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ACCESS AND DESIGN STATEMENT

Project Ref:	Derbyshire barn
Address:	Cat Hill Hall Mews Hoylandswaine Sheffield S36 7JB
Proposal:	The site currently has planning permission to convert an attached barn into a residential dwelling – App. No. 2006/1128. & App 2008/0422 [both granted]
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1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical Context

The existing attached barn is currently in an exhausted condition and sits in a sensitive location. However, the site already has [two] planning permissions to convert this dilapidated barn into a residential dwelling. [Application number – 2006/1128[by previous owners] & 2008 / 0422 [by current owners]

This application merely proposes to amend two windows, one being on the gable end of the barn and the other being on the front elevation of the barn. Additional roof lights are also proposed to bring in much needed light to the interior space.

The appearance of all windows and roof lights will be of a similar style and material as existing openings on the site. All roof lights on the rear elevation will be fixed and frosted for added privacy to adjacent sites.

1.1.1.2 Social Context

The barn will not affect neighbouring properties. No overlooking or privacy issues will be created. The property is a suitable and adequate distance from the habitable rooms of the neighbouring properties.

1.1.1.3 Economic Context

The freeholder is keen for the opportunity to remain within the area and sees the conversion of the barn as evidence of this.

1.1.1.4 Planning Policy Context

We do not believe that the development contravenes any planning / conservation policies. As it is the listed building element to previously granted planning applications [please note that it has only just been discovered that the barn is in fact listed. There was no listed building information in the new owners deeds and one notes that the previous owners planning application 2006 / 1128 did not include a listed building consent.

1.1.2 Involvement

Discussions were held with:

Planning Officer – Graham Northern

1.1.3 Evaluation

Further to knowledge gained in the previous granted planning application [2008/ 0422] with the planning officer it was decided to proceed with the listed building consent based on the granted 2008 / 0422 scheme.

1.1.4 Design

The scheme has been designed to respond to the client's requirements for a family home within the local context and to revive a dilapidated barn.

The scheme seeks to achieve a quality residential environment. The proposed amendments will create a lighter more dramatic series of spaces [previous granted scheme 2006 / 1128 proposed inserting a floor and creating a series of rooms]. The new scheme involves double height spaces so the scale and drama of the barn remain.

Materials used will be of the same specification as already used on the existing buildings.

The proposed windows seek to in both material and form to be sympathetic to the context of a farmland barn. Below are images of a similar successful conversion utilising a similar fenestration strategy.





1.2 Use

The proposal will continue to use the site in a domestic setting.

1.3 Amount

The proposal comprises a three-bed private dwelling.

1.4 Layout

The proposal like any other in the area has living area and associated amenity spaces on the ground floor while bedrooms and bathrooms are on the first floor.

The ground floor living area is of an open plan nature to give both flexibility, modern living and a sense of scale to the existing barn space.

1.5 Scale

The scale and proportion of the house is as existing.

1.6 Landscaping

The scheme proposes to provide landscaping that is sympathetic to the existing and encapsulates the essence of the local rural area.

A garden to the side of the barn will give a nurturing outdoor space to children that can be viewed from both the living area and the master bedroom.

1.7 Appearance

The proposal will use materials that match the existing and surrounding properties.

New fenestration will give a more ordered feel that will relate to their spaces internally.

2.0 Access

This statement will look at the two main facets of access relating to the application, vehicular and transport links, and Inclusive Access.

2.1 Vehicular and Transport Links

2.1.3 Access and Egress Locations

The main points of access and egress to the site are as existing.

2.1.4 Local Public Transport

The local public transport is rather sporadic given the location of the barn is in the middle of the country side.

2.2 Inclusive Access

Where possible level access will be provided and a ground floor toilet will be built. The house is obviously a private residence

Heritage Statement

22.01.11

Description

The site relates to a large, two storey barn constructed of natural stone under a stone tiled roof. The barn is set at right angles to another building, itself a converted barn.

The specified barn forms part of a small segment of buildings situated within an attractive area of open countryside near to the village of Hoylandswaine and the town of Penistone.

Access to the site is via a long field access which joins Firs lane, leading to Renard Lane and thereafter to the main Halifax Road. A public footpath runs directly to the east of the barn across fields to Acre Lane.

History

There is a long planning history to the barn.

Previous owners rebuilt the barn entirely in the 1980's [without any permissions]. We understand that this resulted in legal action by Barnsley Council against the previous owner.

As part of the rebuild the two large openings to the gable end and the side wall were made smaller with the arched openings we see today. The current granted planning application [2008 / 0422] therefore sought to return the barn to its original condition. One would note that the majority of barns have full height openings to allow for the delivery and taking away of hay on horse drawn carts. Moreover, Cat Hill Hall Mews next door [itself was a barn for Cat Hill Hall] retains some of its original full height openings].

One should note that as part of the previous owners rebuild all internal walls were built out of blockwork. Whilst it is not intended by current owners to rebuild the internal walls [due to cost] there is a large section of internal block wall that must be rebuilt [hatched in red on dwg 005a] as a result of it being pushed out by failing timber trusses.

Understanding that no planning permissions were sought by previous owners it is assumed that the barn was very likely built without the advice of any design consultants [ie structural engineers]. This would explain the complete failure of the trusses. The trusses themselves are clearly new [in instances the trusses are actually made of modern sawn planks]. As well as the actual timbers being completely undersized [the failure of which is pushing the trusses out which in turn is forcing the walls below out] the trusses are too short for the building [they sit between the perimeter walls rather than on them]. The previous owners chose to get over the trusses being too short by inventively supporting the trusses on blockwork corbels [photos on dwg005a]. These are corbels are being severely crushed and the structural engineer on the project has advised that some of them are due for imminent collapse.

In short, the structural engineer has advised that the trusses are completely unfit for purpose and new roof trusses need inserting that can take the loads of the [heavy] stone tiled roof. However given the state of the trusses inserted by previous owners this is no bad thing and introduces the opportunity of introducing solid oak trusses of a type that were no doubt in the barn in the first place.

Replacing the roof will simply involve scaffolding the building, carefully removing and storing the existing stone tiles, removing the failing trusses, replacing the failed internal blockwork wall [caused by the trusses], reinserting new solid oak trusses and then reinserting the existing stone tiles.

In conclusion following the reinsertion of the stone tiles the barn will look as it does currently [all be it that the roof will not be ready for collapse]