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DESIGN AND ACCESS STATEMENT in connection with the refurbishment and change of use of Hull Farm Barn, New Smithy, Chinley, High Peak, Derbyshire, SK23 6AP. Refer to architect's drawing 2010/P/16A

08 MAR 2011

Erected in the early 19th century Hull Farm Barn is situated on the south side of School Lane, New Smithy, Chinley and is constructed in coursed natural stone with a footprint of 14.12 x 9.23 m.sq. On the north side, there are two door openings, 2.3 x 1.00 wide and a traditional barn door opening with segmented arch and decorative key stone. The large barn door opening measures 3.9m. to the springing of the arch and 4.0m. to the keystone.

On the south facing elevation, the natural fall of the land drops steeply into a wooded valley with open views. The existing south elevation has three small openings at ground floor level. Two at .635 x .760 m.sq and a single opening of .85 x .85.

The proposed scheme utilises all existing openings as far as possible and keeps the new openings form, as few as possible consistent with the change of use from a vacant barn to a three to four bedroom dwelling. Every effort has been made to maintain the scale and character of the building by retaining as many original features as possible, i.e. stone corbelling at eaves level and the ventilation niches (450 x 225) on all elevations. The latter will be in-filled with recessed double glazed glazing.

To provide a private sitting out space and additional natural light, a new arched opening will be formed (2.5 x 2.35 m.sq.) on the south elevation, leading onto a timber deck 1.2 x 6.86 m.sq. The new openings on this elevation will be restricted to two at first floor level.

The existing stone slate roof will be carefully removed and later reinstated with a breathable felt underlay and rigid foam insulation.

Parking and Access

Two parking spaces (as discussed and approved in principle by Paul Edwards of Derbyshire County Highways Department in letter dated 2nd December 2010) will be provided between the existing galvanised steel shed at the east side of the building. There is currently a vehicular access point at the position. A further single parking space will be provided in the field to the east of the shed accessed through the present three metre wide farm gate. Pedestrian access to the building will be from a new doorway formed from the present widow WG02 on this east elevation.

[redacted]

Architect & agent
25.01.2011