

Our Ref: JBW/0923**14 NOV 2018****Date: 12th November 2018**

Kirklees Council
Planning Department
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Huddersfield
HD1 2JR

**CONVERSION OF EXISTING BARN TO FORM A SINGLE DWELLING AT
CLOUGH HEAD FARM, GOLCAR HD7 4NW**

DESIGN AND ACCESS STATEMENT REVISION B

CONTEXT

Please find enclosed two copies of each of my drawings **0923/1** and **0923/2 REV D**.

The proposal is to convert an existing 20th century timber clad barn building to form a single dwelling unit.

Not Listed and is not situated in a conservation area.

The building is currently used to house cows and fodder.

This application is a resubmission following refusal of 2017/91966 and dismissal of appeal 3197747.

The new application has been amended in response to the appeal.

Refusal Reason 1: The appeal decision does not agree that the proposal is in conflict with NPPF Green Belt as the re-use of the building is possible. The proposal is not inappropriate. I have enclosed a structural report and calculations clarifying that the existing building is robust and suitable for conversion.

The appeal states that the proposal would have a neutral impact on the openness of the green belt.

Refusal Reason 2: The existing animal shed to the south of the site is now proposed to be removed entirely.

**SCALE**

The barn is currently spread over two levels. The barn will be shortened by 3300mm to reduce the floor area by 56m². The overall volume of the building will substantially decrease.

LAYOUT

The proposed layout can be seen on drawing **0923/1** and **0923/2 REV D**.

LANDSCAPING

None at present.

Residential curtilage will be formed by walling off the existing strip of the owner's land to the south of the barn. The residential amenity space has been kept to a minimum and screened by the existing timber shed to the south.

**APPEARANCE**

The external appearance of the building will not change for the most part. Window openings use the style and proportion of the current openings albeit repositioned to suit the new dwelling's floor layout.

The conversion works have been designed to limit the impact on Green Belt by maintaining the original look of the barn.

New timber boards will be fixed directly to the existing timber frame to overlay the existing boards. **Masonry piers will remain. The existing roof trusses will remain.**

The existing metal sheet roof cladding will be replaced with new metal sheet cladding.

The existing timber frame, floor beams and masonry walls will all remain.

The concrete block walling will be boarded over with the new timber boards.

The existing roof vents will remain.

The overall style of the barn will remain as existing. Openings have been kept to a minimum and arranged in a similar manner to the existing openings.

CONVERSION METHODOLOGY

The existing timber frame, timber floor beams, brickwork pillars, concrete block external walls, concrete ground floor, timber roof trusses and timber wall cladding will all remain.

The existing roof sheeting will be replaced with new profile metal sheet roofing

The existing timber wall cladding will remain and be boarded over with a new timber board (the exact timber type, colour, etc can be conditioned)

Windows will be formed by utilising the existing openings or moved slightly to suit the new room layouts.

New gutters and rainwater pipes will be added of galvanised metal.

Doors and windows will be grey painted softwood.

A new internal lining wall on new concrete blockwork will be built to create a cavity wall type external structure (the outer leaf being the cladding). Insulation will be built into the cavity. The new lining wall will not need a new foundation.

ACCESS

Golcar is served by various bus routes to Huddersfield.

Emergency vehicles will have access to the new dwelling from Pinfold Lane

The design of the dwelling has been carried out with due regard to the Building Regulations approved documents Part M (Access to and use of buildings). Access into the kitchen from cobbled yard will be level.

Car parking and turning will be provided for two cars to the east of the barn.

DRAINAGE

A new foul drain connection will be made to the public sewer in Pinfold Lane.

All surface water drainage will be drained to new soakaways in the adjacent field.

Car parking and turning areas will not be hard paved.

CLIMATE CHANGE

The conversion works require minimal alterations to the existing building fabric in order to produce a viable scheme.

All new lighting will be energy efficient types in accordance with the latest building regulations. There will be no cooling plant installed.

The conversion of the building will not effect the environment of the local area.

The dwelling would be constructed using local materials and labour where possible. All windows would be to a high specification and energy efficient rating.

Layout, construction methods and detailed design would respect the principle of reducing carbon emissions.

BATS

Although this type of building is suitable for roosting bats it is situated at 300m above sea level in a very exposed location. As such it is very unlikely to ever house bats.

