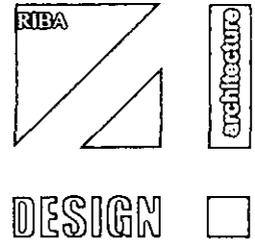


architecture . design . space planning



DESIGN & ACCESS STATEMENT

EASTFIELD FARM
EASTFIELD LANE
THURGOLAND
SHEFFIELD
SOUTH YORKS
S35 7AY

NOVEMBER 2012

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DESIGN STATEMENT

For the past 150 years, Eastfield farm was owned by the Wentworth Estate. Most recently, the farm was held on a 3 generation tenancy by the Wood family and operated as a dairy farm.

Due to a recent family tragedy in 2009, the tenancy was terminated and as a result, the Wentworth Estate decided to sell the farm and associated land.

The auction took place in September 2010 and my clients purchased Lot 1 which consisted of the farmhouse and farm buildings along with 23 acres of sloping field – a total of around 25 acres. The rest of the land was broken up into 14 further lots and was purchased by various surrounding farmers to add to their own land.

The farmhouse and buildings are located to the North of Eastfield Lane and are accessed of existing farm and domestic entrances. The main farmhouse is a two storey rendered property with a number of unsympathetic single storey extensions to the side and rear. The rear of the house is coursed stone and the roof comprises stone slates.

Internally there is evidence that the existing roof space has at some point been used as accommodation, however the staircase has now been removed.

The windows to the front of the property have been replaced with white upvc.

To the west of the farmhouse is a stone built two storey barn with a stone slate roof and a single storey former milking parlour with an asbestos roof. There is a further detached outbuilding to the front of the farmhouse which was a former piggery. This has now been extended with an unsympathetic block work addition.

There is a small garden area to the front of the house and a sloping garden area to the rear which leads down to the field which is separated by a stone retaining wall.

The large fold yard roof to the West of the large barn is not in a poor state of repair and will be removed as part of the development of the site.

My clients are local to the area and have bought the property with a view to making it their long term family home. They have three children and run a local business in Barugh Green. The farmhouse will remain the principle part of the dwelling, with the existing outbuildings being sensitively converted to provide additional accommodation and to link the internal and external accommodation.

The approach in terms of design has been to retain as much of the original buildings as possible with a view to preserving the agricultural feel of the group of buildings.

With this in mind, all of the unsympathetic extensions to the house and outbuildings together with the fold yard and poor quality farm buildings will be removed. The total volume of buildings to be removed amounts to 1621m³. The removal of these buildings will enable the relationship between the house and the older outbuildings to be reinforced both visually and physically and it will also enable new more sensitively designed additions to be created to link the house and the former milking parlour.

In terms of the original farmhouse, the intention is to restore this to its original condition and replace the upvc windows with traditional timber vertical sliding sashes. The render to the front will be repaired and given a limewash and three new modestly sized dormers will be created as part of the roofspace conversion to additional bedrooms.

A small open timber porch is also proposed.

In order to create the required accommodation, 2 No two storey extensions to the house are proposed.

Both of the extensions have been designed to remain subservient to the original house and will copy the details and proportions of the existing window openings.

At the rear of the house there are a number of earlier windows with stone mullions. The new windows within the extension will be constructed from oak and will have larger sections so as to resemble the more robust existing window design.

The stone for the rear extension will be sourced to match the existing.

A new single storey link is also proposed to attach the house to the nearest adjacent outbuilding. The design of the link and the proposed materials will again ensure that the building remains subservient to the group and through the subtle contrast of oak cladding will not compete visually with the original buildings.

This same treatment will be used to create a new garage and workshop where the current fold yard is located. This site for the garage was chosen because there is evidence that a building of a similar size was originally located here.

The existing milking parlour will be converted into a dining and sitting area and will be linked via a roof structure to the two storey barn to the west.

New openings will be formed in the single storey building to form direct access to the garden and a subtle oak, slate and glass veranda will be formed along the southern elevation to unify the existing changes in level.

The large two storey barn will have minimal intervention to form guest accommodation and a gym, with the rest being used for cycle, logs and general storage.

The small outbuilding and former piggery to the front of the house will remain largely unaffected and will become kennels. The existing blockwork structure will be replaced with a matching stone extension to form additional storage for bins etc and a hobby room on the upper floor.

The existing vehicular entrances will remain, with one serving the main house entrance and the other serving the remaining buildings and the new garage.

The house entrance will be amended to include a new stone built wall and gates which will be set back off the highway for safety reasons.

The total volume of new space created amounts to 1115m³ which is clearly significantly less than the volume of space being removed.

The overall approach to the building group has been one of preserving the historic fabric and traditional relationships between the buildings, whilst at the same time creating appropriately designed and scaled new additions to both the house and buildings which fully respect the existing character of the original farm and the wider setting of the landscape.

The policies against which the proposals should be considered are CSP29, CSP34, CSP36 and CSP37.

We feel that the criteria below set out in policy CSP 29 has been fully addressed in terms of design, materials, scale and overall impact on the wider setting.

CSP 29 Design

Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

topography, Green Infrastructure assets, important habitats, woodlands and other natural features

views and vistas to key buildings, landmarks, skylines and gateways

heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:

Barnsley Town Centre

Penistone and the rural villages in the west of the borough

within and adjacent to Conservation Areas

Development should:

contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment

help to transform the character of physical environments that have become run down and are lacking in distinctiveness

enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people

contribute towards creating attractive, sustainable and successful neighbourhoods

achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings

The site is currently well contained and the proposed extensions and conversions do not encroach into the open landscape, therefore the requirements of policy CSP 34 are satisfied.

CSP 34 Protection of Green Belt

The general extent of the Green Belt is shown on the Core Strategy Key Diagram.

Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.

In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12.

We have submitted a bat report as part of this application, which clearly identifies that there is no external or internal evidence of bat activity.

The large two storey barn was identified as having potential as a habitat for roosting bats therefore as part of the conversion of this building bat boxes will be provided and installed in accordance with specialist advice. We therefore feel that the requirements of CSP 36 have been satisfied.

CSP 36 Biodiversity and Geodiversity

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified in Section 74 of the Countryside and Rights of Way Act 2000 and in the Barnsley Biodiversity Action Plan

maximising biodiversity and geodiversity opportunities in and around new developments

conserving and enhancing the form, local character and distinctiveness of the river corridors of the Dearne and Dove as natural floodplains and important strategic wildlife corridors

Development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

A landscape architect has been appointed to look at and design the external landscape treatment to ensure that the agricultural feel of the buildings and their setting is maintained.

We expect this aspect to be dealt with at the planning condition stage of the process.

CSP 37 Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located .

Taking all of the above criteria into consideration, we feel that the proposals are a positive and sensitive improvement to both the building group and the wider setting of the site within the open landscape.

ACCESS

There is very little to say in terms of access. The buildings are arranged on a number of different levels and do not meet the requirements of wheelchair use. The proposed alterations do not attempt to address this issue, but they do not make the situation any worse.