



PLANNING STATEMENT

CONVERSION OF EXISTING BARNS TO ANCILLARY
ACCOMMODATION

AT

BAILEY FLATT FARM

BUXTON

JUNE 2023



Introduction

Bailey Flatt Farm is a Derbyshire long house situated approximately 0.5 miles to the East of Buxton. It has a pitched slate roof and solid limestone walls with approximately 18 acres of land and a variety of out buildings.

Planning History

Two similar proposals have been previously approved and expired:

HPK/2009/0319

HPK/2018/0411.

Subsequent to these applications being approved Bailey Flatt Farm and associated land has been subdivided with the main farm buildings being sold off separately. As a result there is now very little agricultural land associated with the site and commercial farming activities have been scaled right down deeming the agricultural buildings redundant.

Proposal

Essentially this is a resubmission of the above with some minor amendments.

The proposal is to remove the existing cow shed which is now obsolete and convert the now redundant barns that form part of the long house in to two cottages ancillary to the main dwelling.

The existing shippen at the rear, which is a relatively modern structure not forming part of the original long house, will be converted to a double garage.

An orangery will be added at the rear.

A porch will be added to the front elevation as a barrier against driving wind rain and snow to improve thermal performance. The porch will be of random limestone to match existing.

Rationale

As the farm is no longer an active farm the primary motive for the conversion is to give the buildings a new viable purpose and provide accommodation for the current owner and their family members.



Design

Alterations will be predominantly internal and all existing openings on the front elevation are to be retained.

The installation of roof lights will provide natural light to the upper storeys negating the need for new openings on the external elevations.

Any additional openings created will be at the rear and will be in keeping with the existing so as to remain sympathetic to the character of the building.

The site is exposed to the elements therefore we propose to add a porch to the front of the existing house to improve the thermal performance of the building and reduce heat loss.

The proposal involves the removal of a relatively modern cow shed which is not in keeping with the traditional long house and detracts from the character. The removal of the cow shed will enhance the overall appearance of the site.

Access

Access to and from the site will be as existing with a proposed passing point on Red Gap Lane-see plan. It is anticipated traffic to and from the site will be reduced, when the farm was an active farm there was a variety of traffic associated with farming coming and going from the site on a daily basis include large HGV milk tankers and tractors and trailers.

Drainage

Surface water to soakaways as existing

Waste water to septic tank as existing

Protected Species

A protected species survey has been submitted with the application. Measures to mitigate against harm to protected species will be incorporated in the design as advised by the ecologist.

See protected species survey for more details.