

Barnsley MBC
Planning Department
PO Box 634
Barnsley
S70 9GG

25 February 2022

Ref MJB/JB 21.20

Dear Sir

Re: **Change of use of former agricultural storage outbuilding and attached preparation area and cold room into a dwelling – Manor Farmhouse Stainborough Lane Hood Green Barnsley S75 3HA**

An application for Full Planning Permission has been submitted to Barnsley MBC via the planning portal and this statement is part of the supporting documents which include:

- F1302sp Topographical Survey (A1)
- Photographic Survey
- OS2 Location Plan (A4)
- S02 Farmhouse Building Survey (A2)
- P14A Proposed Site Plan
- P12A Farmhouse Proposals

Design and Access Statement

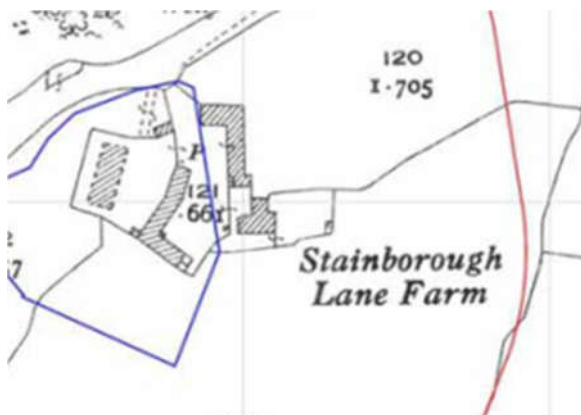
01. Background

The site comprises land which is currently part of Manor Farm Farmhouse, currently the subject of a separate application for alterations and extensions. The farm buildings to the west are currently undergoing change of use to two dwellings following the granting of planning permission for the replacement of a commercial use with a new dwelling and approval of Prior Notification for the change of use of an agricultural barn into a dwelling under Class Q of permitted development rights.

02. Proposals

This proposals relates to the change of use of a single storey outbuilding located on land to the north of the farmhouse into a single dwelling.

03. The outbuildings are part of the original farm buildings at Manor Farm and although some minor changes to openings have taken place they remain largely the same in terms of footprint and scale as they were when the farm was originally established.



The 1931 extract from the Ordnance Survey shows a very similar pattern of buildings to the ones that exist today.

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Use

The site is located in the Green Belt where new development is controlled and limited to the a few approved exceptions as well as the conversion and/or re-use or replacement of existing buildings, unless there are very special circumstances.

To be suitable for conversion, former agricultural buildings such as the single storey outbuilding should be substantial, have structural integrity and be capable of conversion without the need for wholesale re-construction. This applies to the south wing of the outbuilding which is part of the former agricultural use and more recently used as storage. It comprises a concrete floor, external walls of brick and stone and timber roof trusses which would originally have supported stone or blue slates although these have been replaced with profiled sheeting.

The building has a number of features including regular brick piers to the west elevation suggesting that it may originally have been a cart shed which would fit with the scale and location of the building within the farm setting. Evidence of this is still apparent and some of the piers that remain are shown in the Photographic Record – see Fig 03 in particular. It would be beneficial in enhancing the appearance of the building, and in order to reinstate the original west elevation, some reconstruction will be necessary however the remainder of the building including the south and east elevations will require more limited works.

The building situated at right angle to the north was converted to a preparation and cold room for home produced products and planning permission, ref: 2008//0042, was granted for this use in 2008. Whilst this building is also capable of being converted, planning policy allows for existing commercial buildings to be taken down and rebuilt and this is our preferred route for this part of the overall building. It would be rebuilt to the same size and scale over a similar footprint and have no greater impact upon the openness of the countryside. The advantage of reconstruction is that modern building techniques will allow better use of the internal space and simplified methods of construction providing more easily achievable energy efficiency improvements.

Amount

The application site area which includes the access driveway is 919.8sqm, 0.09 Hectares. The existing buildings have a floor area of 150.8sqm. There is also a small toilet and a garage at the rear which have a gross floor area of 22.9sqm.

The garage and toilet will be removed resulting in a net reduction of the existing floor area.

Layout

The existing access to Stainborough Lane will be retained and a casual parking area for delivery vehicles has been included adjacent to the access. The private drive leads to a parking area in front of a garage and space for turning. The private drive goes on to serve the existing farmhouse and provide occasional access to the land at the rear and to the new sewage treatment plant for maintenance.

The buildings will be converted to a 3 bedroom dwelling with an integral garage and a small domestic workshop/store.

Scale

The existing buildings are single storey and their existing size and scale will remain unchanged and therefore there is no impact upon openness.

Landscaping

The site is devoid of mature soft landscaping although there are mature trees and hedges around the site which add to its setting. There is an opportunity for domestic planting but we have not proposed any new structural planting.

Details of hard landscaping are described on the site plan ref: P14A.

Appearance

The retention and conversion of this outbuilding helps to maintain the setting of the original farm buildings and the reinstatement of the west elevation in particular to restore the original 'cart shed' openings will enhance the external appearance of the building which has been altered over the years. The conversion includes good quality materials

such as blue slate to the roofs, ogee section gutters with circular rainwater pipes, coated aluminium window frames and oak doors set into deep reveals. The part of the building to the north which we propose to rebuild has been shown clad in timber to help maintain an agricultural vernacular, but the applicant is open to a variation to natural stone or brick should the council prefer this finish.

The works will greatly enhance the appearance of the existing building and have a positive impact upon the setting of the surrounding site.

Access

The existing access serves the farmhouse, it previously served the farm buildings, the land at the rear and the commercial use in part of the building to be converted.

The junction with Stainborough Lane has a wide bell-mouth and visibility is adequate with sightlines exceeding 2.0 x 40m. A small area of hardstanding has been shown adjacent to the access for waste and recycling bins to be taken for collection from the roadside.

Parking for up to 3 cars and adequate turning space is available for private cars and an electric vehicle charging point has been included in the garage area.

The site is considered to be accessible with a gentle slope which is less than 1 in 20 and can accommodate wheelchair users.

Summary

The proposals provide an opportunity to retain, enhance and reuse an existing building in compliance with planning policies. The proposals have been designed in a sympathetic and traditional manner resulting in a high-quality modern dwelling which maintains the character and appearance of this traditional farm outbuilding.

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

Yours sincerely

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

MJ Booth
MBOOTH DESIGN LTD