



## DESIGN & ACCESS STATEMENT

### CONSERVATION AREA STATEMENT

Refurbishment of Existing Barn into 1no 3  
bed detached dwelling

*On behalf of*

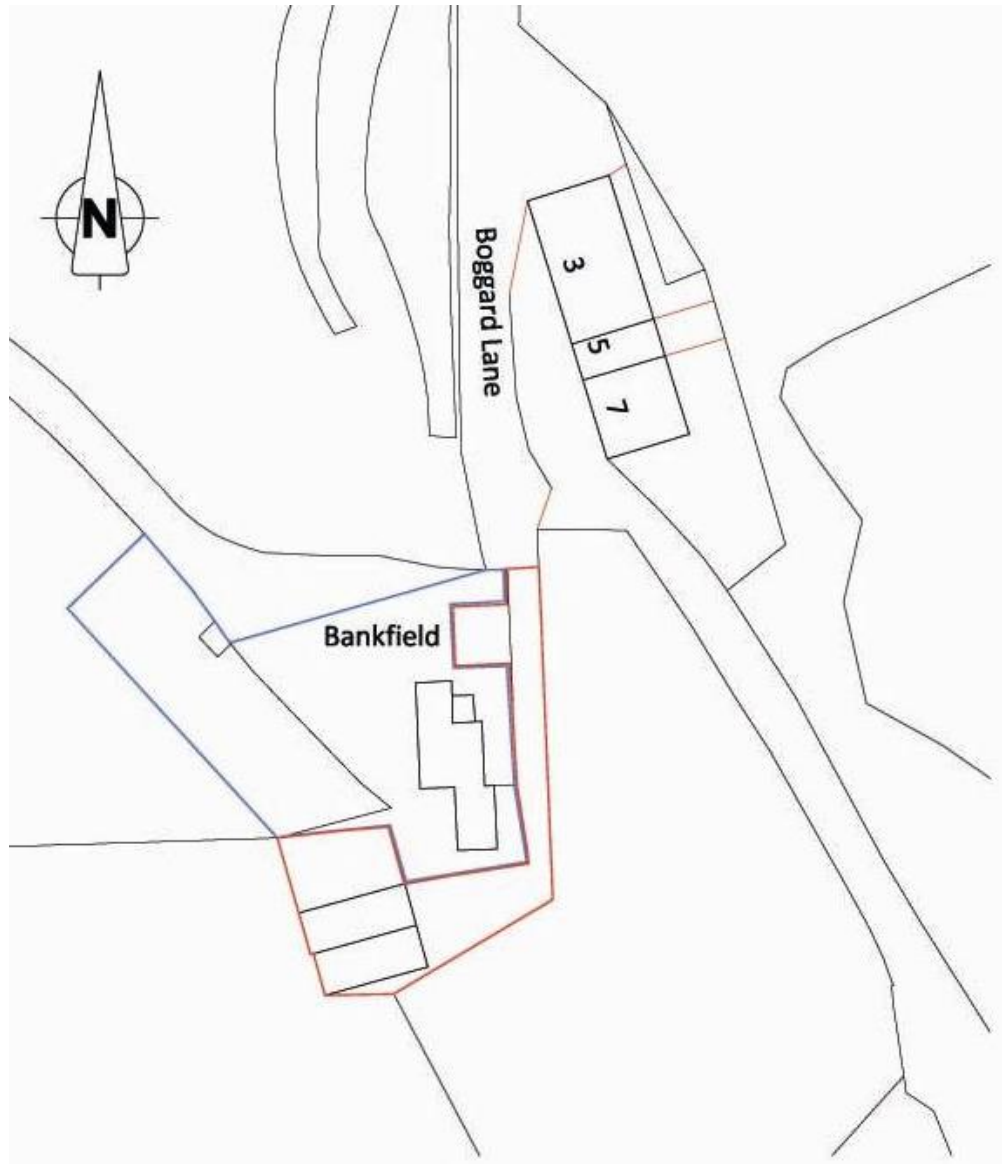
Mr & Mrs Moloney

*At*

Bankfield Farm  
Boggard Lane  
Charlesworth

Stamford~Wing Ref: TEW/J101133

October 2011



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## 1.0 INTRODUCTION

Stamford~Wing Chartered Surveyors have been instructed to act on behalf of Mr and Mrs Moloney, the applicant and owners of the application site.

The applicant seeks detailed planning permission for the rebuilding/refurbishment of an existing barn and 'lean to' to form a detached 3 bedroom dwelling

The Site is to comprise of the dwelling, land forming private garden and private parking to the front. In addition, a separate parking facility is to be provided for the existing farmhouse

The scheme has been designed to mitigate impact on existing features of interest either within or adjacent to the site. The regularisation of lean too building by utilizing the barn structure, reduces footprint and unsightly structures.



## 2.0 SITE EVALUATION

The application site lies within a green belt area and covers approximately 375sqM. The applicant also owns 544sqM of land adjacent to the site. The site is situated in Charlesworth, close to Charlesworth Town Centre. The site is served by existing highways- A626 Marple Rd to the East and Glossop Rd to the North. Town Lane forms the main road closest to the site.

Adjacent highways continue to Town Lane joining Charlesworth with Broadbottom and High Lane which forms one of the main arterial routes into nearby Glossop town centre.

Town Lane continues to the Northern boundary. Boggard Lane adjoins Town Lane providing access to Nos 3, 5 and 7 Boggard Lane. The Site is accessed by a formed access adjacent to No7.

The proposed site is situated to the southern section of the former farm holding and is situated within a semi rural location and is surrounded to the East, South and West by open graze land and to the North by established residential use, with holiday lets residing beside residential properties.

The site is currently occupied by a barn/shippoon with a stone / concrete block lean too adjacent. The barn is of single storey appearance to the main frontage but due to significant change in levels, becomes 2 storey construction. The single storey lean too has a reduced floor level from the front elevation and resides at the lower level of the barn.

Ground levels reduce to the east and south of the site.

There are no previous applications associated within this section of the site.

### 3.0 PROPOSAL EVALUATION

Planning permission is sought for the refurbishment of an existing barn and 'lean to' forming a detached 3 bedroom dwelling

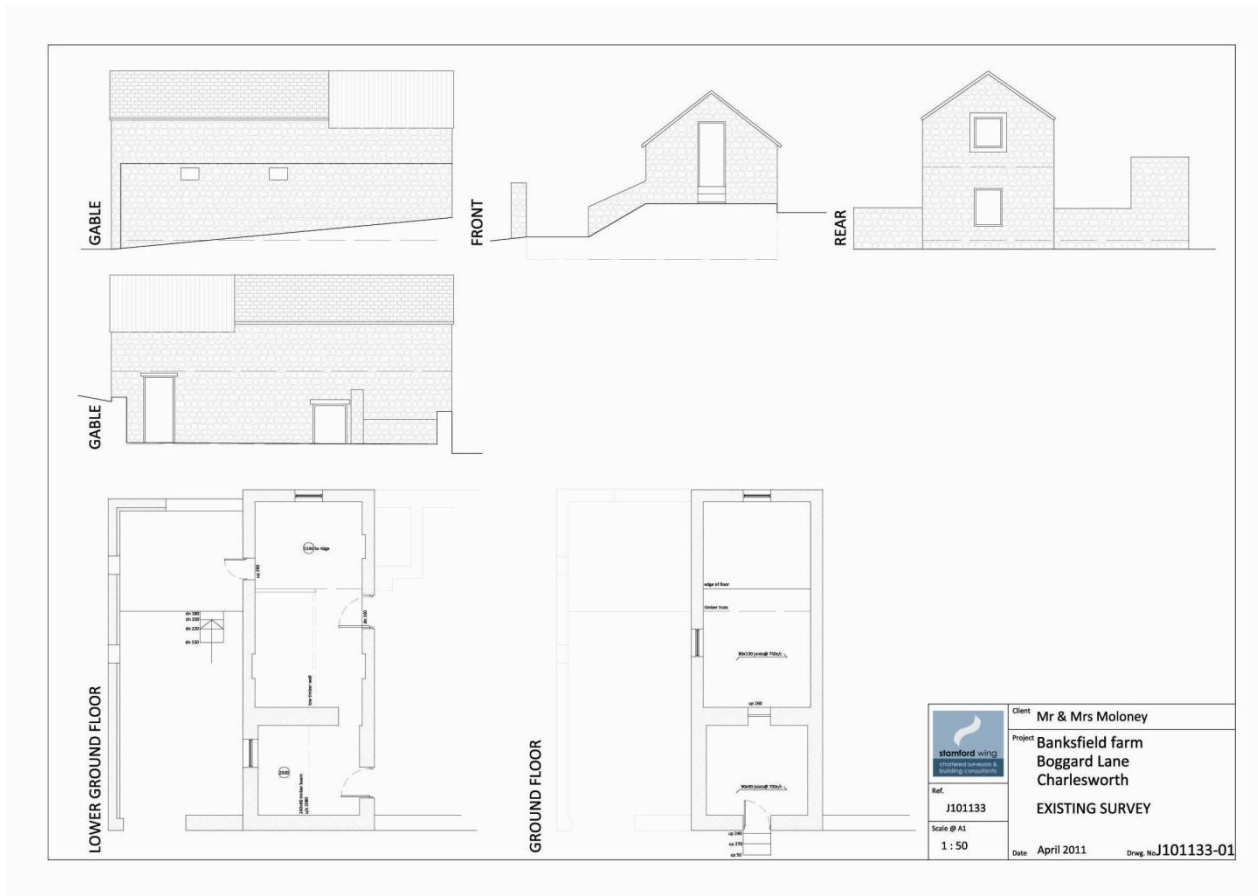
The application proposes a 3 bed dwelling with car parking and landscaping works to form a private garden. The application also involves forming a separate parking area for the existing house.

The existing barn has been used for storage and although not in a dangerous condition at present, a further number of years without maintenance / use may lead to a dangerous building. The roof to the lean to store has been removed to prevent further damage.

The existing parking area provides good turning and parking for 2no cars.

The approach, parking, unloading and turning area is to be general tidied and repaired. A new parking area is to be formed to allow 2no spaces to serve the existing dwelling. This is to be designed as road side linear parking area to reduce impact and will be designated /edged with in keeping dry stone walls.

The current barn and lean to are constructed from natural stone. The inner face of the lean to is in part lined with blockwork. The main barn roof is clad with stone flags and metal. The lean to roof has been removed to prevent further damaged but from remaining flashings is assumed to have been finished with a corrugated metal finish.





The exposed elevations to the main barn parts are to remain as natural stone faced. Being repaired and re-pointed as necessary. The existing roof is to be stripped and re-covered to meet current building regulation standards but will retain a natural stone flag cladding design.

The existing lean-to area is to be reduced in size with wall to the front elevation pulled back to ensure that the main barn remains as the prominent structure. A replacement roof is to be provided over with metal finish to reflect the original roof cladding material. Openings are to be dressed with natural stone to match the existing parts.

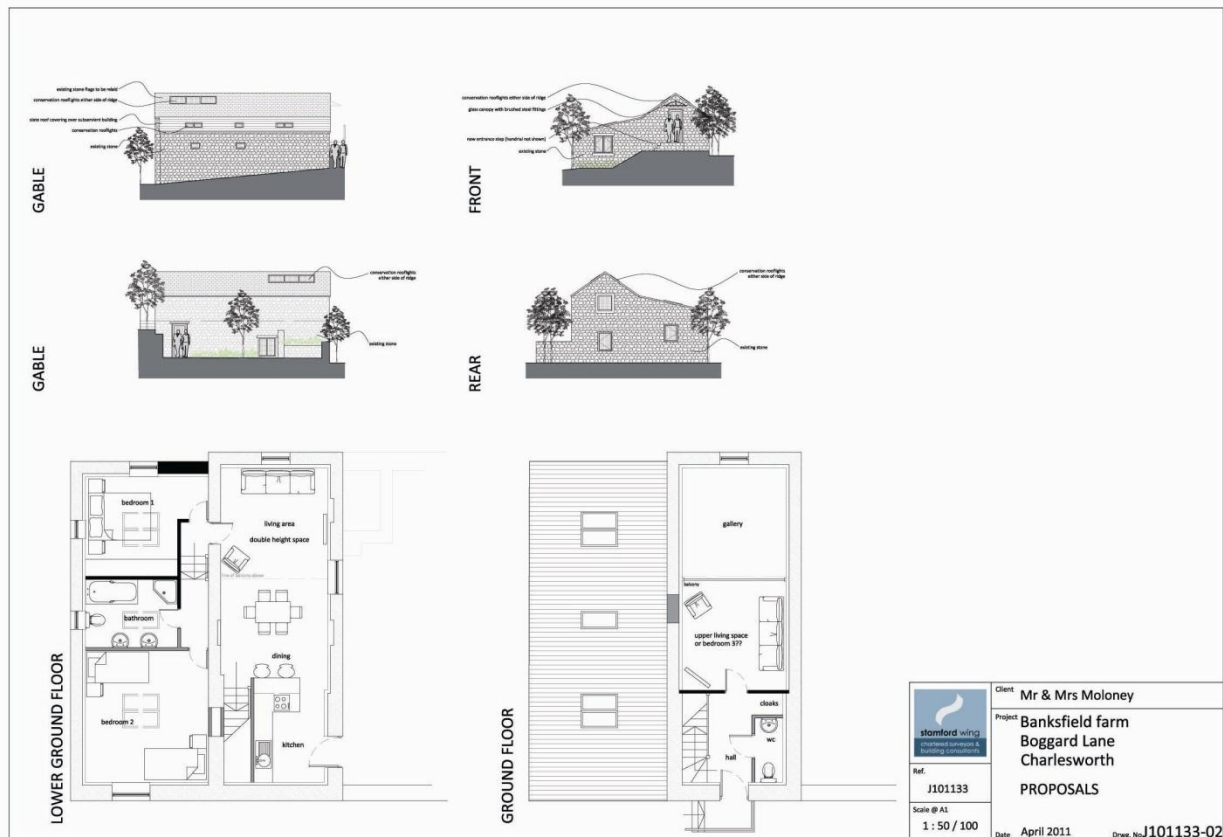
Each roof will receive conservation roof lights, adding light to the inner rooms. This will mitigate the need for new additional openings, thus maintain the main character of the existing barn.

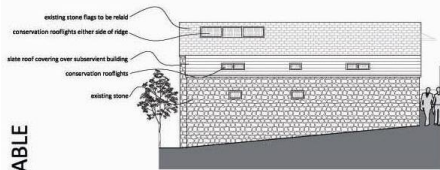
The new use of the building will focus on sustainability issues – water saving measures, carbon footprint ideas will be introduced to ensure the end use is a building that has been refurbished sustainably and will have a minimum carbon footprint for the end user.

Fenestration, rainwater goods, fascias etc will be sympathetic to the architectural vernacular of the existing barn and surrounding properties.

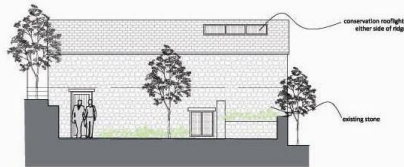
The building report issued notes that the building is capable for conversion and will be updated to meet current building regulation standards.

Where remedial works are to be undertaken, these are to be carried out in a sympathetic manner and utilise matching and in-keeping materials with detailing to be appropriate for a building of this type.

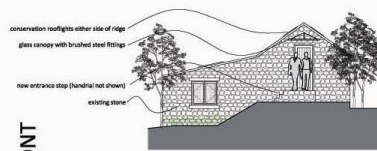




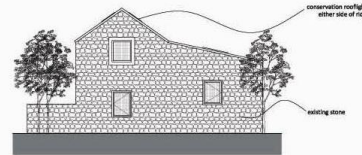
GABLE



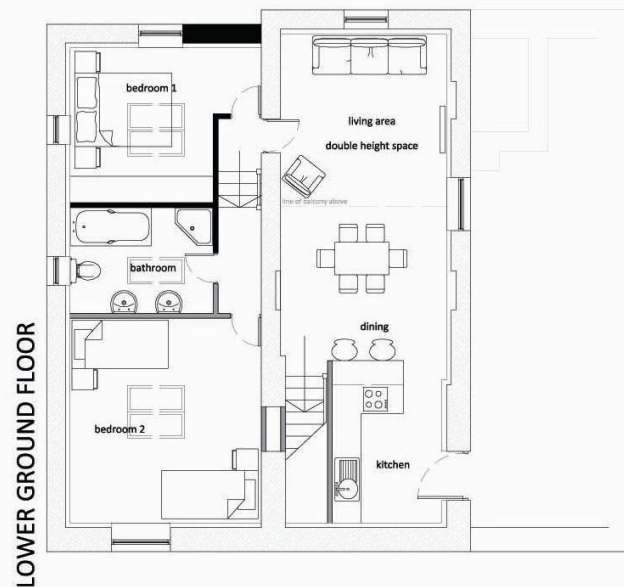
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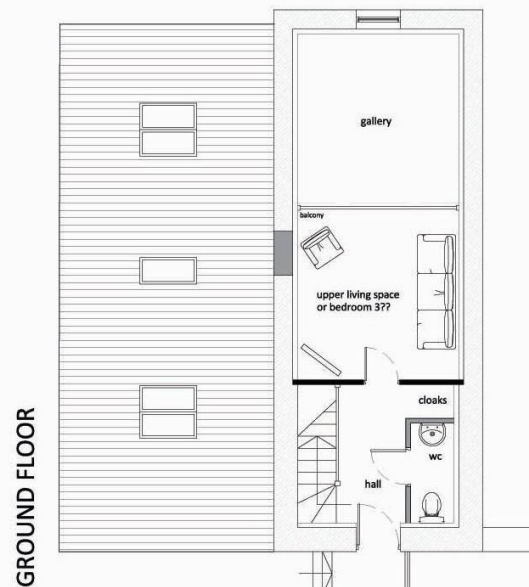
FRONT



REAR



LOWER GROUND FLOOR



GROUND FLOOR

## 4.0 PLANNING POLICY

With regard to Government Guidance PPG2 Green Belts is relevant to determination of the application.

**PPS1** defines delivery of sustainable development through planning process. Local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change – through policies which reduce energy use, reduce emissions by encouraging patterns of development etc. the reintroduction of a disused barn reduces potential economic and social resources by building a new build house.

**PPS3** defines the national strategy for housing. It suggests that a policy to conversions of existing buildings can provide an important source of new housing. Local Planning Authorities should develop positive policies to identify and bring into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate,

**PPG2** defines the purposes for including land within Green Belt and provides guidance in relation to the control of development. The existing building will not have a materially greater impact than its current use. The building is substantial and will support a conversion without the need for a major rebuild. The proposal allows for materials to match existing and allows the existing barn to be maintained in its current state with a subservient building thus, ensuring the architecture of the barn is clearly defined.

**PPG7** Sustainable Development in Rural Areas provides guidance in relation to the countryside which, amongst other matters, promotes more sustainable patterns of development that:

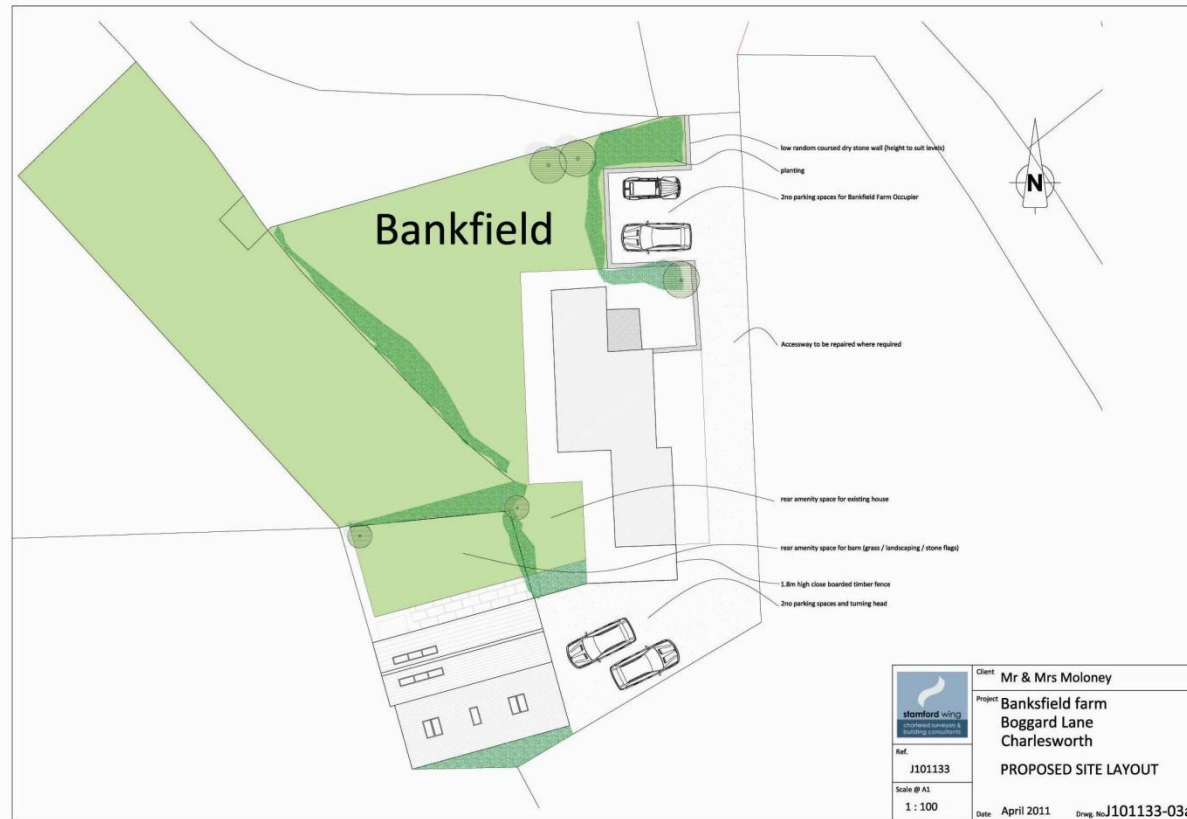
Focuses most development in, or next to existing towns and villages.

Promotes a range of uses to maximise the potential benefits of the countryside fringing urban areas.

## 5.0 SUMMARY

Approval of the application brings benefits as outlined below:-

- proposed development will not have a significant impact on the openness of the Green Belt and will not be of detriment to the purposes for including land within Green Belt
- The substantial building will not require a major rebuild and will not impair the visual amenity of the locality and will ensure an existing building will be brought back into use
- scale and appearance of the development is not significant and will not be out of keeping with the surrounding area. There are similar developments within the locality.
- development will not be of detriment to the amenity of neighbouring residents and will not have an adverse impact on highway safety
- proposed development will bring the site in to beneficial use and is appropriate to the locality
- The reuse of an existing building will reduce the economic and environmental problems associated with a new build property.





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## 6.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

J101133-01 Existing Plans and Elevations

J101133-02 proposed plan and Elevations

J101133-03 Proposed Plan

J101133-04 Location Plan