
Design & Access Supporting Statement : Modified Proposal

Application: Conversion of Agricultural Barn to form Bunk Barn at Barnside Farm, Barnside, Holmfirth
Applicant: Carlin Farms
Project: 4361
Date: V2 November 2020

Introduction

This design and access statement has been prepared by Heppenstall Architects on behalf of the applicant Carlin Farms to accompany a full planning application for the re-use of an existing agricultural barn as a bunk barn at Barnside Farm, Barnside lane, Hepworth, Holmfirth, HD9 1TN.

Carlin Farms business operates from Barnside Farm which is a registered agricultural holding. This application proposes to convert and re-use the smaller 30ft x 60ft agricultural barn as a bunk barn.

Use

The agricultural holding comprises of 25 hectares of land which is used for a combination of keeping core breeds of sheep and grassland for making hay and silage bales. The applicants aim to diversify their family activities to make use of an existing under-utilized agricultural barn, as a bunk barn accommodation supporting tourists, recreational users.

The National Farmers Union encourages farmers to reuse buildings to diversify activities which includes hosting tourism accommodation. Diversification will introduce a complimentary income stream that will help the family continue to farm.

NPPF 83 Supporting a prosperous rural economy

- *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *the development and diversification of agricultural and other land-based rural businesses;*
- *sustainable rural tourism and leisure developments which respect the character of the countryside;*

LP 5.4 Statement Place Shaping - Kirklees Rural

Strengths/opportunities for growth

- *Holmfirth town centre, rural diversification projects and proximity to the Peak District National Park can provide a tourism role for the Holme Valley*

NPPF 146 Proposals affecting the Green Belt

- *Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are material changes in the use of land (such as changes of use for outdoor sport or recreation).*

The proposal to create tourism and leisure holiday let accommodation for small groups from an existing structure that will complement the existing continuing sheep farming operations is both in line with National planning policy and with the National Farmers Union and Kirklees Local Plan strategy highlighting rural diversification projects.

Tourism & Leisure

The year of 2020 has seen a significant increase in demand for staycation accommodation as family's and groups are looking at alternative locations to spend their vacations. This has seen an increase in demand for different types of accommodation in more remote and rural locations offering an alternative experience away from traditional coastal locations that have become too busy for many people.

Barnside farm is set in an area that has good access to the public rights of way, there are good footpath links to the Kirklees way, Holme Valley Circular Walk, Barnsley Boundary Walk all less 1km from the site. In addition Kirklees publicize 8 walking routes within the Holmfirth area with maps of these available for download from Kirklees website. www.kirklees.gov.uk/leisure/countryside/routes/

The Transpennine trail is a great biking trail suitable for all ages that is within 3km from the site, this is well publicized and has its own website with full details www.transpenninetrail.org.uk There are a number of more challenging mountain biking and road biking routes around the Holme valley and wider area, that can be accessed through smart apps like Strava, Trailforks, Komoot, Wahoo, and many more.

Holmfirth itself is an extremely well established tourism center which attract many thousands of visitors every year, this site is within 3km from Holmfirth Centre.

There are also many other visitor attractions in Holmfirth

Holmfirth vineyard

Ashley Jackson studio

Craft brewery's, the best known but not limited to; The Nook, Magic Rock Bar, Three Friends

Eatery's ; there are too many to list

Bands at the Picturedrome Holmfirth

Summer wine tours

Holmfirth Market

LP56 Facilities for outdoor sport, outdoor recreation

- *In the Green Belt proposals for appropriate facilities associated with outdoor sport, outdoor recreation or cemeteries will normally be acceptable as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. Proposals should ensure that;*
 - a. the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;*
 - b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;*

LP 19.3 Green Belt and open space

- *The NPPF also recognizes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Within the urban areas of Kirklees many open spaces, both public and private, provide opportunities for sport and recreation to encourage physical activity and a healthy lifestyle.*

NPP19.7 Development in the Green Belt

- *Within the Green Belt there is therefore a presumption against development which would be harmful to the purposes of including land within it. The NPPF states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking at opportunities to provide access, to provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity*

This bunk barn proposal will provide accommodation in the heart of a rural area which will be aimed at and be appropriate for the use of groups wanting to participate in outdoor activities. This is directly in line with national and local planning policy.

The Existing Agricultural Barn

The proposal is to convert existing building portal framed agricultural barn which was constructed in 1990's and is well in excess of 20 years old.

The agricultural building is a well-designed well-constructed modern steel portal framed clad structure. Comprising of five galvanized portal frames constructed from concrete bases with ground bearing reinforce concrete slab floor construction. The steel portal frames are arranged in four bays generally at 4.5m centres all having an eaves height of 3.5m and ridge height of 4.5m both dimensions to top steel flange from existing floor level.

The steel structure is clad with corrugated fiber cement roof cladding with one translucent roof light per slope per bay both supported on timber purlins that show no signs of decay or deflection. The building has substantial solid blockwork perimeter walls to three sides comprising of 140mm thick hollow blockwork with steel reinforcing bars to the hollow cores and fully grouted with concrete, up to 1.5m above floor level. The building was until recently timber clad to three sides with vertical Yorkshire timber boarding, but this has suffered decay and has been removed ready to be replaced. This has simply not taken place yet as pending the outcome of this proposal, but either way vertical Yorkshire boarding will be reinstated.

A structural review of the building has been undertaken in the context of the current proposal which has confirmed that the substructure and steel structure superstructure is capable of being converted and will need minimal internal additional steel work to laterally brace the existing structure.

LP 60 The re-use and conversion of buildings

- *Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;*
 - a. the building to be re-used or converted is of a permanent and substantial construction;*

The Town and Country Planning (General Permitted Development) Order 1995, does however expressly define a temporary building under part 4. Stating that buildings required temporarily during operations that are removed on completion of the operation providing that planning permission is granted for that operation or in any event for any use but limited for 28 days. Similarly The building regulations 2010 Schedule 2 class 4 states a temporary building is not intended to remain for more than 28 days. Clearly the agricultural barn does not fall within the planning act or building act definition of a temporary building.

The Town and Country Planning (General Permitted Development) Order 1995 doesn't expressly define what a permanent construction is, however this is implied in that a building with planning permission can permanently remain unless the decision notice states a time limit after which the building must be

removed, in which case the building would be temporary. There is no question or suggestion that this agricultural building is temporary building that must be at some point removed, and indeed when the building was initially designed and constructed it was on the basis that the building it was in fact permanent.

A parallel can be drawn to a Class Q prior notification, in that this allows under Q1 (i) to retain the structural steel frame of a building and remove cladding to install/replace external walls, roof, windows and doors. The point is generally accepting that portal framed agricultural buildings are generally of permanent enough structure to allow them to be redesigned and altered in to dwellings. This proposal to convert the building in to a bunk barn is no different in this respect to the extent of works permitted under class q to convert a steel portal framed agricultural building to a dwelling.

In terms of structural design *BS EN 1990:2002 Basis of Structural Design* defines and categorizes different types of structures in summary as follows;

Category 1: Temporary structures, not including structures or parts of structures that can be dismantled with a view to being re-used – 10 years.

Category 2: Replaceable structural parts, e.g. gantry girders, bearings – 10 to 25 years.

Category 3: Agricultural and similar buildings – 15 to 30 years.

Category 4: Building structures and other common structures – 50 years.

Category 5: Monumental building structures, bridges and other civil engineering structures – 100 years.

Agricultural buildings are in a category of their own which is clearly separate from temporary buildings, and although agricultural buildings have a minimum design life of 15-30 years that does not mean that with appropriate repairs and replacement that it will not last far longer than 30 years. Just the same that say a house in category 4 wouldn't commonly last far longer than 50 years. The importance here is that the British structural design standard for an agricultural building is for a permanent structure.

We consider that the existing building is substantially constructed to survive the elements being permanently in its current position for in excess of 20 years and we are sure will continue to remain in its current position for 20 more years with little or no maintenance and well in excess of this with periodic maintenance and repairs. There can be no suggestion that this building is a temporary building, whilst it could be described as a light weight structure it is substantially constructed.

Layout & Access

The proposed layout aims to provide flexible tourism and leisure accommodation for groups of up to sixteen people. The accommodation in principle will provide an open plan kitchen/lounge area with three bunk rooms which share bathrooms and shower rooms.

The layout has been driven with good access to a drying room positioned at the entrance for guests to dry their wet outdoor gear after their outdoor activities.

An area to the West gable of the change of use barn is proposed to be fenced off and used as an outdoor amenity area for the guests of the Bunk Barn. The modified proposal has significantly provides an amenity area of 80m² which is less than half the 180m² Bunk Barn area, and is screened from the North by the adjacent barn, and screened from the east by the bunk barn itself and screened from the south by a louvered screen fence in the profile of a leanto structure.

The proposal does not seek to extend the existing buildings floor area, all the proposed accommodation will be within the existing barns floor area, and a modest screened “garden area” for external amenity space.

Barnside Farm is served by a surfaced private drive from Barnside Lane. This private access both serves Barnside Farm House and the existing agricultural use.

Barnside Farm House has a private drive together with garage which provides up to 5 car parking spaces. These parking spaces will remain unchanged for the occupants of Barnside House.

The existing yard area in front of the proposed Bunk Barn is currently in part surfaced with concrete and in part surfaced with gravel. This existing yard area is adequate to accommodate the parking of eight cars for the guests of the bunk barn.

LP 60 The re-use and conversion of buildings

- *Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;*

This proposal does not propose any additional concrete or any additional gravel surfaced area.

Amount, Scale & Appearance

Barnside Farm comprises of the farmhouse and three portal framed clad agricultural barn. The existing farmhouse will remain unchanged and continue to be occupied by the applicant/owner.

The two larger 60ft x 60ft high bay attached agricultural barns will continue to be used for agricultural. The smaller 30ft x 60ft low bay agricultural barn is currently unused and is subject to this proposal to change the use to Bunk Barn tourist/leisure accommodation.

The proposed alterations to form the bunk barn will not increase the floor area of the existing 30ft x 60ft agricultural barn. All of the accommodation will be within the existing building footprint as outlined under the layout heading.

The proposal aims to treat the conversion works to the barn fabric as sympathetic and agricultural in appearance as possible.

The existing barn construction comprises of a steel portal frame with a low pitched roof covered with corrugated cladding. The walls are concrete blockwork up to mid height and open above, the floor is a ground bearing concrete slab. The vertical cladding above the blockwork has recently been removed but is still visible where cut off on the South eaves and West verge.

The two adjacent existing agricultural barns are both steel portal frame with a low pitched roof covered with profiled metal cladding. The walls are concrete blockwork to the bottom half and vertical timber boarding to the top half.

The proposed conversion will replace the existing corrugated roof cladding with a metal insulated roof cladding finished in a standard grey colour. The external walls will be generally cladding timber similar in appearance to traditional Yorkshire boarding as exists on the adjacent exiting agricultural barns. The glazing to the bunk rooms and living areas are concealed being full height timber louvered shutters that could be opened when the bunk barn is in use or left closed to allow directional daylight. This concept is to maintain the agricultural building appearance as a simple vertically boarded walls with grey metal cladding roof which will in principle match the appearance of the existing adjacent agricultural barns.

Fundamental to the overall concept is that the Bunk Barn should appear as an agricultural barn in complete character with the existing barns, this is the main appeal for tourists looking to stay in a Bunk Barn. The conversion will not result in a domesticated appearance with domestic scale windows and door openings punched to the agricultural external fabric.

The modified proposal has 1/10th exposed glazing the majority of which is positioned discreetly on the west elevation which is almost entirely screened. In that the west glazing is screened from the North by the adjacent barn, and screened from the east by the bunk barn itself and screened from the south by a louvered screen fence in the profile of a leanto structure.

LP57 The extension, alteration or replacement of existing buildings

- *Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:
c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

LP 60 The re-use and conversion of buildings

- *Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where; c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.*

NPPF 141 Protecting Green Belt land

- *Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.*

Summary

We consider that this proposal to create bunk barn tourism and leisure holiday let accommodation to help diversify the continuing farming operations. The bunk barn accommodation will help Strengthen opportunities for growth in tourism and rural diversification as promoted in Kirklees local plan.

The Bunk barn will undoubtedly help achieve national and local planning policy aims to encourage access to the countryside enabling sport and recreation, by providing lacking and appropriate accommodation for groups within the rural area landscape. This can be undertaken in a sympathetic remodelling of an existing barn structure that can be converted to respect the openness and character of the greenbelt by maintaining its current agricultural scale and form and reinstating the previously removed vertical Yorkshire boarding external appearance.

The Bunk Barn proposal will;

- Not increase the size of the existing building.
- Be designed to ensure the agricultural appearance and character is maintained.
- Provide Bunk Barn style accommodation for tourism and leisure.
- Incorporates a well-positioned drying room and essential facility for leisure activities.
- Provides ample parking within an existing yard.
- Not result in the existing yard been concreted.
- Be an important diversification of the existing agricultural business.
- Provide great accommodation to encourage access to the countryside and outdoor sport; walking, cycling, running and many others.
- Be in accordance with the policies in the NPPF and KMC local plan.
- Is encourage by the NUF who are offering grants to encourage the supply of leisure accommodation in this area.