

DESIGN & ACCESS STATEMENT

BARN CONVERSION AND EXTENSION
TO EXISTING FARM HOUSE

AT GRANBY FARM,
WOODBOTTOM ROAD, NETHERTON



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2 - INTRODUCTION

This Design and Access statement has been produced on behalf of the applicant, Mr. J. Mellor. This statement forms part of a Full Planning Application for the conversion of existing barn to form 1 dwelling and extensions & alterations to existing farm house.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding area.

This statement comprises initially of a description of the proposed development and its location.

Secondly, the site appraisal examines the physical context. The design solution for the site has been based on an understanding of the site and the appraisal forms a fundamental evaluation process.

This statement will address the planning considerations.

The design principles are dealt with under section 6, addressing the physical characteristics of the scheme and how these inform the various design principles.

Access is touched on under Section 7, explaining the approach that has been adopted and considered the most appropriate.

Finally, the statement will offer a conclusion that outlines how the proposed development conforms to good design principles.



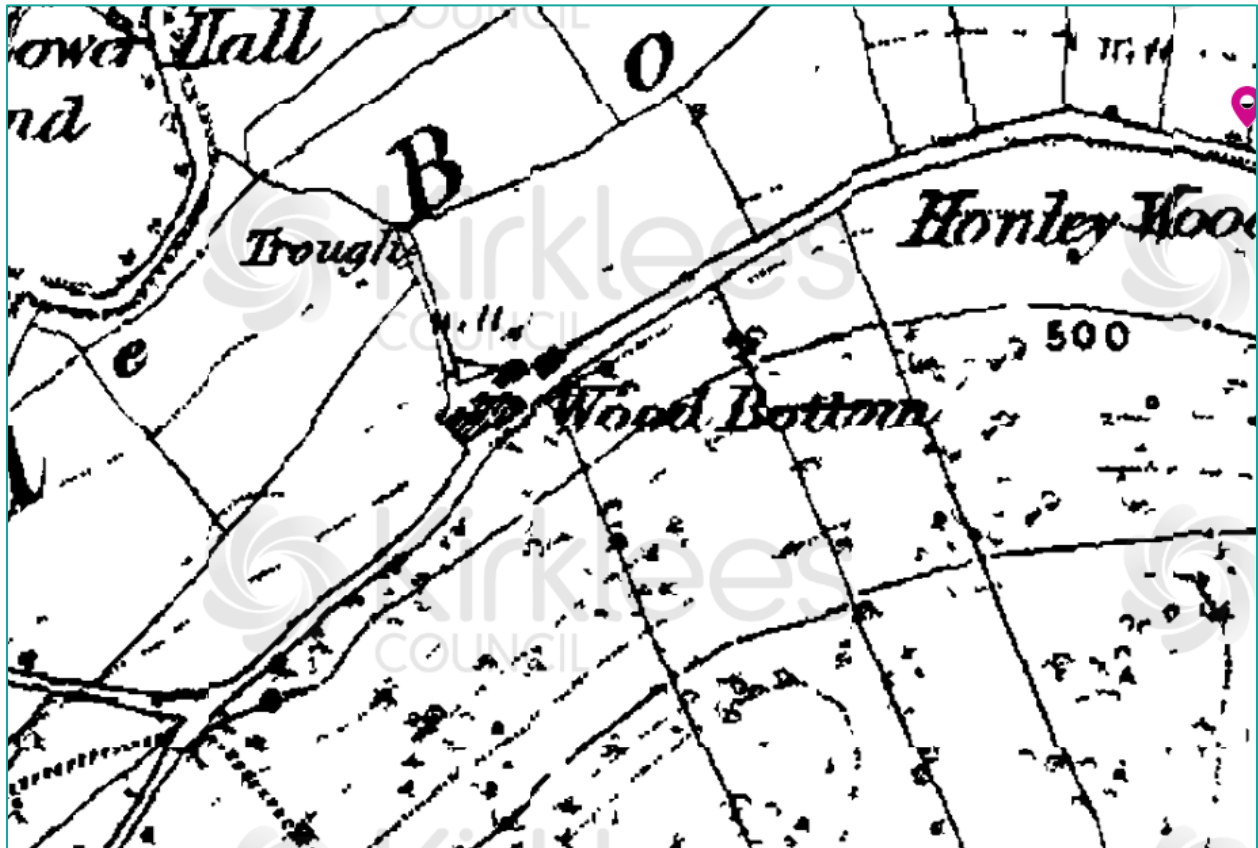
Above: Photo of Granby Farm

3 - PROPOSAL

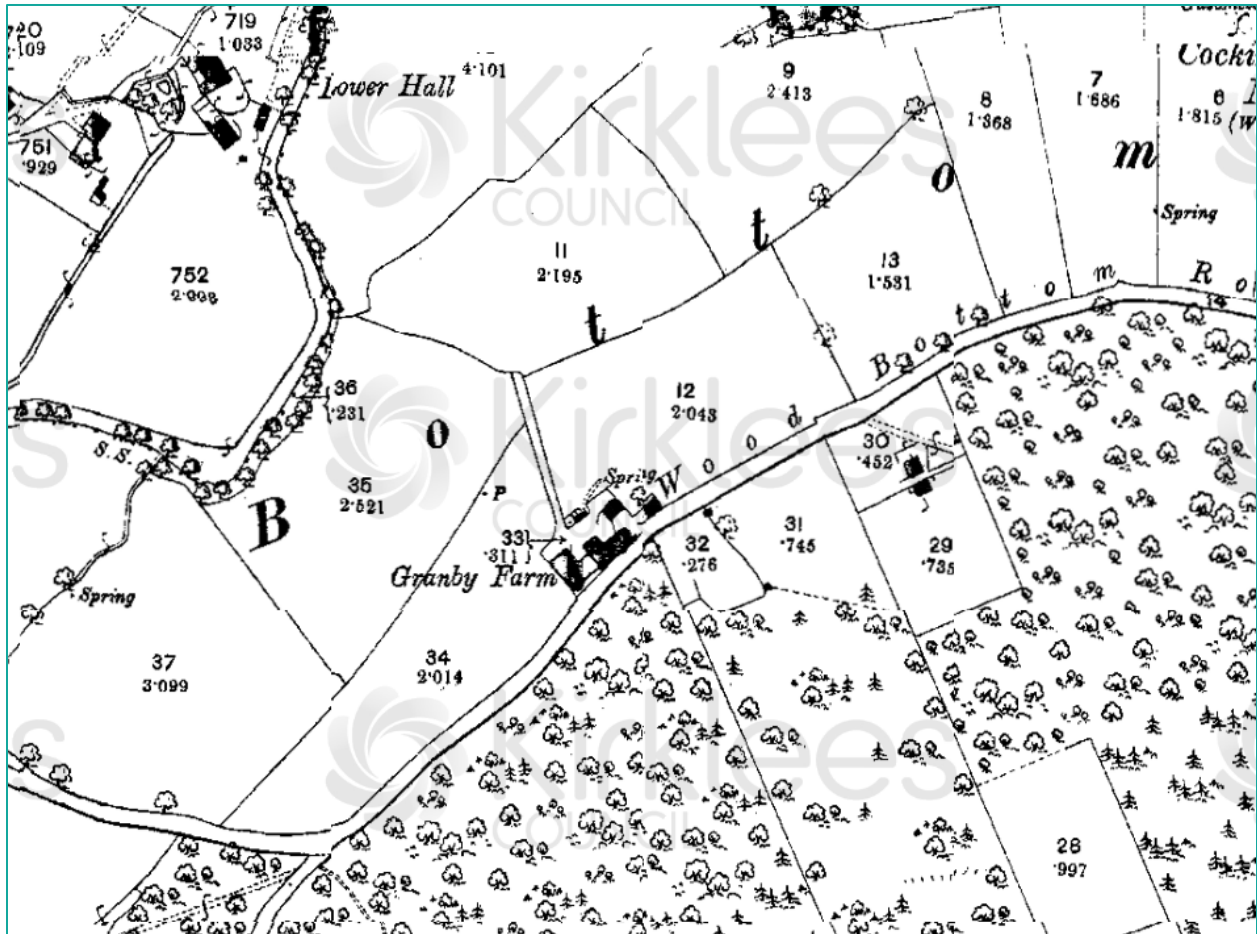
This planning application proposes the conversion of an existing stone barn located on Woodbottom Road, to form 1 additional dwelling whilst also retaining the existing farm house with the addition of new extensions.

The site comprises of a cluster of buildings located on the northern side of Woodbottom Road and are 1.6km from the center of Netherton Village. The building are positioned immediately adjacent the road with some elements dug into the landscape.

Most of the buildings appear to be present on the 1854 and 1893 County Series Map, demonstrating a similar arrangement to what currently exists on the site with some additional hard standing, tracks and outbuildings that overtime have been demolished or replaced to suit the farming needs of that period of time.



Above: 1854 County Series Map



Above: 1893 County Series Map

The existing farm house has been extended over time and while some of the materials match, the appearance is clunky and lacks thoughtful design, the extensions appear to have been added in reaction to the needs of the farm and family requirements.

The existing stone barn demonstrates a good example of a local stone barn, built in a traditional agricultural style and considered to be in a sound condition, capable of conversion. To the rear of this barn is a shed/workshop with a partially block, steel and timber shed which is free of major defects and also considered suitable for conversion.

The buildings are generally robust with the predominant material being natural walling stone, or blockwork, with stone slates and or steel sheeting. Both barns are considered to be in sound condition and capable of conversion without wholesale demolition and rebuilding.



Above: Photo of the existing building on site

Conversion of the buildings to residential use would satisfy the requirements for residential building conversions set out in Policy LP3 of the Kirklees Local Plan requiring the development to deliver homes in a sustainable way and Policy LP7 that encourages the use of previously developed land in sustainable locations.

Each building is substantial in size and volume, equating to 2874.20m³ inclusive of all structures on site.

Considering the proposals, the existing dwelling is to receive additional extensions to make best use of the footprint and improve the appearance of the dwelling externally. The additions will provide a better layout, with the addition of an integral garage.

The existing barn is to be re-used as a dwelling, providing an appropriate size dwelling for the context of the site. The demolition of the outbuildings will go some way to reduce the impact on the greenbelt and mitigate the relocation of the proposed access drive.

Due to their 19th Century shape and style, the buildings are not suitable for modern farming, the low head heights, poor access and significant investment to bring them up to modern standards with very little return creates viability issue and puts the buildings in jeopardy of becoming derelict and ruined state. Furthermore, the surrounding acreage isn't large enough to accommodate the volume of livestock required to produce a viable return when competing against modern large-scale farms.

4 - SITE APPRAISAL

The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people.

Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

High quality and inclusive design should create well-mixed and integrated developments that avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site is situated between the villages of Netherton and Honley, in close proximity to a variety of amenities in each village.

The site occupies a prominent location with extensive views to the North. Set down from the highway, the access drive has a reasonable incline and the levels adjacent to the fields are of an uneven topography.



Above: View of Granby Farm from Woodbottom Road

The existing buildings are a mix of architecture, with outbuildings presenting quaint qualities, and others built cheaply for a purpose.



Above: Approach to Granby Farm on private drive.

Some of the buildings have suffered somewhat from neglect as a result of disuse (the buildings are no longer suited to modern day agricultural usage), and it is considered to be desirable in this instance to secure a long-term viable use for the buildings.

A structural survey undertaken in connection with the application has identified that the buildings are otherwise structurally sound and capable of conversion without the need for wholesale demolition and rebuilding. The buildings are considered to make a positive overall contribution to the character of the area.

Such a conversion can be achieved without detrimentally impacting upon the character and noted qualities of the building.

5 – DESIGN INFLUENCED BY PLANNING CONSIDERATIONS

In terms of planning policy influencing the design, the development on the site appears to be in general conformity with the development plan.

The proposed development in this case will clearly give rise to a significant enhancement to the local environment, ensuring the continuing contribution of the buildings to the local environment.



Above: Existing Barn at Granby Farm

The NPPF sets out expectations to inappropriate development which are classified as “The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

With the policy further stating that “the re-use of buildings provided that the buildings are of permanent and substantial construction” does not form inappropriate development.

The proposal is to efficiently re-use the existing buildings on site whilst also providing some small extensions and the formation of gardens and parking.

In addition, the proposals will demolish a large later addition to the barn that will allow the original western elevation of the barn to be visible, and whilst having new openings, these are intended not to be overly dominating and appropriate to the original architecture in terms of proportion.

Furthermore, the existing access drive is to be relocated, to ensure that suitable gradient can be established with acceptable parking and amenity space located within the domestic curtilage, intern also making the site viable. This impact and change is mitigated by the demolition and removal of the existing stables along with the reduction of hardstanding and build form that presently extends into the greenbelt. The drive encroachment into the field is 38m², but the reintroduction of land from demolition of the stables, to be classed as field is 44m², providing a betterment and improvement to the openness of the greenbelt.

In the overall context of the site, the proposal would reduce the built form within the greenbelt and the replacement additions would not be disproportionate to the original building. The proposal allows the original buildings to be given a sustainable use to ensure they are retained long term.

6 - DESIGN

This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

A) Use

The application proposes the residential conversion of an 19th century barn situated on the northern side of Woodbottom Road, extensions to the existing farmhouse, and the re-configuration of the existing access. Whilst historically used for agricultural purposes, many of the structures are now largely in disuse, because they are not well suited to modern agricultural activities. The main barn building has a traditional form and character and historic mapping would suggest that the building dates from the latter part of the 19th century.



Above: Existing stables to be demolished.

The barn building is considered worthy of reuse, and would satisfy relevant national and development plan policies. In use terms, the development is considered entirely appropriate and an efficient and sustainable use.

The proposed change of use will result in an overall enhancement in the character and appearance of the buildings by bringing them back into use and ensuring their longevity.

The residential use will be compatible with the existing farmhouse on site and therefore would not be considered an inappropriate addition in terms of use.

B) Amount

The existing stone barn is proposed to be converted into 1 dwelling. The conversion can be achieved with the minimum of intervention to the existing building. It is considered that the amount of development proposed in this case is reasonable and proportionate to the existing situation. It is principally driven by the character and nature of the buildings themselves rather than by external considerations.

The provision of 1 dwelling within the barn seems a sensible solution considering the access and amenity space available, along with the unorthodox layout of the existing site. It had been considered whether the blockwork barn/workshop would provide additional dwellings, and whilst this structure could be converted, it was considered a more sensitive approach to the greenbelt, to demolish this structure which would also offer an element of mitigation for the overall proposals.

Each part of the existing building has been considered when accommodating the proposed dwelling, in attempt to maintain the integrity of the original features and balance the need for additional openings to accommodate the number of dwellings.

The proposals have also considered the advice set out in the Historic England – Adapting Farm Buildings guidance, whereby the additional extensions have been minimised and where added, they are considered to enhance the overall appearance of the buildings whilst was being subservient in role and appearance, taking account of the removal of later additions to expose the original elevations of the barn.

The extensions to the farm house have been designed to ensure they form a reasonable percentage increase, based on the buildings associated with the farmhouse only, we have achieved a 32% increase, whilst ensuring that an appealing design can be achieved that works with and improves the existing dwelling.

The dwellings will of course require a sufficient amount of parking to serve the dwellings, along with sufficient amenity space. Much of this utilises existing hard standing or build form to avoid further encroachment into the greenbelt.

The reduction in built form is described below:

EXISTING TOTAL VOLUME ON SITE

2874.20m³

PROPOSED TOTAL VOLUME ON SITE

2277.79m³

An overall reduction of 26%



Initially the site layout was considered with a view to create several dwellings, however the provision of good access, parking, amenity space and providing traditional dwellings within the site, concluded with discounting this suggestion.

The overall site layout has been considered in overview to understand how each unit would be accessed and how the provision of parking could be accommodated without impacting the openness of the greenbelt or having a negative impact on the context of the local area. The screening of domestic gardens and parking was priority with a view to using high quality drystone walls to achieve this screening and connect well into the agricultural context.

It is considered that this layout is an appropriate design response in this instance that respects the recognised characteristics of the buildings. Key architectural features will be retained and incorporated into the design. New extensions have been designed in context with each buildings form and historical use and appearance.

D) Scale

The works of conversion to the main barn, can be accommodated within the existing building envelope, with minor additions that replace the existing large lean-to structure.

The extensions have been designed to be proportionate in scale to the original buildings, with the single storey elements having a modest and subservient role and not challenging the original architecture harshly, to provide the additional floor area whilst and the two storey front extension to the farm house, providing a much needed link between the various structures, and in addition providing a principle frontage that fits comfortably within its setting.



Above: Proposed floor plan showing the extensions.

Whilst there would be some visual impact to the existing barn due to the addition of the projections, this can be balanced by the fact that the extension is low impacting and replaces a larger structure of poor quality.

The extensions would not adversely affect the visual amenity of the area, providing these offers an opportunity to enhance the visual aesthetics on site while retaining the site agricultural character of the barn and improving the farm house architectural presentation.

The overall appearance and scale of the buildings will be essentially preserved. The overall character of the buildings, by their refurbishment and re-use will be enhanced with the addition of extensions being a positive improvement to the buildings and of a sympathetic and high-quality appearance.

The character and appearance of the locality will similarly be enhanced.

E) Landscaping

An overview of the landscaping is presented on the site layout, demonstrating that the garden areas are screened and close to the southern area of the site. The amount of hardstanding is similar or less to that of that currently on site, the field to the north relatively unchanged other than the re-configuration to the access.

Ecology has been considered by Knight Sky and the proposal is open to the inclusion of bat boxes as recommendation within Knight Sky's report.

Boundaries to the plot's gardens are to be drystone walls or post and rail fence, these are considered a high quality option that will help enhance the context of the site and soften the domestic appearance to co-operate with the agricultural setting.

Hardstanding surfacing has been considered with the impact of the greenbelt in mind, tracks and parking areas are proposed to be of an agricultural and rural nature to allay any concerns of the access looking like an estate road or modern housing development. The tracks and parking will be of such rural appearance, but also provide a permeable solution to assist with surface water drainage.

Much of the existing buildings are constructed in natural stone of which is to be remain, and where appropriate cleaned and made good, the farmhouse is shown to have a feature wall of Ashlar smooth stone to enhance it's architectural appearance, of which we feel is an appropriate addition to the dwelling.

The proposed extensions to the existing buildings would accord with the councils Green Belt Policy that states:

"Any application for the extension of a building in the greenbelt must therefore have regard to its Green Belt setting so care should be taken to ensure that the design is sympathetic to the countryside character, both on the building itself and in the treatment of any outside space. It should not introduce or proliferate the use of unsympathetic, discordant or incongruous domestic or urban feature such as porches, balconies or dormer windows"

We consider that the proposed additions and materials proposed for the extensions are of a sympathetic design using traditional materials. The glazed openings are of a shape and style that move away from an urban or domestic style and feed into the agricultural context of the proposal.

7 - ACCESS

Access to the property is proposed to be via the existing farm access from Woodbottom Road. This presently serves the barn and the adjoining fields.

The main access will remain unchanged, we consider there to be no further intestifcaiton on the use of the access. We are proposing to reconfigure the access drive which will result in an improved approach into the site.

Each dwelling has been accommodated with a bin store and collection point.

Parking spaces for each dwelling have been considered in terms of amount and location, ensure each dwelling has the requisite space for the amount of bedrooms, whilst also providing drystone walls or landscaping to screen the parking spaces from view.

The proposed development does not include any physical or social barriers to accessibility.

Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case. The development will be designed to ensure that there will be full disabled access to the property from parking spaces.

The access point is a good quality access, entering onto a straight section of the road with good visibility in each direction.

8 - CONCLUSIONS

The principle of converting disused barns locally is generally accepted and provides a sustainable use for these buildings, ensuring that they are retained within the local community. It is considered that residential use is the most appropriate and the only viable use that will fully enhance the nature of the buildings without considerable demolition.

The total existing buildings, including garage and sheds equate to a volume of 2874.20m³, with the proposed totaling 2277.80m³, this equates to a 26% reduction in built form in the greenbelt.

Each proposed dwelling has been accommodated with a garden, parking and secure garage for an isolated area. There is little encroachment into the greenbelt to provide these amenities as we are using areas of existing hard standing, tracks and demolished buildings.

We consider that the proposals should be considered acceptable, having worked with a team of consultants to arrive at a scheme that balances the various requirements of all considered parties and departments. A sensitive approach has been taken to provide a sensible solution, re-using the existing buildings, ensuring they are brought back into full use to ensure the longevity of a well-established farm group, and as such this would be considered a public benefit.