.0sqm	1 parking space

5.4 Scale

5.4.1 The proposed dwellings are converted from existing single and two storey buildings which are of domestic proportions and lend themselves readily to conversion. All new or replacement buildings are single storey and subservient to the existing buildings.

5.4.2 The removal of the larger ‘dutch’ barn and agricultural outbuildings has the potential to improve views into and out of the site and have a positive impact upon the openness of the green belt.

5.5 Landscaping

5.5.1 Proposals for hard landscaping and boundary details are shown on the plans. The design principals for hard landscaping and materials are based upon the traditional agricultural appearance of post and rail fencing, existing brick walls with stone copings, artificial stone flags, cobbles and sharp gravel.

Details of soft landscaping will be provided in the form of detailed landscaping proposals for approval prior to commencement of development and we request that this be conditioned.

5.6 Appearance

5.6.1 The proposals have been carefully designed to retain the external appearance of the original buildings with a minimum of alteration. Existing door and window openings have been re-used and new openings have only been proposed where absolutely necessary.

5.6.2 Extensions are limited to single storeys and in most cases are built over a similar footprint of buildings to be removed. Extensions are designed to resemble the original buildings and employ similar architectural details at roof level, and to the walls around door and window openings.

5.6.3 Roofing will be a mix of good quality artificial stone in diminishing courses with matching ridges and blue slate as shown on the elevations. External walls are generally of brick and will be retained and re-pointed in lime-based mortar finished flush. The north east elevation of Units 2 and 3 is built of regularly coursed natural stone. It seems appropriate that the original lean which abuts this elevation which needs to be re-constructed should be built using natural stone to match.

5.6.4 Original design features that are important to the appearance of the buildings including the large barn doors, narrow slot windows, brick detailing and the external brick and stone steps within the courtyard have been retained. The external steps are in poor condition but will be re-built using reclaimed materials.

5.6.5 Window and door frames will be in timber set into deep reveals of at least 75mmm, sealed with flexible mastic and over-pointed with a mortar fillet to give a traditional appearance. Rainwater goods will include ogee section gutters on rise and fall brackets and circular rainwater pipes fixed back to the walls with collared brackets, manufactured in aluminium with black ppc finish.

5.5.6 The extension which links the farmhouse to Barn A has been designed to incorporate a contemporary flat roof hidden behind a stone and brick parapet wall on the north east elevation which is similar to the wall that links the two buildings on the south west elevation. The flat roof avoids any conflict with existing window openings to the Farmhouse and Barn A and allows maximum natural light to be retained within the central courtyard.

5.5.7 The outbuilding to the west side of Barn A provides storage for machinery and equipment used for maintaining the applicants farm and woodland to the north and west of the site and has been designed to give the appearance of a vernacular agricultural outbuilding with cladding to give the appearance of ‘yorkshire boarding’ to the external elevations.

The alterations have been carefully designed to have minimal impact on the appearance of the original buildings and where alterations are necessary, they have been made in a sympathetic way using good quality materials to minimise any harmful impact.

6.0 Access

6.1 Access is taken from Fall Head Lane which is an unmade private road connecting to the A628 Barnsley Road to the south east. It is also the route of a public footpath.

6.2 Fall Head Lane serves Fall Head Farm and Lees Hall Farm. Details of the proposals for access improvements and improvements to the lane are shown on drawing ref: P6 Block Plan.

6.3 The proposals for improvements to the geometry and visibility of Fall Head Lane at the junction with Barnsley Road are in line with the previous planning approval granted in 2007, and the recommendations provided in the Pre-Planning response.



Fig 19 Existing junction of Barnsley Road and Fall Head Lane.



Fig 20 View from junction looking west.



Fig 21. View from access looking east.



Fig 22. Typical view of Fall Head Lane within 30m of junction with Barnsley Road



Fig 22. Typical view of Fall Head Lane at the approach to Lees Hall Farm.

6.4 Fall Head Lane is a single-track road of approximately 3.0m in width. A typical section is provided on drawing ref: P06 Block Plan which shows the verge and hedge planting to the eastern boundary retained, and the lane increased in width to 3.5m along the western side. The widening and the existing lane, together with the addition of passing places where shown, will be surfaced using compacted tarmac planings over a suitable compacted stone will make it accessible for service vehicles as well as maintaining its attractive rural appearance.

6.5 As part of the works, a turning head has been provided at the head of the lane and will be surfaced using free draining bound tarmac.

7.0 Summary

7.1 The proposals are for removal of outbuildings and pig stys, the conversion of redundant Barns in to 5 dwellings, extension of the Farmhouse into an adjacent barn, erection of an agricultural storage building and alterations and improvements to the access.

7.2 The applicant has provided information to address technical issues such as structural suitability, drainage, ecology, trees and access. We have addressed the historical significance of the buildings in providing proposals for archaeological recording and prepared designs that respect the historical significance of the original buildings and enhance the overall external appearance of the site.

7.3 We have shown that the proposals are compliant with Planning Policy compliant and are capable of delivering a mix of housing sizes in an attractive rural location that will provide good quality family homes and preserve the life of the buildings well into the future.

7.4 We look forward to receiving the councils support with regard to these proposals.



Signed for MBooth Design Ltd