

**DESIGN AND ACCESS STATEMENT,
PLANNING STATEMENT &
HERITAGE IMPACT STATEMENT**

| | |
|------------------|--|
| location | Green Farm, High Lane, Ingbirchworth, Penistone, Sheffield, S36 7GG |
| application | Barn Conversion to Two Dwellings |
| client/applicant | Mr J Stafford & Mrs Crossfield |
| job number | 22/779 |
| date | August 2022 Rev A Sept 2022 |

Ltd
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DESIGN AND ACCESS STATEMENT

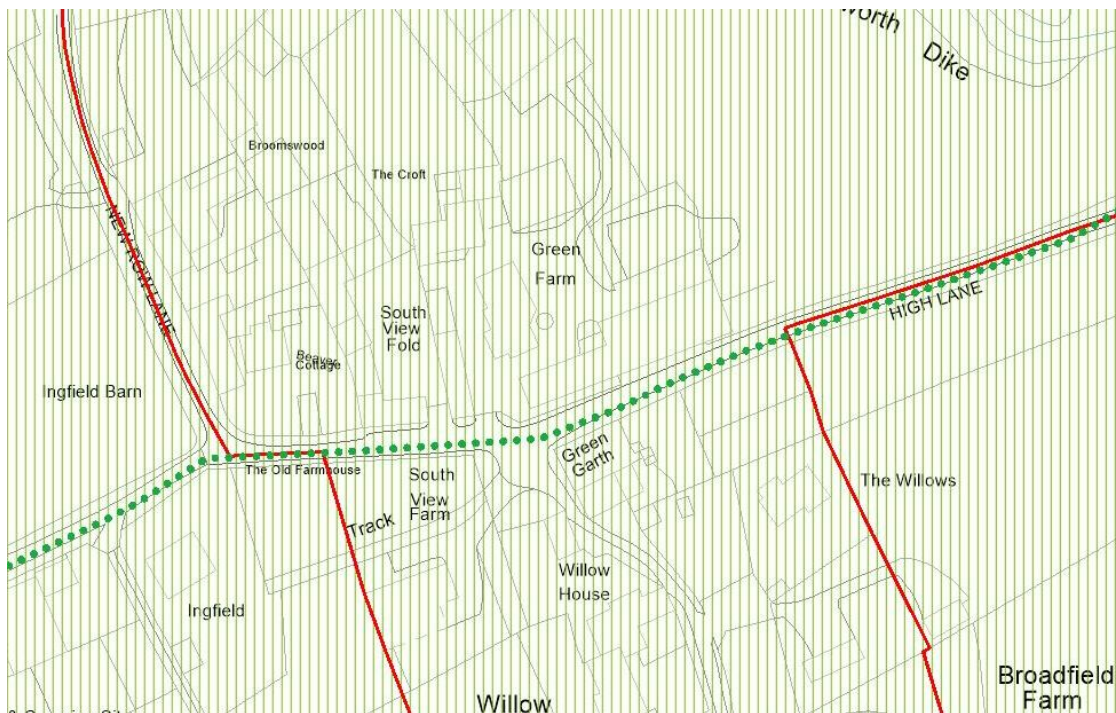
LOCATION

The site is located off High Lane, Ingbirchworth, situated on the edge of a courtyard of farm buildings.

The application site is set perpendicular to High Lane, with its principal elevation facing east and towards the courtyard of Green Farm that includes listed buildings. The west facing elevation looks over a private courtyard serving South View Farm.



The Barnsley Local Plan denotes the site within the Green Belt and also within the Ingbirchworth Conservation Area.



USE

This application is for the change of use of the former agricultural barn to two dwellings.

PROPOSED APPEARANCE

This proposal is for the change of use and internal redesign. The proposals do not include for any extensions.

Materials proposed are;

Rainwater Goods - Seamless aluminium gutters and downpipes.

Windows - Timber double glazed units.

Doors - Timber boarded and glazed doors

All timber work is to receive a white painted finish to match others in the immediate locality.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building. It is intended that domestic vehicles will replace the agricultural use of this site entrance. Given the small size of the properties, we contend vehicle movements will not be significant. It's important to note the existing agricultural access into this yard will cease.

The farm does have an alternative access further East of the farmyard.

The extinguished agricultural use of the existing access will eliminate the common theme of having to reverse large agricultural machinery/plant into and out of the farm yard, this is due to the lack of internal turning facilities for such large machinery within the yard. This, in itself creates a highway safety issue for the residents at Green Farm and other road users too, this will be eliminated as a result of this application.

The yard is of adequate proportion/size to ensure domestic vehicles, associated with the proposed dwellings, will be able to turn internally ensuring entry and exit in forward gear.

Green Farm, the original farmhouse, will also continue to use this access and pass over a communal access area.

Whilst one may contend that existing visibility spays are poor we consider the proposal will actually enhance highway safety given the elimination of agricultural slow moving plant and machinery at all hours.

LANDSCAPING

There is no proposed change to the landscaping to the site. Small areas of domestic curtilage are indicated on the proposed block plan. These areas will be surfaced/demarked with stone flags.

There is no proposal to erect fences or walls.

LAYOUT

The only layout change is within the building as a result of the proposals – see existing and proposed plans.

SCALE

There are no changes to the scale of the building as a result of this proposal.

The original farmhouse and adjacent barn will still remain dominant with the subject building simply being reassigned a new and more appropriate use.

Window and door openings are in scale with the original/existing openings being set back into the reveals.

PLANNING STATEMENT

BASIS FOR ASSESSMENT

In preparing our report, we have referred to the following National Policy and Guidance:

National Planning Policy Framework

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 13 – Protecting Green Belt Land

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

The following Barnsley Local Plan policies apply to this proposal

SD1 ‘Presumption in Favour of Sustainable Development’.

T3 ‘New Development and Sustainable Travel’

T4 ‘New Development and Transport Safety’

D1 ‘High Quality Design and Place Making’

HE1 ‘The Historic Environment’

HE2 ‘Heritage Statements and general application procedures’

HE3 ‘Developments affecting Historic Buildings’

BIO1 ‘Biodiversity and Geodiversity’

GB1 ‘Protection of Green Belt’

GB2 ‘Replacement, extension and alteration of existing buildings in the Green Belt’

GB3 ‘Changes of use in the Green Belt’

CC1 ‘Climate Change’

SPDs/SPGs

‘Barn Conversions’ provides detailed guidance to anyone seeking to convert a farm building to residential or other use.

‘Designing New Residential Development’ sets out the standards that will apply to the consideration of planning applications for new housing development.

‘Parking’ states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above. In addition, EVCP are required for all new houses with dedicated parking and 1 per 10 spaces for unallocated parking.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI ‘Building for Life’ scheme

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

ASSESSMENT AGAINST PLANNING POLICY

The original Farm House and Barn opposite the application building are Grade II Listed, the site also falls within the Ingbirchworth conservation area. These are curtilage buildings and therefore Policy HE1 'The Historic Environment' and Policy HE3 'Developments affecting Historic Buildings' are also applicable. We contend this development should be encouraged as it will safeguard the future of the former agricultural building that now has a very limited use in its current form. Given its limited use and value it's fair to assume that limited funds/finance will be allocated to ensure its continued maintenance and preservation. Repurposing the building into a purposeful use will naturally ensure its continued existence for the long term.

We contend the design and layout respects the property and adjacent buildings both agricultural and domestic. The history of the building will still be clear to see following the proposed conversion.

The development, whilst a curtilage building, does not involve any additions or alterations to the listed buildings. The subject barn is, in its own right, a building of evident historic significance as part of the farm's history. This proposal seeks to conserve and appropriately reassign the building to a use that will ensure its continued existence.

We contend there are no implications for the two adjacent listed buildings as a result of this application as they will remain physically unaltered.

Policy GB3 'Changes of use in the Green Belt' allows 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.*

We contend the above points are satisfied. There are no extensions proposed as a result of the design. The subject building is of permanent and substantial construction (refer to accompanying structural report). No major rebuilding or reconstruction is required for the proposed use.

The proposed use, we contend is in-keeping with the immediate locality given the other directly adjacent farm steads and residential properties, many of which were also former agricultural buildings.

This proposal will not directly result in the need for a replacement agricultural building, it already has very limited use as an agricultural building given its proximity to other associated residential properties (pollution, noise control and flies), limited access/approach to the building and limited sized openings into the building. Green Farm however is still a working farm, depending upon growth/future farming practices, etc a new/modern agricultural building cannot be discounted in the longer term.

We consider the design and layout is of a high standard and duly respects the character of the existing building and its surroundings/locality.

Its footprint, scale and massing are totally unaltered. The design and layout has been shaped around the existing openings with minimal changes/new openings and provision of some conservation style rooflights to provide adequate levels of natural daylight and ventilation, therefore reducing the reliance upon artificial lighting and in turn reducing the carbon footprint of the proposed conversion works.

We strongly consider the proposals have a positive impact on the amenity of local residents by totally removing the unrestricted agricultural use.

Highway safety impacts are minimal if not positive with the elimination of the agricultural access into this top yard area. It is important to note the previous planning application for alternative agricultural access to the farm. This proposal will extinguish slow moving machinery, equipment, tractors and trailers from the top yard and be replaced with smaller domestic vehicles. The size of the proposed dwellings as 1 x 1 bed unit and 1 x 2 bed unit results in parking standards of 1 car parking space per 3 bed dwelling. This results in two parking spaces being required. Given the properties flexibility with studies provided to each unit and the semi-rural location (with nearby bus network) we have provided a total of four parking spaces. It is intended EVCH (electric vehicle charging points) will be incorporated for each property with secure cycle ground anchors within the curtilage area.

The above parking arrangement and small domestic curtilages afforded to the proposed small/starter homes ensure minimal impact on the openness of the greenbelt and assists in preserving the openness.

We contend there are no strong economic reasons why this proposed development would be inappropriate. Indeed we consider the proposed residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

The farm is located close to the existing Ingfield Farm Campsite. We do not consider the barns would be more appropriate for use as holiday lets. Paul Matthews Architectural undertook extensive research in and around the locality of this subject site when preparing two separate planning applications for agricultural workers dwellings. Our research indicated high property prices given the locality, but also large property sizes which in turn forces people born in the area to move away. This proposal, to provide 2 small residential properties, to the open market will be valued accordingly. We consider the value of the two proposed dwellings will be significantly lower than the average value of properties in the immediate locality. See screenshot overleaf of other properties recently marketed in the immediate locality.



S36 Property

S36 Homes For Sale
94

Average Asking Price
£341,209

New In Last 14 Days
16

See also:

▶ S36 House Prices

▶ S36 Agents

▶ S36 Local Info

Change Location?

S36 Find

Property Email Alerts

The easiest way to find the latest homes for sale or rent sent directly to your inbox

Click Here

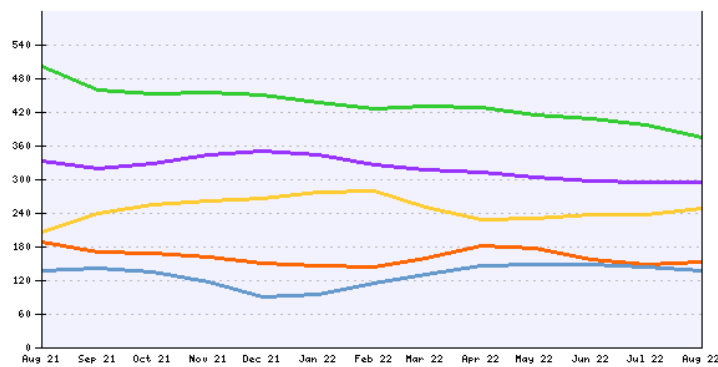


Property Asking Price Report for S36 - August 2021 to August 2022

This report displays the average* asking prices for property for sale in S36 for each month from August 2021 to August 2022. The price trends are broken down by property type and number of bedrooms. We also display graphs of median* property asking prices, which may be more helpful for spotting trends.

You can view the Property Asking Prices Report for S36 over another date range or view the report for another location using the options at the bottom of the page.

Average Asking Prices By Type in S36 (£000's)



3-month moving averages by property type in S36

Due to the small amount of data available for this graph it may appear to be erratic. To gain a better picture of the Asking Prices in this area please see [Asking Prices Report in Postal Area S](#)

| | Aug 2021 | Aug 2022 | Change |
|----------|----------|----------|--------|
| Detached | £502,059 | £375,996 | -25% |
| Semi | £206,727 | £248,100 | +20% |
| Terraced | £187,996 | £153,438 | -18% |
| Flat | £136,541 | £137,091 | +0% |
| All | £333,499 | £295,008 | -12% |

https://www.home.co.uk/guides/asking_prices_report.htm?location=s36&lastyear=1

With regards to climate change, taking into account the energy hierarchy, the proposed conversion, in the first instance, has been designed to be constructed to be energy efficient. Particularly through using the principles of passive design, including high insulation levels, natural lighting and ventilation, thermal mass and passive cooling. This results in decentralised, renewable or low carbon energy sources being considered/incorporated in order to reduce carbon dioxide emissions.

The proposed dwellings, subject to support and approval, will be subject to a Building Control application which will result in compliance being required with many aspects such as;

- Conservation of fuel and power – Minimum standards of u-values (thermal efficiency) must be achieved.
- New and replacement heating systems in both domestic and non-domestic builds must have a maximum flow temperature of 55°C.
- Building Regulation 36 requires that the potential consumption of wholesome water by persons occupying a dwelling must not exceed 125 litres per person per day when calculated in accordance with the methodology set out in the CLG's document 'The Water Efficiency Calculator for New Dwellings'.

- All new fixed lighting will be low energy forced by low energy fittings.
- The new Approved Document O introduces glazing limits in new-build homes to reduce unwanted solar gain. It also enforces new levels of cross-ventilation.
- The new Approved Document S requires all domestic new builds to have the preparatory work completed for future installation of an electric vehicle charging point despite this proposal not being a new build, it's a conversion, we are still proposing to incorporate EVC within the design)
- The design also includes for air source heat pumps to serve the proposed two dwellings. These are locate, we contend, in the most inconspicuous location on the North facing gable, where the external stone stair is located. This location is discreet yet accessible for maintenance. Refer to data sheet within

The above and new legislative requirements of the Building Regulations indicate these two new dwellings will be of a very high thermal performance. Creating homes for the future.

NB New regulations from the 15th June 2022 require new build homes to produce at least 31 percent less carbon emissions. To achieve this solar, electric or renewables will be required. Given the conservation approach we have discounted solar and propose, as noted above, to incorporate air source heat pump with a backup electric boiler to heat space and water. The size of ASHP is 1145mm wide, 1450mm high and only 450mm deep.

Landscaping does not form part of the proposals. The small/restricted amenity areas offer space for sitting out, hanging washing out and general domestic use in association with the proposed dwellings. Whilst these spaces are compact, they assist in reducing the sprawl/encroachment and inappropriate development of the greenbelt. These amenity spaces are not inconsistent with others in the area and are larger than those associated with flats and apartments.

With regards to ecology (BIO1 'Biodiversity and Geodiversity') a scoping survey for bats and birds has been carried out. The recommendations within the ecology report will be followed and can easily be conditioned as part of a planning approval.

Overall the impact on ecology is minimal with appropriate enhancements.

HERITAGE IMPACT STATEMENT

DESCRIPTION

The building associated with this application is a Late 18th early 19th Century Barn with natural walling stone, stone mullions, cills and jambs, stone quoins and a stone slate roof. It does appear that the most Northern part of the building has previously been used as a dwelling.

Adjacent to the property is a Grade II Listed Barn of an earlier age with a listing reference of 1191348. In addition to this, the farmhouse itself, located further into the site is also listed as a Grade II building under reference 1151109.



These buildings along with other ancillary buildings form the courtyard and setting for Green Farm.

Green Farmhouse has the following listing description;

SE20NW GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/39 Green Farmhouse 18.3.68 GV II Farmhouse. C17 with late C19 or early C20 alterations. Dry coursed rubble, stone slate roof. 3-cell L-shape plan. Two storeys, 3 bays. Quoins. The left bay breaks forward, is gabled and has a 3-light, double-chamfered mullion window to ground floor (part blocked) with entrance and altered window to left. Part of hoodmould over. To 1st floor is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould. In gable is a trefoiled opening (blocked) between two dripmoulds. The doorway is between the centre and right bays and has deep lintel and chamfered surround. To left is large former 4-light window with hoodmould now with 2 large sashes. Former 4-light window to 1st floor (2 mullions removed). To the right is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould, and to 1st floor a 3-light, flat-faced mullion window. C20 dormer above door. Altered stacks, one above door. Right return: excellent moulded doorway with ornamental lintel, hoodmould (part missing), stops, and small plaque over. Interior not inspected.

[Listing NGR: SE2238905669](#)

The barn opposite to the subject barn has the following listing description;

SE20NW0 GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/40 Barn approx. 5 metres south-east of Green Farmhouse 18.3.68 GV II Barn. C17. Thinly-coursed dry rubble, stone slate roof. Five internal bays, outshut to rear, small outshut to front. Quoins. Central square-headed cart entry, outshut to right, small chamfered doorway to far right. Rear: opposed cart-entry in the left bay of the 3-bay outshut. Interior: two posts with reverse-curved braces and aisle-ties. Four king-post trusses with struts.

[Listing NGR: SE2240205652](#)

Green Farm can be identified on the 1854 Ordnance Survey Map. The building retains the same shape and arrangement as noted below.



There does not appear to be any planning history associated with the barn itself on the Barnsley portal, although it is anticipated that there will be previous planning applications associated with the site.

ASSESSMENT OF SIGNIFICANCE

The barn within Green Farm is positioned adjacent a Grade II Listed Building that is one of a multitude of listed buildings situated along High Lane and the nearby locality of Ingbirchworth Conservation Area. This selection of listed buildings reflects the agricultural heritage in the area, demonstrating an appeal of historic character and legacy.

The existing building is no longer used for purposeful agricultural use given the awkward shape, size, approach and openings serving the building. Access into the building with machinery is difficult/impossible which further hinders its agricultural use in modern day farming terms. The West elevation demonstrates a large expanse of stone walling with a mixture of small openings, most of these are narrow slits. Much of this elevation is to remain as existing, with the existing openings retained and glazed within the reveals to serve the non-habitable rooms to the rear at first floor level, such as the bathrooms.



The south elevation has one square window within the roofspace of the gable end. There is to be no change to this elevation, apart from a new timber window to the gable, a fixed light with no glazing bars as would be expected for a building of this era and type. Similarly the North elevation is to remain as existing, with the existing first floor opening repurposed as a full height fixed window.

The east elevation demonstrates an array of existing openings, having different shapes and sizes, many of which may have been added/alterd historically, reflecting the historical use of the building over a period of time.

The proposal is to retain the openings on this elevation, using them as doors or windows that will be sympathetic to the elevation. An additional opening is proposed at first floor level serving bedroom 1 within plot 1, this window will follow a similar style to the existing openings, whilst also providing a necessary means of escape for the bedroom.

The North elevation is to remain as existing, with the existing first floor door opening retained but with a fixed glazed window installed to provide as much natural daylight as possible and in doing so positively contribute to a reduced reliance upon artificial lighting.

ASSESSMENT OF IMPACT ON SIGNIFICANCE / HERITAGE IMPACT ASSESMENT

The barn is currently used as storage, the conversion of this area will allow it to be restored and repaired for use as two new dwellings. Converting the barn into two small dwellings will ensure that the heritage of the building is maintained for future generations and avoid future deterioration.

The proposal to create two smaller dwellings is a reaction to the current market, with all other properties in the immediate locality being large and very expensive with first time buyers priced out of the area, small houses for the open market are ideal for locals born in the area but being forced to move out due to property prices.

The elevational changes to the barn are done in a sensitive way that allow the proposed internal areas to be utilised as designed.

The East Elevation retains much of the large opening which will be utilised as windows or doors to the new properties. A new window has been positioned at the first floor level, with its size and positioning designed to be in keeping with the characteristics of the existing property.

The loading door has been retained and utilised as a Juliette balcony, with the guarding to be set back from the stone work.

The South elevation retains its dominance over High Lane with no changes proposed to this elevation.



East Elevation

The new or amended openings will re-use any stone mullions, jambs, head and cills or reclaimed elements will be used to match the existing property. Windows are to be in timber and to match the style of the existing windows.

PRINCIPLES OF JUSTIFICATION

Whilst the property is not listed, we have worked sympathetically due to its relationship with the surrounding listed properties and its association with the conservation area.

The property appears to have undergone minor incremental changes over the years, the barn has become surplus to the original purpose of the building and is in risk of deterioration without adapting to a new use.

The alterations to the building fabric are designed sensitively in regard to the overall building but also adding to the heritage and prolonging the use of this heritage asset by creating a usable living space.

Each external change has been considered in the context of the elevational arrangement. The existing loading door on the east elevation will be fitted with glazing to ensure that the opening is retained as an interesting characteristic of the property.

The east elevation accommodates a new window that is required to ensure that the rooms are provided with sufficient light and also make some attempt to comply with the building regulations, particularly in terms of providing escape windows. The opening is designed to emulate existing features associated with the barn.

This adaption attempts to strike a balance between practical requirements of the new use and protection of the historic character of the existing building. We feel the changes cause the very minimum of harm to the listed building, retaining much of the historic fabric and utilising materials that are in keeping, such as natural stone and timber windows.

The external adaptations, providing additional or relocated windows in the barn, ensure that the adapted rooms are fit for purpose, providing sufficient light and ensure that the rooms can be ventilated with openable windows where appropriate. The new and adapted openings also provide means of escape in compliance with the building regulations, the additions help address these concerns without fundamentally altering the historic context of the building.

We consider that the application is appropriate on the basis that the proposals do not cause significant harm to the listed building.

Naturally should the Local Authority Planning Department require any further information please make this known at the earliest opportunity. We respectfully ask for contact from the case officer prior to the formal determination of this application.

CONCLUSION

We contend this well thought out proposal brings the former agricultural building back into purposeful and functional use with a sympathetic design. It provides new dwellings fit for the future when considering climate change and energy costs.

The design is shaped around the existing building layout, specifically existing openings.

This proposal ensures the use of this non designated heritage asset for the long term by giving it a new and appropriate use that will last for further generations for others to witness and clearly see the historic use.

Whilst it is appreciated every application is considered on its own merits there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner. Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APENDIX A

AIR SOURCE HEAT PUMP DATA SHEET

NIBE™ F2040

The NIBE monobloc air source range consists of the new NIBE F2040-8, 12 and 16 for residential use.

The F2040 are new air source outdoor units that are particularly suitable for residential buildings. Great effort has been made to create attractive system combinations.



NIBE F2040

| | |
|---|-------------------|
| Max outgoing heating medium temperature | 58 °C |
| Refrigerant quantity (R410A) | 2.55/2.9/4.0 kg |
| Height (incl. feet) | 900/995/1450 mm |
| Width | 1025/1145/1145 mm |
| Depth | 420/450/450 mm |
| Weight | 90/105/135 kg |

Models

| | |
|---------------|----------------|
| Voltage | 230 V~ 1-phase |
| NIBE F2040-8 | |
| NIBE F2040-12 | |
| NIBE F2040-16 | |