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PLANNING, DESIGN AND ACCESS STATEMENT

Hurst Farm Coach House
Derbyshire Level, Glossop

Full Planning Submission

December 2011

Ref 1111.Db.01

INTRODUCTION

This statement is to accompany the full planning application for the conversion of the Coach House at Hurst Farm into a house.

This statement will include the following:

1. Description of the site and building
2. Planning History
3. Structural Statement
4. Brief
5. Design Proposals
6. Access and Highways
7. Sustainability
8. Local Plan Issues
9. Conclusion





1. DESCRIPTION OF THE SITE AND BUILDING

The site is located on Derbyshire Level, just outside the town of Glossop. It is located within the North West Derbyshire Green Belt and is designated a 'special landscape area' in the High Peak Borough Local Plan. Obviously any development should be sensitive to the quality of the surrounding landscape and its location.

The building is part of a small hamlet on Derbyshire Level and is the old Coach House / outbuilding within the site curtilege of Hurst Farm. The hamlet is situated on the slope of the hill above Glossop and is found just before Derbyshire Level changes to Hurst Road towards the Glossop Golf Club and the A57 Sheffield Road. The area appears remote although fairly close to Glossop, and is characterised by small pockets of agricultural buildings, farmsteads and residential cottages and outbuildings. The area has a distinct rural, agricultural quality with stone walled fields and stone vernacular buildings with stone tiled roofs.

The neighbouring property, The Hurst was built in the early 1800's by the Hawksworth family who owned the Mill in the valley. The Coach House was originally the Coach house to The Hurst, and Hurst Farm (which has a date stone of 1785) also served the needs of the Hawksworth family. Shire View Farm across the road used to be two barns which were part of the settlement. The coach house was approached from the top access from Derbyshire level and visitors would come down the drive. There was accommodation for the coachmen with two rooms, both with a fireplace and steep steps up to a mezzanine deck for sleeping. The main space would have been for stabling.

The building is oriented so its main windows face south east looking towards the garden of Hurst Farm. The coach door entrance faces north east onto a car parking area. The building is situated on the boundary of the site, with one window and a blocked door facing north west over neighbouring property, The Hurst as it was originally all part of the same settlement. The coach house is single storey (with restricted mezzanine space) and is used currently for storage including a log store at the southern end, but there are also two stables in the main space.



Coach House and Hurst Farm



View of the Coach House towards the south west elevation

2. PLANNING HISTORY

Previous planning applications have been submitted for both the main house and the Coach House:

1. Application HPK/0798/117 was granted conditionally on 19 October 1998 for an extension to Hurst Farm.

2. Application HPK/0002/9617 was granted conditionally on 16 August 1990 for conversion of the Coach House into a granny flat annex to Hurst Farm.

3. Application HPK/0003/7419 was granted conditionally 10 September 1998 to extend the previous permission to form accommodation in the Coach House ancilliary to Hurst Farm.

4. Application HPK/2003/0644 was granted conditionally 17 September 2003 for conversion of the Coach House into a dwelling. The conditions were discharged 23 July 2008 and a valid commencement of development confirmed 7 October 2008.

5. Application NP/HPK/0707/0707 was granted conditionally on 24 September 2007 for a two storey extension to Hurst Farm.

3. STRUCTURAL STATEMENT

1. The building is constructed with solid stone walls approximately 500mm thick. The stones are coursed evenly to 3 elevations with random coursing to the south west elevation.

2. The building has a 9.15 x 6.5m footprint and is split into 3 bays, the first of which is essentially two rooms with a fireplace in each. The flues are still in place up to a chimney on the roof. The remaining two bays are the old stable space with a truss centrally. Additional timbers for the stabling have been taken up to roof level, but it is not thought that these have any structural function for the roof. A steep stair goes up to a storage area at high level.

3. The roof shows signs of water ingress and the internal boarding is in bad condition. However, the roof timbers and truss appear to be in good structural order. Externally, there is a slight dip in the roof tiles at the west end of the east facing roof. It was not possible to see the underside of the roof in this location to see what may have caused this. However this is situated where it is proposed to raise the roof.





Left: One of the old chimney breasts in a room now used as a wood store.
Right: steps up to mezzanine storage.



The internal timber truss within the stable space.

4. The south west gable is in good condition and there is evidence of partial repointing over the top half. The base of the gable is acting as a retaining wall with the external level 330mm above the internal floor level.

5. The east gable has 3 window openings with dressed stone lintels, including one with a stone cill. The door opening has a dressed stone surround. The stonework faces have spalled in places, mostly the top 3 courses of the wall. This may be due to the lack of guttering.

6. At the north east corner and north gable there is the potential for cracking and some of the pointing is missing due to the well established climbing hydreangea. This will need to be cleared back to see if there is any damage.

7. The north facing gable houses the large coach / horse opening which has a 500mm deep stone head.

8. The west elevation has a window with dressed stone head and cill as well as a blocked up door opening with a stone surround and cill. The external ground level is 400-500mm below internal floor level. Some repointing will be necessary.

9. A tree stands approx 1m away from the west elevation with the roots likely to be under the coach house. There is no sign of any cracking in the immediate vicinity although there is a small crack over the doorway. The tree will need some extensive pruning as it currently overhangs the building. Further investigation of the roots and foundation level will be needed when works are on site.

10. The 400-450mm wide retaining boundary wall is in reasonable condition with coursed stone to the west face and random coursing to the east. A flat stone coping sits on top. The section of wall to the north has been repointed. The ground level of the proposed scheme and the terrace is as existing internal ground level – the digging out that will be required to sink the extension should not go below the retaining wall level. This will need further investigation when works start on site.

The building is generally in good structural condition and is suitable and capable of conversion without extensive rebuilding.





West elevation on boundary with The Hurst





Internal view at 'woodstore'
Above: stone tiles visible where boarding removed.



South and east elevations

4. BRIEF

High Peak Architects were approached in September 2011 to look at the design of the conversion of the Coach House into a new dwelling. There was already a planning permission in place for the conversion on which work had started in 2008.

Since getting the permission, the client also carried out significant works to the main house and this has caused him to question, with the benefit of hindsight, some of the decisions on the existing permission. The works to the main house provided a high quality extension which has extensive glazing and an open plan feel.

The clients wanted a fresh look at the design of the coach house and the spaces achieved as what has permission was never really considered in detail, especially as the client is now considering moving into it himself. The client wanted to make sure that the conversion could work if it was to be his house.

The client's requirements:

- design to ensure maximum privacy and value for both Hurst Farm and the Coach House
- consideration to be given to how the Coach House will look from Hurst Farm.
- Coach House to be large enough for two reasonable double bedrooms, master with en suite
- Open plan space to include kitchen / conservatory / dining and living room
- Porch / utility / cloaks
- Maximise open views to the south / possible balcony from bedroom
- Oak beams, stone floors

The previous application does not meet this current brief and the design and layout has been revisited in order for it to be a workable scheme.



View south west from the corner of the coach house

5. DESIGN PROPOSALS

A number of sketch options were given to the client where we tried to approach the scheme afresh. Because of the restrictions in terms of overlooking and privacy, it became obvious that the main living spaces need to be to the south with views over the valley rather than the garden of Hurst Farm. This was the generator for the design.

The existing permission does not remove any permitted development rights. If they had proceeded and built the dwelling with planning permission, they could also have added an extension / conservatory within their permitted development rights. They could still do this. It was with this in mind that our proposal includes an additional 'extension' onto what essentially already has permission.

Apart from the new extension, externally the proposed scheme is very similar to what has permission.

- The first two bays of the Coach House have been retained and will contain the entrance, circulation, bathroom and bedroom. The existing roof line remains with the truss exposed in the bedroom. The cill of one opening is lowered to form the front door.
- The roof level is raised for the last bay of the coach house and the building extended. We propose to take this to the same line as what already has permission. The only difference is that the roof line is slightly higher to avoid the lowered ground floor level. This additional digging out would have been expensive and underpinning the existing building likely.
- Internally, the new layout now allows for a circulation space from which to access the open plan living space, stairs to the first floor, a ground floor bathroom and bedroom.
- At first floor, the master bedroom is located above the living space with a large window overlooking the views to the south west. This bedroom has an ensuite. To keep the roofline down as much as possible there is restricted headroom at the eaves.
- In terms of volume, this is the same as the existing permission.
- Rooflights have been used to introduce light at high level. It is proposed to use Velux M06 and S06 rooflights with an internal glazing bar.

To create a little more living space (the equivalent to a permitted development extension on the existing permission), we propose to extend to the east under a glazed 'catslide' roof. This has an internal footprint of 7 x 2m and works as it brings important light at high level, yet does not overlook Hurst Farm property. An option was explored for extension to the south which was more of a conservatory construction, however this did not sit with the rest of the building well and looked like an 'add on'. The side extension works much better for both the internal layout and external massing. This was discussed with the Planning Officer and agreed as the most appropriate form of extension.

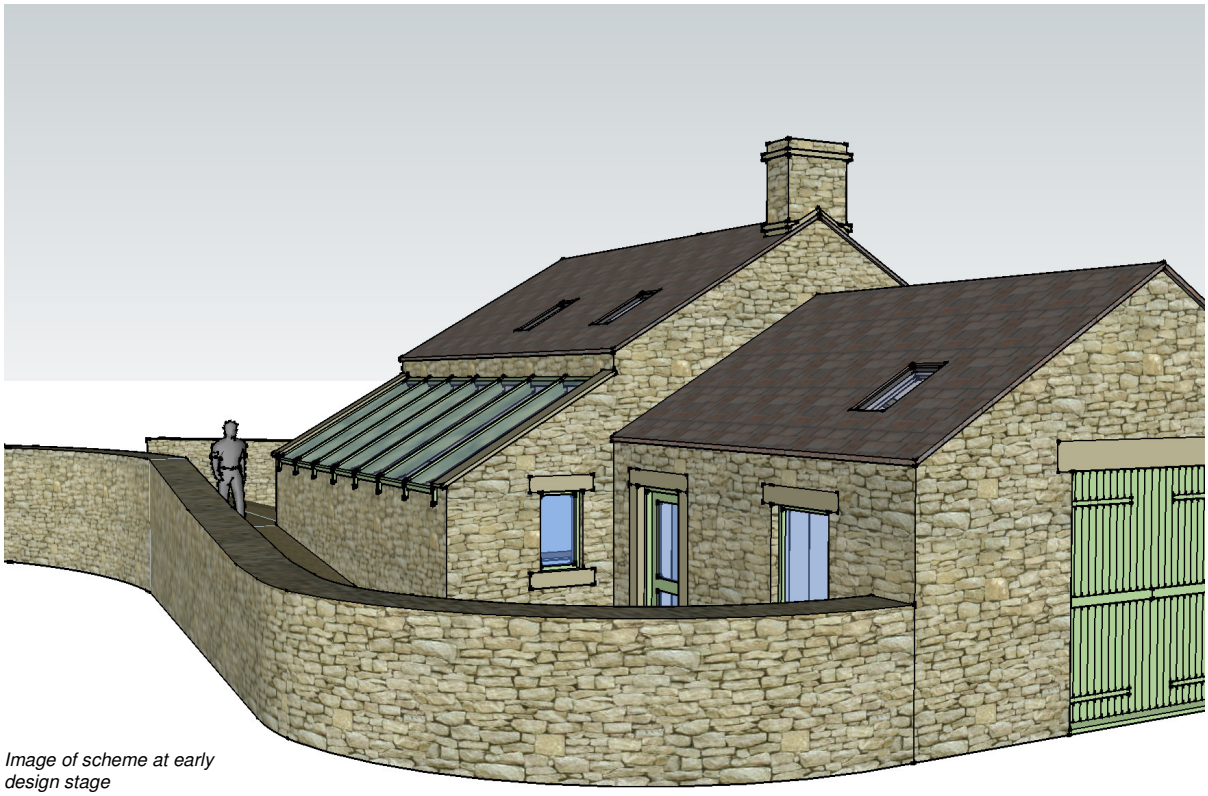

Image of scheme at early design stage

The slope of the land has resulted in the whole development being tucked down particularly at the south end and the side extension, reducing its impact within the landscape. A terrace will be created to the south at the same level as the internal floor level, again to be lower than the adjacent ground level and will reduce any impact of the development.

There are a number of trees on the boundary of the site and in the neighbouring garden. There are two in particular, an oak and a sycamore within the grounds of The Hurst, and the sycamore will need some serious pruning. It is positioned very close to the Coach House and overhangs the building. Its roots go underneath the Coach House so some investigation work may be required. The trees are part of a wooded area in the garden and any pruning will not be obvious from outside the garden.

The character and appearance of the existing buildings will be reflected in the use of natural materials throughout. It is proposed to use natural gritstone, coursed and pointed to match the existing as well as natural gritstone lintels and cills to openings. Painted timber window and door frames will be recessed a minimum of 75mm into openings and the structure for the glazed roof is to be in timber. The gutters are to be fixed directly to the stonework and use the existing stone brackets.

We felt it important to try and create a scheme which appears as if it could have evolved over many years to reach this stage and what we propose achieves this and is sensitive to its surroundings and respects the character of the existing building and the others in the hamlet.

7. ACCESS AND HIGHWAYS

Currently parking is provided for Hurst Farm in the yard. The existing permission shows parking for the Coach House above the stone shed with access via a driveway and gate at the top of the garden onto Derbyshire Level.

The proposal is now that the Coach House uses the yard for parking and Hurst Farm will use the sweeping driveway from the top gate. The top gate is already in place and has been set back from the highway to comply with the conditions on the existing application. Some landscaping will be required to widen the path into a driveway and form a route from the new carparking area to Hurst Farm.

As the Coach House property is smaller, there are likely to be less car journeys using the access on the bend than there are currently, with the Hurst Farm vehicles all using the top access which has much better visibility.

From the carparking, access to the Coach House has only a slight slope, with a level threshold at the front door. Internally, there are no steps at ground floor level so the whole floor is accessible, including the external terrace. There is also a bedroom and bathroom at this level.

7. SUSTAINABILITY

A conversion and change of use such as this gives new life to an existing building. This building has always been part of the hamlet and had stable and coachman accommodation ancilliary use to the main house, The Hurst.

This is an opportunity to provide a small dwelling in which there will be high levels of insulation and double glazing. The building is oriented so the new large openings face south west and the new glazed roof faces south east, making the most of natural heat gain. The quality of light particularly in the habitable rooms will be good, with openings or rooflights gaining from light at different times of the day, decreasing the need to switch on a light.



7. LOCAL PLAN ISSUES

The site is located within the North West Derbyshire Green Belt and in a 'Special Landscape Area' as defined in the High Peak Local Plan.

OC1 - COUNTRYSIDE DEVELOPMENT
The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.
Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside

The proposed development is sensitive to the countryside. The development is within the curtilege of Hurst Farm and extends an existing Coach House. The site is quite well enclosed with trees and the existing stone boundary wall will remain in place. It is sunk down into the land and will not be prominent within the countryside. The development is for a two bedroom dwelling where residential amenity of both the Coach House and Hurst Farm has been an important consideration and ensuring privacy a driver behind the design. Hurst Farm has a very large garden – and it will still have a large garden. The amount of amenity space for the Coach House is proportionate to its size and potential value. In no way will this development have an adverse impact on the character and distinctiveness of the countryside.

OC2 - GREEN BELT DEVELOPMENT
In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than: agriculture and forestry; essential facilities for outdoor sport and recreation and cemeteries; limited extension, alteration or replacement of existing dwellings; limited infilling or redevelopment at existing major developed sites;
Other development, including material changes in the use of land and buildings, will only be permitted where it maintains the openness of the Green Belt and does not compromise Green Belt purposes.
Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

Our proposal is for a material change in the use of a building. This already has an existing permission on which work has started. As part of the garden of Hurst Farm, there is already a strong site boundary as well as trees behind in the neighbouring property. The proposal will still maintain the openness of the Green Belt and will be visible from very limited positions. It will not injure the visual amenity of the Green Belt.

The principal purposes of the green belt from 4.12 of the High Peak Plan
1. to restrict urban sprawl on a permenant basis
2. to safeguard the countryside from further encroachment
3. to maintain the separate identity of settlements
4. to assist in the regeneration of nearby urban areas
5. to preserve the setting and special character of historic towns

Our proposal cannot be said to compromise green belt purposes. The development does not encroach into the countryside and the building is already part of an identifiable settlement on Derbyshire Level.

High Peak Plan Policy OC3
Special Landscape Area Development – Development in accordance with policies OC1 and OC2 will be permitted provided that it will not detract from the special qualities and character of the special landscape area… The developer will have regard to the landscape quality of the area in relation to siting, design and landscape.
High Peak Plan Policy OC4
Landscape Character and Design – Planning Permission will be granted for development considered appropriate in the countryside provided that its design is appropriate to the character of the landscape..and shall accord with the characteristics of the type of landscape within which it is located.

The development does not affect any landscape or landforms outside the garden of Hurst Farm. There are no field boundaries to be changes and no affect to any wildlife habitats. Any roads, pattern of settlements or historic landscape features remain as existing. The proposal respects the existing vernacular of the existing buildings and the settlement. There will be no detriment to the special nature of the local landscape.

8. CONCLUSION

Hurst Farm is situated in a fantastic setting in a beautiful part of the countryside. It is part of The Hurst settlement within the landscape, typical of the area with a main house and a collection of ancilliary buildings. Over the years the buildings have gone into separate ownership, converted and extended. It is still recognisable as a group of buildings, of which the Coach House is one.

There have been a number of permissions for conversion of the Coach House over the years, the last one of which work was started so could still be completed. As the requirements of the client have changed since that permission, we have produced a scheme which provides the quality of space and accommodation needed. The scheme extends the Coach House in a sensitive and appropriate manner which will sit well within the context of Hurst Farm, the settlement of The Hurst and the landscape.

High Peak Architects

5 January 2012