

# Trunce Farm, Wortley Design & Access Statement

April 2021- Rev <sup>A</sup>





## Introduction

This Design and Access Statement has been prepared by Peak Architects on behalf of Jennifer Belk and Mark Barton. This document is to accompany a full planning application for proposed refurbishment works to Trunce Farm and the associated barns and outbuildings.

Trunce Farm was recently purchased by our client to provide them with long term family living accommodation, with the intention of safeguarding the existing buildings, developing a sustainable lifestyle and regenerating the surrounding land. Alongside the proposed refurbishment works, our client is undertaking significant improvement plans to enhance the adjoining pasture, rewild the woodland, and improve the section of the Upper Don river which forms part of the site boundary.

It is our client's intention to carry out upgrades and alterations to the existing farmhouse which will include demolition of the existing conservatory, a two-storey side extension, a single-storey rear extension, and a front porch.

It is proposed to convert the adjoining barn and workshop structures for residential use, and to convert and extend the existing slaughterhouse for ancillary use associated with the farm house.

This Design & Access Statement should be read in conjunction with the proposed architectural drawings and other reports and statements submitted with the planning application.

This document outlines the design principles and concepts for the proposals, in response to the site and its setting in the context of planning policy and previous advice received from Barnsley Planning Authority.

Pre-application discussions have been undertaken with Barnsley Planning Authority regarding the proposals - REF number 2020/ENQ/00439 received on 11th August 2020. Further correspondence was undertaken between our clients and the Authority between 16th December 2020 and 4th January 2021.

The details as set out within this document seek to address the comments received and have resulted in a sympathetic and functional design.



Aerial Photograph



## SITE LOCATION

### SITE LOCATION

The site is located in Green Moor, Barnsley, South Yorkshire, approximately 5km away from Penistone. It sits within the Green Belt and is accessed off Green Moor Road via a gated access and single-track lane approximately 600m long. The site does not sit within any conservation areas.

### OWNERSHIP BOUNDARY

The blue ownership boundary comprises of approximately 26 Acres.

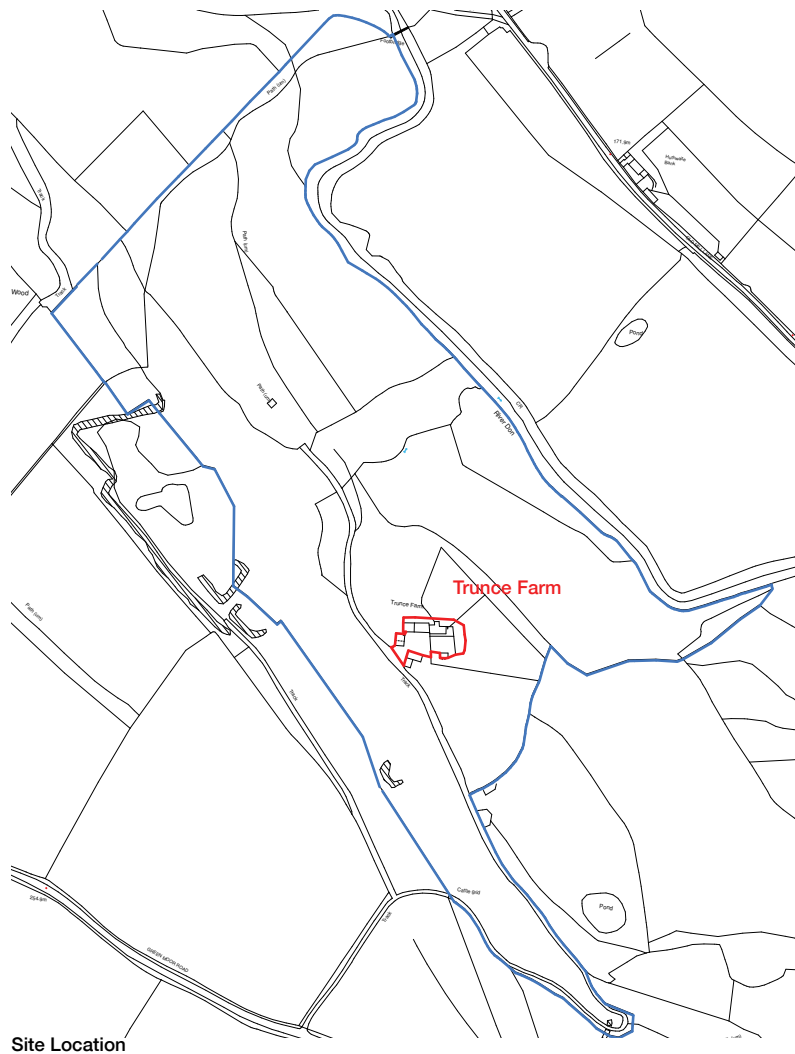
### APPLICATION BOUNDARY

The red line boundary comprises of approximately 1060m<sup>2</sup>.

### EXISTING SITE ANALYSIS

The site is located in a rural setting, midway down the valley between Green Moor Road and Old Mill Lane. The red line site itself is built up mainly of hardstanding areas, the existing farm house, barn, workshop, slaughterhouse, car port, stables and tractor store. The existing outbuildings form a boundary around the existing farmyard and a small garden associated with the main house.

Low level natural stone walling forms distinctions between the domestic curtilage and steeply sloping agricultural land.



Site Location

## EXISTING BUILDINGS

### FARM-HOUSE

The existing farm house was built in the 18th century and is considered to be in reasonable condition for its age. It comprises of a traditional two storey double fronted stone building with a pitched slate roof. Wooden windows, white uPVC windows and timber doors with stone heads, cills and quoins. Internally the house provides a kitchen/dining area, sitting room, conservatory, and utility room. At first floor level two bedrooms and one bathroom are provided.

The farmhouse is not listed and does not fall within a conservation area however it does sit with the Green Belt.

The existing farm house has had previous adaptations but the dates of these are unknown. Reference should be made to the Structural Inspection Report produced by Peak Engineers for details of defects and historic adaptations.

### WORKSHOP

The Workshop adjoins the existing farm house and barn. It is a traditional single storey construction comprising of solid stone walls, stone quoins, window heads, cills and a pitched roof with stone slates, and timber trusses and purlins.

The walls and roof are in poor condition with extensive bowing and cracking to the walls and works are required to rebuild and/or make good. Reference should be made to the Structural Inspection Report for further details.

### BARN

The barn adjoins the existing workshop and is comprised of traditional solid stone walls with natural stone quoins, window heads and cills, a corrugated metal sheet pitched roof with traditional timber truss and purlin arrangements. A solid cobbled floor has been installed throughout. A stone dividing wall separates the main barn into two sections and provides a suspended timber mezzanine floor.

The existing structure of the barn is considered to be in reasonable condition for its age with minor defects identified in the Structural Inspection Report from Peak Engineers.



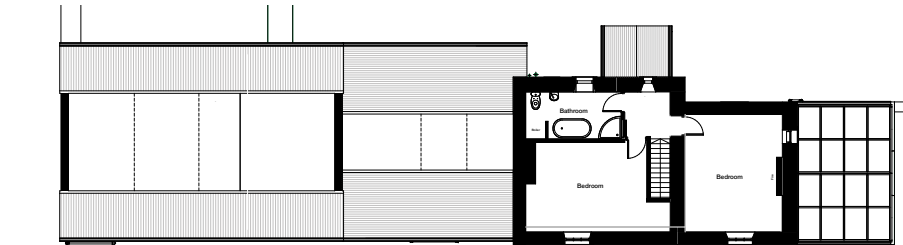
Photo 01 - Front view of Barn



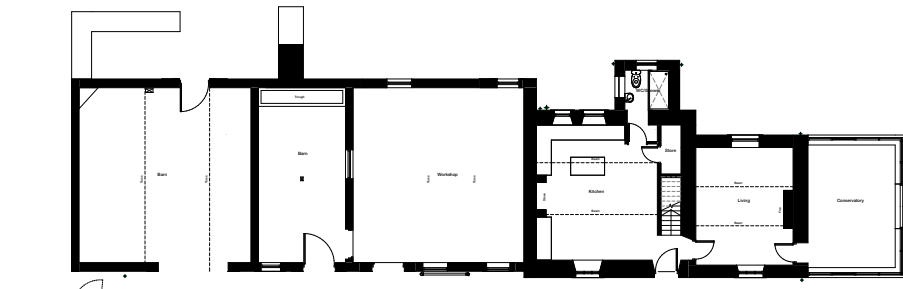
Photo 02 - Front view of Workshop



Photo 03 - Front view of Farm House



Existing First Floor Plan



Existing Ground Floor Plan



Photo 04 - Rear View of Farm House, Workshop & Barn



Photo 05 - Rear View of Farm House

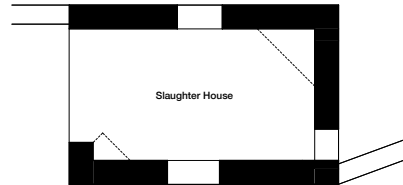
## EXISTING BUILDINGS

### SLAUGHTER-HOUSE

The slaughter-house is a small single-storey out-building comprising of solid stone walls, stone slate roof and timber cut rafters. Defects typical of a building of this age are identified in the Structural Inspection Report that has been prepared to support this document.



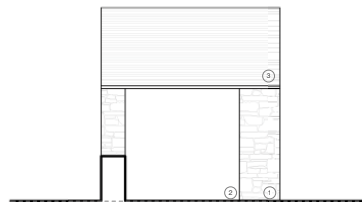
Photo 06 - Front View of Slaughter House



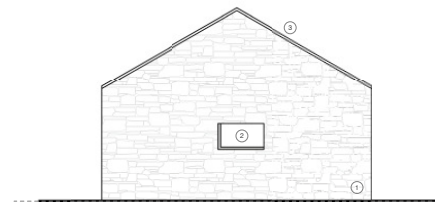
Slaughter House - Existing Floor Plans  
1:50



Photo 07 - Side View of Slaughter House



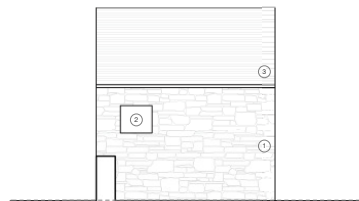
Slaughter House - Existing Elevation 01  
1:50



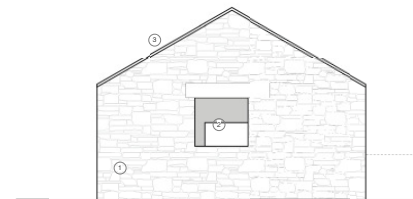
Slaughter House - Existing Elevation 02  
1:50



Photo 08 - Long distant View of Slaughter House



Slaughter House - Existing Elevation 03  
1:50



Slaughter House - Existing Elevation 04  
1:50

## PROPOSED WORKS

### FARM-HOUSE

The proposals seek to demolish the existing lightweight single-storey conservatory and replace it with a new two-storey extension to provide a formal dining area at ground floor level and an additional bedroom at first floor level.

The existing kitchen is to be extended to the rear by the addition of a single storey lean-to extension that replaces the existing utility room 'off-shot'. Internally, the staircase will be reconfigured, and a new downstairs WC will be provided near the entrance hall. A new front porch is proposed to the existing principal entrance.

At first floor, internal reconfigurations will take place to provide links through to the new bedroom and the barn development. A new external balcony area is proposed to take advantage of views to the rear.

### WORKSHOP

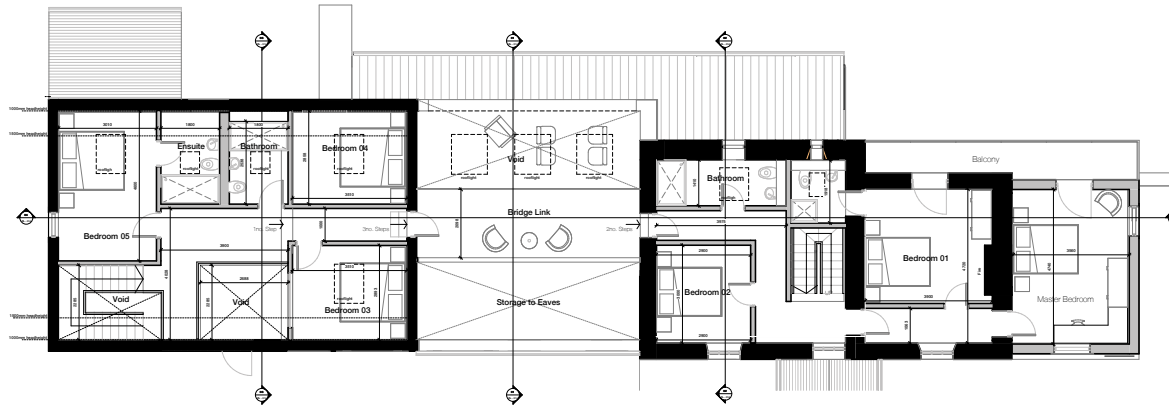
The workshop is to be converted and extended to the rear for residential use. It will provide a large day room/family room with extensive views to the rear through large sliding glass doors. The front area will provide much needed utility room space.

At first floor level a bridge link is proposed to link the farm house with the existing barn. A new insulated standing seam roof covering with rooflights is proposed. Extensive rebuilding works will be required to the existing walls including repointing, insulation, and refurbishment of the existing lintels & stone surrounds.

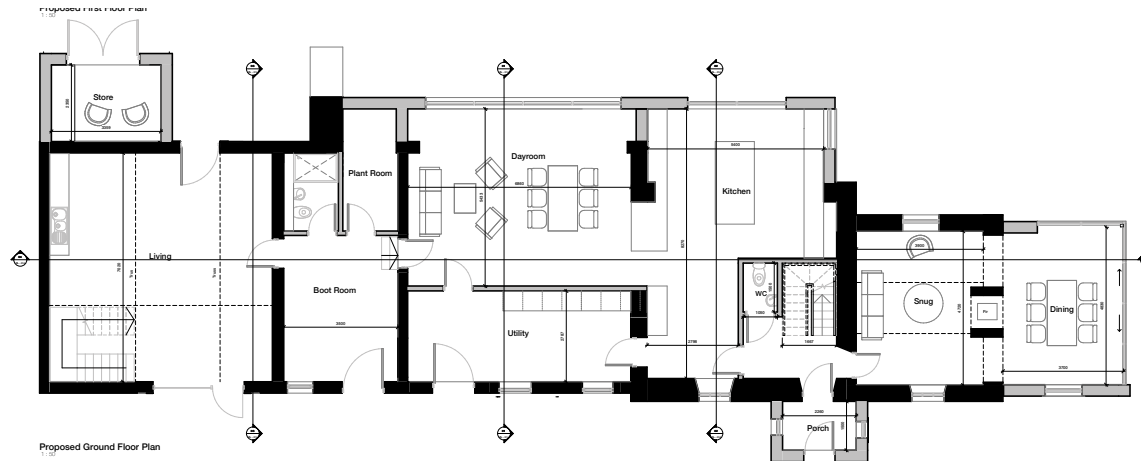
### BARN

The barn is to be converted for residential use. The existing walls will be repointed and rebuilt as required including re-setting of the existing stone archway. The walls will be insulated and tanked as required.

A new insulated solid concrete ground floor will be installed throughout. At ground floor level, a large open plan will be created for home office working space together with a boot room, accessible bathroom and plant room to the Eastern elevation. At first floor level a new suspended timber floor construction will be introduced to provide an additional three bedrooms and ensuite/bathroom facilities. It will receive a new natural slate roof covering and insulated timber roof structure with conservation style low profile rooflights. Any new openings have been limited to be sympathetic to the agricultural style. The existing lean-to structure to the rear of the barn will be rebuilt to provide a permanent external store.



Proposed First Floor Plan



Proposed Ground Floor Plan

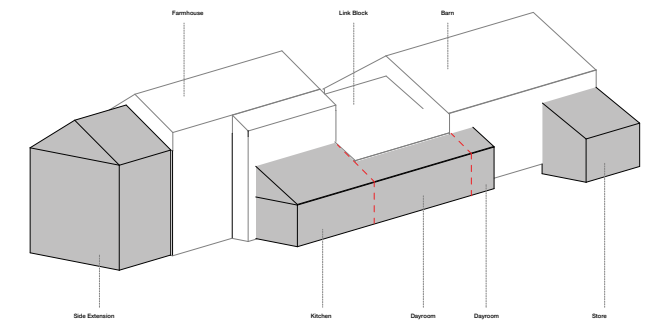
## PROPOSED WORKS



Proposed Front Elevation



Proposed Rear Elevation



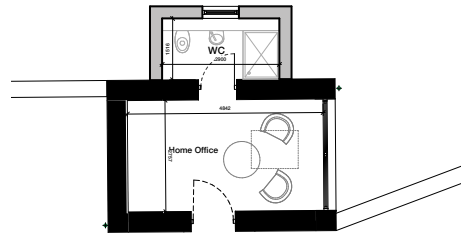
Massing diagram showing new additions

## PROPOSED WORKS

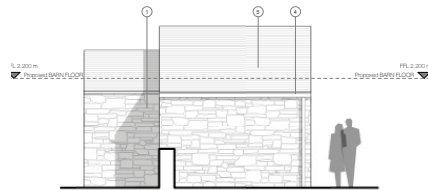
### SLAUGHTER-HOUSE

The slaughter-house is to be converted for residential use and be ancillary to the farm-house. It will be converted to provide home office facilities. The existing walls will be repointed and rebuilt as required, including a new internal insulated wall system. A new insulated ground bearing concrete floor slab will be installed throughout, and a refurbished stone slate roof covering will be installed, including new timber rafters and insulation.

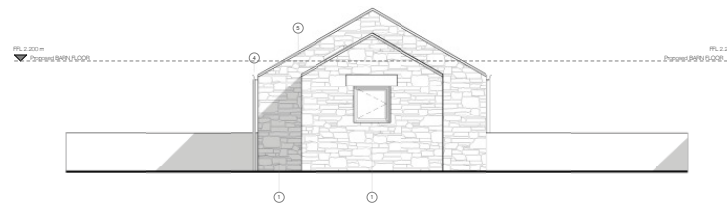
A new stone extension is proposed to the structure to provide WC facilities to the home office. The walls and roof materials will be constructed to match the existing structure and the overall scale has been designed to be subservient to the original building.



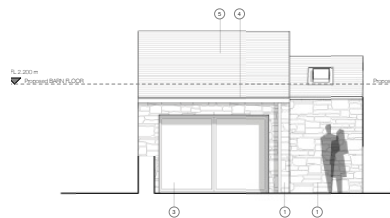
Outbuildings Ground Floor Plan  
1:100



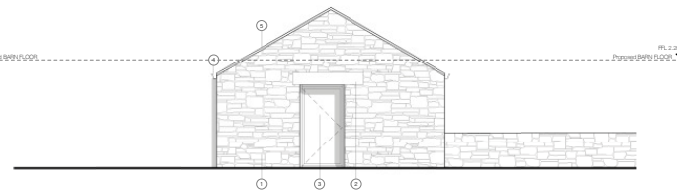
Proposed Elevation 01  
1:100



Proposed Elevation 02  
1:100



Proposed Elevation 03  
1:100



Proposed Elevation 04  
1:100

## PROPOSED WORKS

### VEHICLE ACCESS

Access will remain as existing, down the single track lane and through the existing gated access into the farmyard area.

A lightweight timber carport and large hardstanding area will be retained to provide ample car parking.

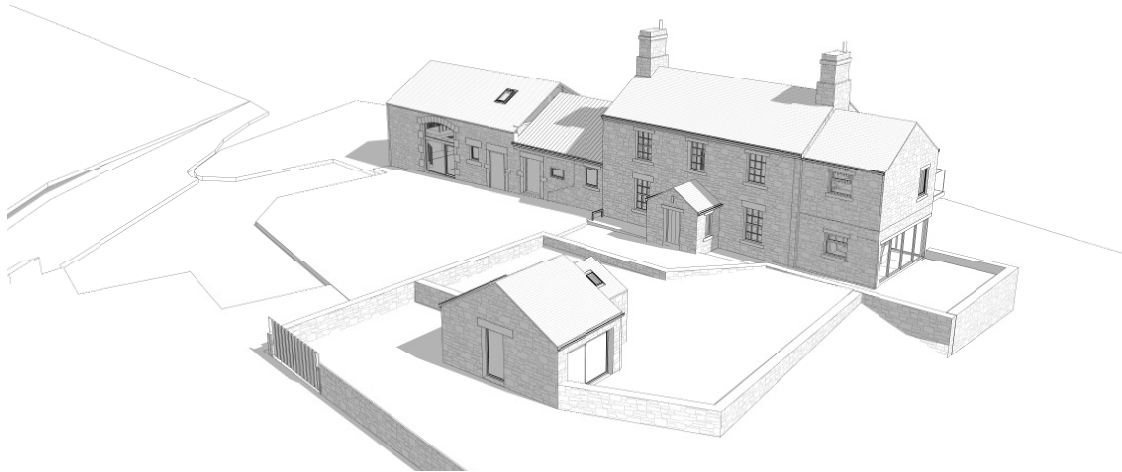
### INCLUSIVE ACCESS

The immediate site is generally level and proximity from vehicles to the properties will be easily achieved. Due to the historic nature and design of the buildings there are a number of original stepped thresholds and areas. The refurbishment works have therefore worked with the changing levels on the ground floor to only create one change in level such that a wheelchair user can access all the facilities within the extended farm-house and workshop. A new ground floor WC is proposed at the principle entrance to comply with part M of the building regulations, in addition to an additional WC within the converted barn.

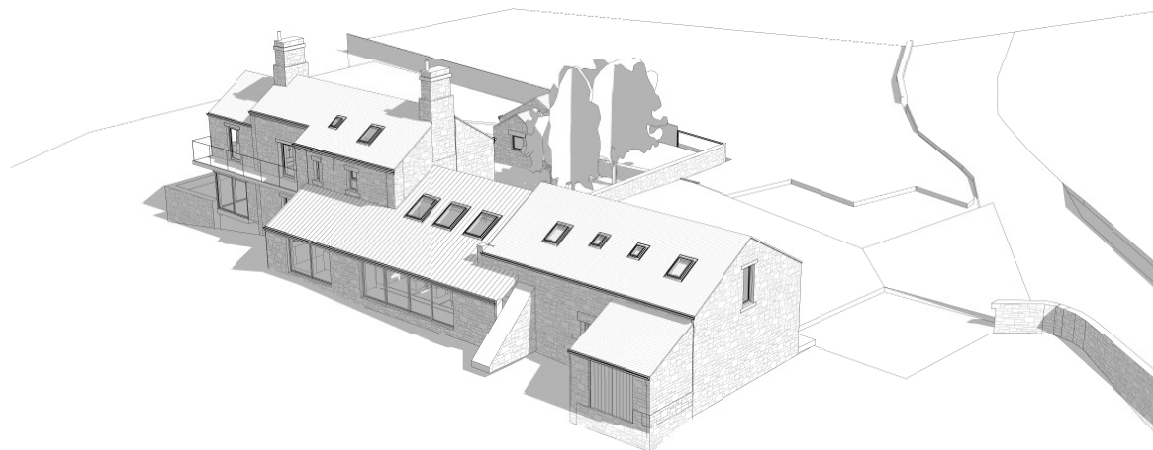
### HARD & SOFT LANDSCAPING

Minor 'making good' of the existing landscaping is proposed in a like for like manner.

A new decking structure is to be installed at ground floor to the rear of the property, providing a seating area outside the new day room and kitchen extensions.



Indicative Aerial View From South



Indicative Aerial View From North

## PROPOSED WORKS

### SUSTAINABILITY

Our clients are keen to undertake a sympathetic refurbishment of the existing buildings and have developed designs based on retaining the existing aesthetic whilst reducing the energy demands of the buildings as much as possible.

All existing buildings will be upgraded to exceed current building regulation standards as a minimum, and all construction materials and finishes will minimise environmental impact, including FSC certified timber throughout. All materials will be locally sourced wherever possible.

The proposed designs incorporate the latest methods of construction in order to provide a 'fabric first' approach to the sustainable refurbishment of the existing buildings. This is to be achieved by high performance internal wall insulation and double or triple glazed, thermally efficient windows to create a high level of air tightness.

In addition to building fabric improvements the following technologies are proposed for incorporation within the refurbishment:

- Ground or air source heat pump technology in conjunction with a low temperature underfloor heating system and ample thermal storage.
- A mechanical ventilation and heat recovery (MVHR) system in conjunction with very high levels of airtightness.
- Solar PV panels are proposed to the roofs of the farm-house and two-storey extension, with the potential to also incorporate a battery storage system and electric vehicle charging point.
- Low use, water-conserving fittings for taps and sanitaryware.
- Greywater harvesting systems for irrigation and the flushing of toilets.
- Rainwater harvesting for irrigation.
- 100% low energy light fittings (including motion sensors where appropriate).
- 'A' rated white goods throughout.

### PASSIVHAUS OPTIONS REPORT

Our clients have commissioned an in-depth Passivhaus Options Report which has been developed by eco Design Consultants using the Passivhaus Planning Package (PHPP) version 9.6.

The report sets out several options with the aim of achieving the Passivhaus Institutes standard for existing buildings – evaluating a number of options to improve each element and assessing the combination of measures that can be implemented in order to meet the AECB Standard, the retrofit standard EnerPHit, and full Passivhaus.

The report recommends that our clients pursue EnerPHit by Component, the Passivhaus standard tailored for refurbishment projects.

The recommended approach to the proposed refurbishment will result in an 89.7% improvement in space heating demand over the base case.



Existing photo looking at rear of farm-house & barn