Design and Access Statement
Conversion of Barn to
2 Bed Private Dwelling
At
Kirkstones
Garrison Road
Birch Vale
SK22 1DQ

ANDY CUDWORTH ARCHITECTURE
35 HOPWOOD STREET, BARNSLEY, S70 2BS
0114 2855306 - 07931 365804
email: acudworth@virginmedia.com

DESIGN

OUTLINE OF THE SITE

The total area of the site 217sqM. The barn in question is set within extensive grounds under the ownership of the applicant. The barn has it's own pedestrian and vehicular access and defined boundary areas. The barn is blue slate over stone external walls throughout. The barn is of two storey construction with ground and first floors. There are a number of existing window openings and a double wooden door. Access to the property is via private road serving a small amount of private cottages. The barn is in a good state of repair and merits retention.












SITE DEVELOPMENT POTENTIAL
The site is generally level with only a very slight slope across the garden/parking area and access to the site is very good, having the benefit of easy access that has open aspects along the private road and the main road beyond.

An initial application was made for the use of a self contained dwelling, with an extension adding additional living space in the form of a kitchen. This was however withdrawn, due to planning being of the opinion that an extension was against policy and a revised application could not be made and consulted upon within the timeframe of that application.

Following lengthy discussion with the planning officer with regards to viable uses an alternative use of holiday let without a proposed extension was seen as appropriate.

As a holiday let is for short periods, the accommodation would not need to be as extensive as a private dwelling and therefore a single bedroom property would be appropriate. Other holiday lets have been looked at in the area and there are many several examples of such size properties being self contained holiday lets.

The existing properties in the area in which the site lies are generally of detached and semi-detached houses or terraced houses with other small holiday let cottages sporadically positioned. Therefore having discounted other uses, preliminary sketch designs were made for residential uses. To meet the design requirements of national and local policy, a sympathetic conversion of the barn has been designed to meet present and proposed needs in the local tourism sector.

The applicant has made many enquiries with local holiday let owners - all replies and advice from current owners in the area say they are doing a great trade, filling an average of 9 months or more a year with walkers, visitors to the area and people who are staying because of family in the area etc. Apparently the majority of visitors are walkers, mountain bikers and tourists for the peaks and Kinder Scout, highest mountain in the peaks, just down the road from the barn. You can get there largely "off road" down the Sett Valley trail to Hayfield, then up through the old village and you start the climb.

There are a large number of 1 bedroom apartments within 3 miles, some in New Mills which is further from the peaks than the application site - and they do not have the advantage of being set on the Sett Valley trail as the application site. Most only sleep 2 people in a 1 bedroom or studio style, however the proposal could accommodate 4 if a sofa bed was provided in the living room to give flexibility - so perfect for a family. Within the areas around the site there is an average weekly rental of £175-£350. For such a proposal as this application the weekly rental would be £250.

There is a list of holiday search websites below:

http://www.webcottages.co.uk/properties?Location%5Blocation%5D%3DBirch+Vale%2C+Derbyshire%26Location%5Blocation_id%5D%3D22339%26Location%5Blocation_type%5D%3Dgazetteer%26arrival_date%3D%26nights%3D7%26guests%3D1&gclid=CMP1jKTsh7ICFafLtAodMnYAOg

http://www.sykescottages.co.uk/birch-vale-cottages.html

http://www.explorethecountry.com/ipad-cottages-in-derbyshire/holiday-cottages-in-birch-vale-derbyshire-england.htm

http://www.derbyshire-cottages.info/the-peak-district-and-derbyshire/buxton-bakewell-and-area/birch-vale

The websites for local attractions are below, inclusive of Millennium Bridge, The Torrs, Kinder, Sett Valley Trail, parks, rivers (the application site is at the top of a river by the sett valley trail) and across the Peak District of course there are hundreds of fantastic attractions as well as Derbyshire/Cheshire in general.

http://peakdistrict.nationaltrust.org.uk/sett-valley-trail-park-wc-hayfield

http://www.derbyshire.gov.uk/leisure/countryside/access/walking/walks_and_trails/sett_valley_trail/default.asp

http://www.peakdistrictinformation.com/features/kinder.php

http://www.peakdistrictinformation.com/towns/newmills.php

http://www.torrshydro.org/

http://derbyshire.greatbritishlife.co.uk/article/birch-vale-village-high-peak-derbyshire-5277/

http://www.dnmac.org.uk/DNMACBirchVale.html

http://www.walkingbritain.co.uk/walks/walks/walk_a/1182/

USE
As described previously other potential developments have been considered and for various reasons discounted. Therefore the most logical use to meet local needs, characteristics of the vicinity and local planning guidance is to develop the site for residential use and appropriately a holiday let.

AMOUNT
The amount of development has been designed so that it reflects the density and scale of those surrounding properties and particularly holiday lets.
The size and scale of the dwelling is designed to be in keeping with those in the locality and within a size of dwelling that makes rental price for the property economically viable, given the local rentals.

LAYOUT
As stated, the site are is 217sqM. The footprint area of the proposed holiday let is 42sqM. Private amenity space (lawned area) is 100sqM. The existing property will house the open plan living room and one bedroom and bathroom on the first floor.

The bedroom will be on the existing first floor with an additional velux window to provide light to the new bedroom. The living space will be on the existing ground floor.

SCALE
The material, shape and scale of windows and doors have been chosen to retain the character of small barns in the area. Namely, small square windows and cottage style door. The size of the proposed holiday let is also of a modest scale and match's the scale and characteristics of other similar properties in the area.

LANDSCAPING/AMENITY SPACE
There is no existing landscaping of the site of any valuable public interest. The main areas of the site are grass and stone chipping aggregate parking areas.
It is proposed that the existing landscaping be largely unchanged, other than general tidying of the site and forming the existing gravel parking area to accommodate turning.

APPEARANCE
The appearance of the building is not intended to change in any significant manner. On the contrary it is intended to change so little that it would not be readily noticeable that development has taken place, following renovation/building works. A rustic look is intended to preserve the character of the building.

The pointing of repaired or new walling will be in lime mortar and to replicate the exact style of pointing on the existing building. The blue slate roof will be retained.

ACCESS
The holiday let will be accessed, both for vehicular and pedestrian traffic from private drive off Garrison Road. The access at this point into the site is wide and provides clear views along the lane. This access provides off-street parking for a minimum two vehicles and turning within the site. 2m x 2m vehicular/pedestrian visibility splays can be achieved at the access point.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation part M. There will be no access constraints to living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. There are numerous local bus services which can be accessed at nearby bus stops within 200m. These bus routes serve access to nearby local amenities/services. Road links are good, with the trans-pennine routes and motorway network a short car journey away.



Photos showing access to Garrison Road.

Local roads are in good repair and vehicular access to the site from main roads is very good.

Relevant sections of the Core Strategy Development plans, Supplementary Planning Guidance and National Policy and Planning Guidance have been consulted in developing this proposal. It is considered that this proposal presents a considered approach to this development and is not detrimental or in conflict with any of the current policy within documents. The proposal in no way detrimentally affects adjacent properties or the wider community.

WILDLIFE SURVEY
A wildlife survey is submitted with the application.

STRUCTURAL SURVEY
A structural survey is submitted with the application.

Date...5/9/12..... Signed.....A Cudworth...

This statement is the sole property of the author (A Cudworth) and will not be used, copied in whole or in part, by any other individual, company or organisation without the consent of the author.