

Dale House, Tivy Dale, Cawthorne, Barnsley S75 4EH

Change of Use of First Floor of Barn to Living Accommodation and associated alterations; Erection of Lean-to Potting Shed; erection of Greenhouse and works to garden.

Ref 12.21
Oct 2012
Version 01

SITE ASSESSMENT AND DESIGN STATEMENT

1.0 Proposals

- 1.1 The proposals relate to an existing barn and land within the garden of Dale House. The barn will be altered to provide first floor living accommodation above ground floor stables and works within the land adjoining will create a garden with Greenhouse and Potting Shed for the use of the applicant who is the owner of Dale House.

2.0 Location

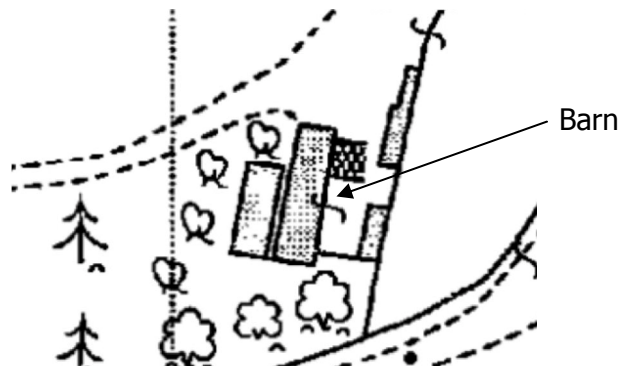
- 2.1 The site is located at the outskirts of Cawthorne Village 4.2 miles to the west of Barnsley Town Centre on the north side of Tivy Dale.
- 2.2 A Site Location Plan is included at Appendix A.



- 2.3 Approximate application site boundaries identified by red line.

3.0 Assessment

- 3.1 Dale House is a residential dwelling set in land extending to 1.75 Acres. It has been the subject of previous planning applications for alterations and extensions including the erection of a detached garage granted permission in 2008 ref:2008/0881 and Conservation Area Consent 2008/0886.
- 3.2 Within the grounds of the house there is a two storey barn built in brick with a stone slate roof. The barn has stables and a garage at ground floor level. The first floor is currently unoccupied and used as general storage associated with the house. There are a number of single storey outbuildings adjacent to the barn which is used for storage. A Photographic Survey of the barn and its immediate surroundings is included at Appendix B.
- 3.3 The area of land to which the application relates is 0.27 Acres.
- 3.4 Historic ordnance survey plans (see below) show the barn and what appears to be a detached building to the west, possible greenhouses to the east. There is no longer any evidence of these buildings on site and the land to the south west of the barn has been used for the storage of materials associated to renovation works of Dale House.



- 3.5 The Barnsley MBC Unitary Development Plan identifies the site as housing policy and just outside the Conservation Area which includes Dale House and areas of the village to the north east.
- 3.6 The use of the site is predominantly residential excepting part of the ground floor of the barn which is used as stables and garaging. The construction of the new garaging previously approved and now completed will allow the ground floor of the barn to be reinstated to stables in accordance with the original design.
- 3.7 The site is enclosed by mature trees and landscaping to the external south west boundary and there are no views from or into the site from the A635 lane Head Road. The land is relatively flat and a Topographical Survey indicates existing features and site levels.

- 3.8 To the west of the site is a newly constructed two storey dwelling.
- 3.9 Access is via a private drive from Tivy Dale.
- 3.10 There is no reason to suspect that the site might be contaminated and a walk over inspection has not highlighted any risk in this regard.
- 3.11 There are no mature trees within the site area that are likely to be affected by the works. There are a number of small trees including Silver Birch and Leylandii.
- 3.12 The site is not within an area identified by the Environment Agency as being at risk of flooding nor is the works likely to cause to flooding elsewhere. Surface water drainage would need to be designed with due regard to Sustainable Urban Drainage Systems. Foul drainage would be connected to existing sewers in from the house connecting to Tivy Dale.
- 3.13 A protected species (bat) survey report has been prepared by Peter Middleton of Middleton Ecological Consultancy and a copy is included as part of the application documents. A day time inspection and two dusk surveys were carried out on 6 and 14 September 2012. The report concluded that there was no evidence of a roost and that the building had a low potential for roosting bats.
- It did suggest that a summer roost be created on the west elevation by the use of an access slate and the applicant is happy to agree to provide this. Drawing No P2 shows the position of 2No slates one at ridge level on the west elevation and another just below the ridge on the south elevation for this purpose.
- 3.14 The site is located within an area close to the village which includes facilities including a Village Hall, Church, Public House and Restaurants, a local shop, a school and with good public transport links to Barnsley, Huddersfield and the surrounding conurbations. The location is considered to be sustainable.

4.0 Evaluation

- 4.1 The proposed use is predominantly residential and the use accords with planning policy. The first floor of the barn is not in agricultural use and therefore the change of use is one of domestic storage to living accommodation.
- 4.2 The proposals for the change of use of the barn to living accommodation will provide temporary or permanent residence for guests or family to be used in association with Dale House. The use of the amenities associated to Dale House such as the gardens and parking within the site will be available to occupants of the barn.
- 4.3 The barn requires no extension or significant alteration to any of the external openings in order to make it suitable for change of use.

- 4.4 The barn is in good structural condition and does not require the removal and reconstruction of any of the structural elements to permit conversion. It has been subject to the inclusion of a large opening in the north gable wall at ground floor level to provide vehicular access which is visually obtrusive. See Fig 1 in the Photographic Record in appendix B.
- 4.5 The works will involve the removal and relaying of the stone slate roofing to extend the life of the roof and introduce insulation to comply with the building regulations. This work can be carried out without any alteration to the external appearance of the building.
- 4.6 The change of use of the barn will not affect the privacy or amenity of the newly constructed adjacent dwelling and distances between the buildings exceed minimum requirements.
- 4.7 Dale House has large domestic gardens extending to approximately 1.75 Acres. The proposals for the Potting Shed, Greenhouse and associated garden will provide working space for horticulture and the preparation of planting that can be used within the grounds.

5.0 Design

5.1 Use

The ground floor of the barn will be used for stables. Part of the ground floor currently used as garaging will be removed and a former arched opening in the east elevation will be reopened to provide access.

The first floor of the barn currently used as storage will become living accommodation.

There is no change of use of the land to the west of the barn which is currently garden with the house and will remain so although will be redeveloped in association with the erection of the Potting Shed and Greenhouse.

5.2 Amount

- The change of use of the ground floor of the barn from garage to stables relates to an area of 28.9m².
- The area of the first floor of the barn to be converted to living accommodation is 68.8m².
- The floor area of the Potting Shed is 21.39m² and, 30.2m² including the canopy.
- The floor area of the Greenhouse is 29.0m²

5.3 Layout

A site layout plan has been provided on drawing No P1. The working garden is located to the west of the existing barn in an area which benefits from south and

west light. The greenhouse is positioned to take advantage of maximum sunlight and avoid overshadowing. Its position also helps to provide enclosure and an effective and economical working environment in association with the Potting Shed.

The Potting Shed is attached to the west elevation of the barn as a lean-to in a similar position to a previous building identified by historic ordnance survey plans. It faces the working garden.

The layout of the garden includes planting beds and areas for the preparation and storage of plants as well as a central area with a pond and seating.

5.4 Scale

The existing barn is two storeys. The new buildings in the form of the Potting shed and greenhouse are single storey. Detailed drawings of new and existing buildings have been provided to indicate the overall height and scale.

5.5 Landscaping

Details of hard landscaping and surface materials/finishes have been provided on the Site Plan drawing No P1. Existing surface finishes which are predominantly block paving to the perimeter of the barn are to be retained.

5.6 Appearance

Barn

The original features of the barn have been retained and will be enhanced by the restoration of the original arched opening in the East Elevation at ground floor level. In addition alterations to adapt the large garage door opening in the north gable elevation will be undertaken in conjunction with the erection of an external staircase constructed in oak giving access to the first floor living accommodation. The staircase has been designed in heavy section timbers and bracing to compliment the detailing of the barn which features overhanging verges and eaves and projecting purlins within the gable walls.

The existing first floor gable window has been adapted to a door maintaining a glazed over panel giving access to the first floor accommodation.

Natural light within the barn is limited at first floor level and to avoid the need for additional windows individual and studio style conservation rooflight have been included.

Windows and doors will be in timber to a similar design as shown with paint finish. Gutters will be half round supported on rafter end brackets with circular rainwater pipes in cast iron with a black painted finish.

Potting Shed

The Potting Shed has been designed as a simple lean-to building with structural members in oak supporting a swept roof attaching below the projecting eaves level of the barn. It will have good quality artificial stone slates to the roof and walls clad in sawn oak planks with a stone plinth course and handmade brickwork at low level to match the barn.

Windows and doors will be in timber with paint finish. The rooflights will be low profile conservation style with central glazing bars. Gutters and rainwater pipes will match the design of the barn but in black polyester coated aluminium rather than cast iron.

Greenhouse

The Greenhouse will be a traditional Victorian style structure similar to that shown in the image on drawing No P3. It will have dwarf walls at low level built in handmade brick to match the barn and a superstructure in aluminium alloy and a roof pitch of approximately 45°. The roof will be finished with cresting and finials all in a polyester powder coated finish in slightly off white.

6.0 Access

- 6.1 Vehicular access to the barn will be via the existing access drive and adequate parking is available on site for one additional car to serve the living accommodation.
- 6.2 There is no access within the site for service vehicles. Provisions for refuse from the barn will be similar to the existing house whereby refuse bins are delivered to the public highway for collection.
- 6.3 The site provides no access turning or manoeuvring of fire appliances. It will therefore be necessary to consider the installation of a domestic sprinkler system to achieve compliance with the building regulations in respect of fire safety and escape.
- 6.4 The occupation of the first floor of the barn does not lend itself to the provision of disabled access.

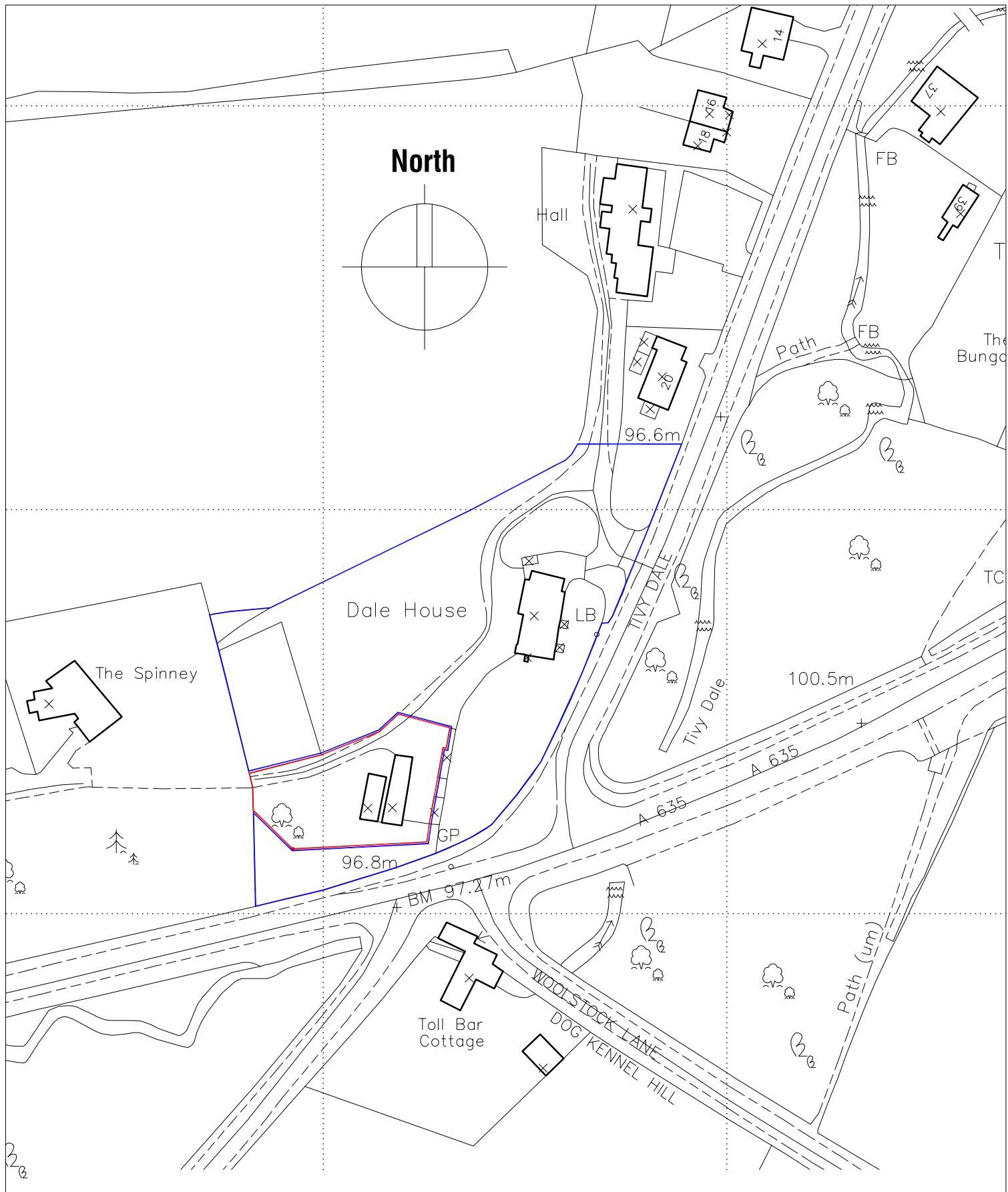
7.0 Summary

- 7.1 The proposals for the reinstatement of ground floor stables, change of use of first floor storage to living accommodation and the erection of a Potting Shed and Greenhouse are compatible with the existing residential use of Dale House and the grounds. The site is allocated housing policy, there are no technical matters that would prevent development.
- 7.2 The applicant has no wish to dispose of ownership of any of the outbuildings that for part of Dale House and its grounds and would, if necessary, accept a planning condition preventing the sale of the living accommodation above the barn in isolation.
- 7.3 The proposals have the potential to enhance the site, provide useful accommodation and help secure the long term use of an attractive barn and we look forward to receiving the local authorities support with regard to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal flourish line and a period.

MBooth Design Ltd

Appendix A – Site Location Plan



**DALE HOUSE
TIVY DALE
CAWTHORNE
S75 4EH**

SITE LOCATION PLAN

Scale 1:1250

Date Oct 2012

Ref 12.21

Drwg No OS1

 **mboothdesign**
architectural design and building consultants

Fairfield House
Berneslai Close Barnsley
S70 2FL
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Appendix B – Photographic Record

Photographic Record of Barn and adjoining Land



Fig 1. North Elevation of Barn showing existing garage door.



Fig 2. East Elevation of Barn showing arched opening currently built up.



Fig 3. South gable and West Elevation



Fig 4. West Elevation showing chimney stack and rooflights.



Fig 5. Truss 1 showing steel beam replacing bottom tie of timber truss.



Fig 6. Truss 2 and purlins in original condition.



Fig 7. Existing access gates to land at rear (west) of Barn.



Fig 8. Land at rear of barn taken from gates looking west.