

Design and Access Statement

July 2013

*Re- building of existing metal clad 'Dutch barn' at Meadows Farm,
Ridge top Lane, Hayfield, High Peak SK22 2JQ*



Aerial view showing location

- **Applicant**
Mr & Mrs Paul and Sheridan Coverley
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Demolition and rebuilding of existing metal clad 'Dutch' barn
- **Location**
Meadows Farm, Ridge top Lane, Hayfield, High Peak SK22 2JQ
- **Agent**
Simon Jones BSc (Hons), MRICS
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The Old Co-Op Building
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1.00 General

Meadows Farm is located on the southwest outskirts of the local plan settlement of Hayfield.

The site is accessed off Ridge Top Lane and accommodation on site comprises of a Farmhouse and converted Barn House. The applicants and current owners purchased Meadows Farm in May 2012.

2.00 Background

The building which is subject of this application, known as the 'Dutch' barn, is used as a general agricultural store and for vehicle storage and parking. The building has a steel portal frame which is clad with corrugated metal sheet and is currently in a dilapidated state. Currently, the barn provides no secure storage.

See aerial photograph ((Figure 1) taken in 1978)) and recent site photographs (Figures 2-6) showing the existing building.

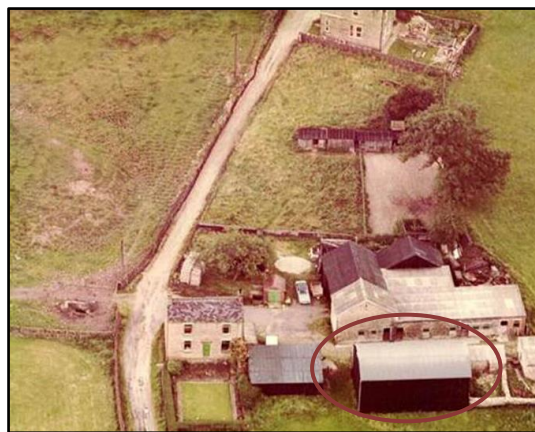


Figure 1: Aerial photograph taken 1978



Figure 2: North Elevation as existing



Figure 3: East Elevation as existing



Figures 4 & 5: South Elevation as existing



Figure 6: West Elevation as existing

3.00 The Proposal

This application seeks consent to demolish and re-build the existing building in its current location and seeks no change of use.

4.00 Pre-application advice

Pre application discussions have taken place with Liz Pleasant (senior planning officer at High Peak Borough Council)

To summarise these discussions, we received an email from Liz Pleasant (dated 12th March 2013) stating:

'You have quoted the correct policy - ie replacement buildings in the green belt NPPF. I would advise that the replacement building needs to be an agricultural building - not built of stone and not larger or higher in a suitable coloured clad material. I see no reason why the building should not have doors or solar panels.'

This advice has been full accepted and integrated into the proposals.

5.00 Design

The existing building is in a poor state of repair. The existing bare (unpainted) metal sheet profiled cladding achieves an unsightly and stark contrast to the surrounding buildings and landscape. This, coupled with the buildings prominent position on the landscape, offers no positive contribution to the visual amenity of the site or locality.

It is proposed that the barn will be re-built using a steel portal frame (as existing). The north elevation roof will be clad in powder coated profiled sheet metal cladding. The south elevation roof will be made up entirely of solar PV panels. The elevations will be clad with rough sawn Larch boarding.

The introduction of powder coated panels (colour to be agreed with HPBC) to the north roof will greatly improve the visual impact of the building particularly when

viewed from the elevated northern outskirts of Hayfield. The PV panels to the south roof slope will arguably also improve the visual amenity compared to the existing bare metal sheets in addition to generating electricity and hot water and making a sustainable contribution to the site's energy demands. In general design terms the proposed pitched roof design is more in-keeping with the existing buildings on site and in the locality and is considered an improvement on the existing 'barrel roof' design which is completely out of character.

The rough sawn larch boarding to the elevations also reduces the visual impact of the building in addition to being a sustainable, durable and cost effective solution. The introduction of access doors will greatly improve the building's usability.

The barn currently offers no secure storage due to the south elevation being entirely open. A secure storage cabin located in the barn, and others located around the site, currently provide some secure storage but these are unsightly and do not provide a long term solution to this problem. There has been a spate of thefts locally (see the attached 'Police appeal for information') from similar 'out buildings'. By providing cladding to each elevation and sliding doors to the north and south elevations the proposals result in an accessible and secure building. The metal storage cabins on site will be removed once the building is re-built which will improve the amenity of the site.

6.00 Policy Background

The Meadows Farm site lies within the Green Belt. High Peak Borough Council adopted the National Planning Policy Framework in June 2011. Paragraph 89 of the NPPF states:

'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:'

'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;'

As discussed above, this application seeks to re-build the existing metal clad barn. The modest increase in ridge height of the building is justifiable due to the re-design of the roof.

7.00 Access

Access is provided to the property via existing arrangements.

A regular bus service from Hayfield provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

8.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land. This application does not seek any approvals for site layouts.

Sunlight and Daylight

The property is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is screened from high winds although in common with most local sites is subject to some turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals.

9.00 Conclusions

It is clear from the foregoing that the proposed rebuilding of the metal clad 'Dutch' barn at Meadows farm will result in a building of the same use and which is not materially larger than its predecessor.

We would therefore urge High Peak Borough Council, in accordance with the National Planning Policy Framework Paragraph 89, to grant permission for this application.