

DESIGN STATEMENT

THE APPLICATION RELATES TO THE CONVERSION OF AN EXISTING AGRICULTURAL BARN TO FORM 3 BEDROOM FAMILY HOME CONNECTED TO THE USE OF THE EXISTING STADEN NURSERY, EFFECTIVELY BECOMING A KEY WORKER COTTAGE RELATED TO THOSE BUSINESS ACTIVITIES. THE BARN IS WITHIN THE BUILT BOUNDARY OF THE GROUP OF BUILDINGS THAT FORMS SLADE HILL FARM, SITTING ADJACENT TO THE FARM HOUSES THERETO. THE BUILDING HAS NOT BEEN USED FOR AGRICULTURAL PURPOSES FOR MANY YEARS AND HAD FALLEN INTO MAJOR DISREPAIR UNTIL SOME YEARS AGO WHEN IT WAS RENOVATED FOLLOWING A LIGHTENING STRIKE THAT DEMOLISHED A SUBSTANTIAL PART OF THE TOP OF THE BUILDING. THE RENOVATION OF THE STRUCTURE EXTERNALLY MEANS NOTHING SIGINIFICANT NEEDS TO BE DONE TO ALLOW FOR CONVERSION, INTERNALLY HOWEVER IT SITS AS AN EMPTY REDUNDANT SHELL AND IS IN NEED OF MAJOR REFURBISHMENT.

SLADE HILL FARM OCCUPIES MANY ACRES OF LAND OFF THE TOP END OF STADEN LANE IN BUXTON AND HAS BEEN IN THE SAME FAMILY OWNERSHIP FOR OVER 80 YEARS WITH THE BRITTAIN FAMILY, AND PRIOR TO THAT IT WAS PASSED DOWN FROM EXTENDED FAMILY OWNERSHIP. THE FARM IS, AND HAS BEEN FOR MANY DECADES, OWNED BY JOHN BRITTAIN AND THE DAILY RUNNING OF THE FARM IS ASSISTED BY IMMEDIATE FAMILY. THIS FARM IS AND ALWAYS WILL REMAIN, VERY MUCH A FAMILY UNIT BOTH IN A WORKING ENVIRONMENT AND DOMESTIC LIFE – WITH DOMESTIC UNITS ON THE FARM ALWAYS HAVING REMAINED IN FAMILY OWNERSHIP.

LIKE MANY FARMS, SLADE HILL HAS ALSO DIVERSIFIED OVER THE YEARS IN ORDER TO CONITNUE ITS CURRENT AND FUTURE FINANCIAL VIABILITY, IT HAS DONE THIS ORGIINALLY THROUGH THE USE OF PRIVATE NURSERIES FOR PLANT GROWTH AND THIS HAS NOW BECOME , OVER THE LAST EIGHTEEN YEARS, A SUCCESSFUL ELEMENT IN ITS OWN RIGHT IN THE FORM OF STADEN NURSERY. THE ACTIVITES AND STRUCTURES IN USE BY THE NURSERY HAVE RECENTLY BEEN GRANTED PLANNING PERMISSION FOR NOT ONLY THE USE OF THE LAND FOR NURSERY BUSINESS BUT ALSO THE CONTINUED USE OF POLY TUNNEL NURSERY BUILDINGS. DURING THE LAST EIGHTEEN YEARS, STADEN NURSERY HAS GROWN, TO THE POINT WHERE TODAY IT IS A SUCCESSFUL BUSINESS FOR JOHN BRITTAINS DAUGHTER – MRS S BOTHAMLEY, THE DETAILS OF THIS AND SOME HISTORY IS CLEARLY SUPPORTED WITH ATTACHED DETAILS THAT FORM PART OF THIS DESIGN ACCESS STATEMENT. IT IS THIS CONTINUED SUCCESS AND THE DEMANDS THAT THIS BUSINESS PUTS ON THE FAMILY THAT HAS LED TO THIS APPLICATION AND THE NEED FOR A FAMILY UNIT ON SITE.

THE CURRENT FAMILY OWNER, JOHN BRITTAIN IS IN THE PROCESS OF LOOKING AT THE FUTURE OF THE FARM BEYOND HIS CURRENT OWNERSHIP AS HE IS PASSING THE POINT OF RETIREMENT AGE. HE HAS NO INTENTION OF THE FARM, OR ANY OF THE BUILDINGS WITHIN EVER FALLING OUT OF FAMILY OWNERSHIP AND DUE TO THIS HE HAS BEEN LOOKING INTO THE BEST WAYS TO SECURE THIS FOR BOTH HIS THREE DAUGHTERS AND THEIR WIDER FAMILY. ONE OF THE DAUGHTERS IN QUESTION ALREADY LIVES WITHIN THE GROUP OF FARM BUILDINGS, WITH ANOTHER ALSO BEING OCCUPIED BY A FAMILY MEMBER AND JOHN LIVING IN THE THIRD REMAINING DOMESTIC UNIT. THE INTENTION IS THAT JOHN WILL PASS THE OWNERSHIP OF HIS HOME OVER TO ANOTHER OF HIS DAUGHTERS, WHICH LEAVES THE BARN IN QUESTION AS THE INTENDED FAMILY HOME FOR MRS BOTHAMLEY, RELATING TO HER LONG TERM OWNERSHIP AND DAILY RUNNING OF STADEN NURSERY.

THE CONTINUED RUNNING OF THE NURSERY AND THE DESIRE TO BUILD IT AS A SUCCESSFUL BUSINESS GOING FORWARD MEANS THAT MRS BOTHAMLEY SPENDS A CONSIDERABLE TIME OUT OF EACH DAY ON SITE, FROM VERY EARLY IN THE MORNING UNTIL LATE AT NIGHT. THE NATURE OF THE WORK MEANING THIS IS FAR REMOVED FROM A 9-5 JOB. MRS BOTHAMLEY ALSO HAS A FAMILY AND THE CONTINUED NEED TO SPEND MORE TIME ON SITE MEANS THIS BRINGS ADDED PRESSURES ON DAILY FAMILY LIFE AND THE NEED TO COME AND GO TO HER CURRENT FAMILY HOME AWAY FROM SLADE HILL FARM. HAVING THE FAMILY HOME NEXT TO, AND PART OF STADEN NURSERY WOULD OBVIOUSLY NOT ONLY CONSIDERABLY EASE THESE DAILY PRESSURES BUT IT WOULD ALSO ALLOW STADEN NURSERY TO FLOURISH AS VIABLE BUSINESS. THE CONVERSION AND FUTURE FAMILY OWNERSHIP WOULD ALSO ALLOW JOHN BRITTAIN TO PROVIDE CONTINUED FAMILY OWNERSHIP AND RUNNING OF ALL ASPECTS OF SLADE HILL FARM AND ITS RELATED ACTIVITIES IN THE FORM OF STADEN NURSERY. THE BARN ITSELF OBVIOUSLY BECOMING TIED TO THE OWNERSHIP OF THE NURSERY AND THEREBY ENSURING ALL FUTURE FAMILY OWNERSHIP.

THE RECENT RENOVATION OF THE BARN EXTERNALLY MEANS THE BUILDING CAN BE CONVERTED TO INTO A FAMILY HOME WITH VERY LITTLE IMPACT ON THE EXTERNAL APPEARANCE OF THE STRUCTURE – A BUILDING WHICH IS ALREADY OF CONSIDERABLE RURAL CHARACTER AND THE CONVERSION OF WHICH WILL ONLY FURTHER ENHANCE ITS APPEARANCE. ALL EXISTING WINDOW AND DOOR OPENINGS ARE TO BE RETAINED TO RECEIVE NEW HARDWOOD UNITS WITH SLIDING SASH UNITS TO THE WINDOWS AND LEDGE AND BRACED STYLE BARN DOORS. ALL JOINERY IS TO BE STAINED DARK BROWN TO RESPECT THE BARN FARMHOUSE – ALTHOUGH THAT BUILDING HAS SOME UPVC UNITS (THE BUILDING IS NOT IN A CONSERVATION AREA BUT TO RESPECT ITS RURAL LOCATION THE DECISION HAS BEEN TAKEN TO USE TIMBER TO ALL JOINERY ELEMENTS ON THIS CONVERSION). THE ONLY EXTERNAL 'ADDITION' TO THE APPEARANCE OF THE BUILDING WILL BE THE USE OF CONSERVATION RANGE GVA VELUX ROOFLIGHTS WITH CENTRAL GLAZING BARS, THESE ARE IN GENERAL SET HIGH WITHIN THE ROOFLINE AND ARE MAINLY USED TO ADD NATURAL DAYLIGHT TO THE ACCOMMODATION AREAS OF THE BARN. IT SHOULD BE NOTED HOWEVER THAT OVERLOOKING DOES NOT REPRESENT ANY ISSUE TO ANY OF THE EXISTING OR NEW WINDOWS WITHIN THE BUILDING. THE EXISTING ROOF COVERINGS OF NATURAL STONE AND GREY SLATE ARE OF VERY GOOD QUALITY HAVING FORMED PART OF THE RECENT RENOVATION AND AGAIN ADD GREATLY TO THE RETAINED CHARACTER OF THE BUILDING.

INTERNALLY THE BUILDING IS IN NEED OF MAJOR RENOVATION TO FORM GOOD QUALITY ACCOMMODATION, BUT THIS IS ONCE AGAIN DESIGNED TO ENHANCE THE RURAL CHARACTER OF THE BUILDING AND MAXIMISE THE USE OF NATURAL DAYLIGHT THROUGH THE FULL HEIGHT ROOF SPACES AND ROOFLIGHTS OVER. WHERE POSSIBLE EXISTING STRUCTURE IS TO BE RETAINED, BUT WHERE NEW IS REQUIRED, IT IS TO BE THROUGH THE USE OF NATURAL MATERIALS TO THE FABRIC AND CHARACTER OF THE BUILDING WITH THE USE OF STRUCTURAL OAK BEAMS AND COURSED LIMESTONE SUPPORTING WALLS EXPOSED AS INTERNAL FEATURES. A NEW LOG BURNER WITHIN A LIMESTONE CHIMNEY WILL ALSO ADD A FOCAL POINT WITHIN THE LOUNGE AREA AS THE VISITOR ENTERS THE ROOM. ALL GROUND FLOORS WILL ALSO RECEIVE STONE FLAG FLOORS TO RETAIN BARN CHARACTER.

THIS APPLICATION IS TO BE SEEN AS A POSITIVE CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING TO ADD AN ATTRACTIVE FAMILY UNIT WITHIN A WORKING FARM COMPLEX. THIS CONVERSION CAN BE VERY SENSITIVELY DONE AND WILL ENHANCE THE BUILT ENVIRONMENT OF THE FARM UNIT WHILST ALSO HELPING ENSURE FUTURE VIABLITY OF THE ADJACENT STADEN NURSERY THROUGH THE CONTINUED SITE PRESENCE OF THE OWNER WITH THE PROVISION OF THIS FAMILY HOME RELATED TO SAME.

SLADE HILL FARM

DWG:
STONE BARN
SLADE HILL FARM, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: SEPT 11	DRAWN:

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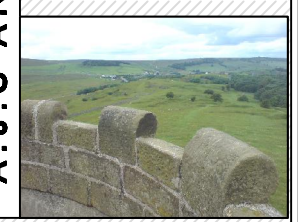

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SLADE HILL FARM