Cold Harbour Farm
New Mills

Design and Access Statement

Conversion of Barn and Adjoining Store into Dwelling and Alterations to Subsidiary Building to Form Garage

The Property

The property comprises the barn and adjoining storage building on the Northern end of the house complex at Cold Harbour Farm. The barn and storage building is separately owned by Thomas Hallam. The ownership also includes the smaller storage building to the West to be altered to form a garage. Although the farm is still a working farm these buildings are no longer used for that purpose since the large portal framed buildings to the East provide sufficient space.

The barn has a typical agricultural appearance with wide door openings to front and rear with vertical boarded doors and a small hopper style window to the rear all of which served the shippon area at ground floor. The first floor was used for hay storage and has two typical small loading doors and a series of narrow ventilation slits to the front elevation.

The barn is built with coursed dressed gritstone with sawn stone door sets and heads and cills to the window and loading doors. The roof is of stone slates with diminishing courses.

The adjacent large storage building is of much later inferior construction with walls partly of random coursed stone and partly red common brick. There are a series of windows to the North elevation a personnel door to the West elevation and a large sliding door to the East elevation. The roof is low pitched with box profile plasticlad metal roof sheets.

The small subsidiary storage building to the West which will be altered to form the garage has random coursed gritstone walls with a stone slate roof. Openings for doors etc have stone heads.

The Proposal

It is proposed to convert the barn and part of the adjoining storage building into a dwelling, and to alter the footprint of the subsidiary building to form a garage.

Design

With the exception of moving one of the openings at first floor to allow better use of the adjacent building in the conversion, the barn will retain all its original features in their current form, therefore preserving the agricultural appearance.

The conversion of part of the adjacent store involves reducing its footprint, creating a first floor utilizing the roofspace in part of the building and creating a single storey link, with partially glazed roof, to the converted barn. The design incorporates windows in the North gable with the same proportions

and similar spacing to existing. The front West elevation incorporates an inward hopper style window and a vertically boarded door to continue the agricultural appearance. The rear East elevation to this part of the conversion also has an agricultural appearance however with small hopper style windows and vertically boarded timber doors. This elevation is not on open view being screened by the large portal framed shed.
The new pitched roofs to this part of the building are to be the same pitch as the barn. Small gables are created to the East and West elevations which are more in keeping with the vernacular style rather than those of the existing building which are low and unbalanced resulting from the existing low roof pitch. The single storey link to the converted barn has the ridge at right angles to the other ridge and that of the barn, partially to avoid a troublesome valley gutter and also to facilitate better access to the first floor areas.
This single storey portion has been created to give the preserve the dominance of the converted barn in the design.
Apart from the glazed portion of the single storey roof, the remainder will have stone slates to match the barn which again is much more in keeping with the vernacular than the existing sheeted roof covering.
In general the main considerations in the design have been to fit in with the existing agricultural appearance of the farm complex, particularly from the long view.
The subsidiary building is currently L shaped and this will be altered to rectangular form for the garage. The roof, which has been kept as low as possible, will have the same pitch as the barn and will be of stone slate.

Access

Access to the converted barn will be will be suitable for disabled persons and a WC has been incorporated at ground floor level.