**Design and Access Statement – Meadow Farm, Ridge Top Lane, Hayfield**
**June 2009**

## Introduction

Meadow Farm consists of a collection of redundant stone built barns, some single storey stone and brick built stores, a number of steel framed agricultural buildings and a two bedroom stone built farmhouse. The existing farmhouse is too small for family occupation by modern standards and the building would fail current building regulations on a number of counts. The farm is no longer viable and the buildings have become disused and redundant over a number of years.

The proposed scheme includes the removal of the most dilapidated steel framed buildings and the renovation and repair of the masonry structures. Care has been taken to include only the masonry buildings in the final scheme. These buildings are capable of renovation and conversion to living space without large scale demolition and rebuilding. A structural investigation of these buildings has been undertaken which confirms this view and the report is included in the application for the proposed scheme.

The farmhouse currently has planning permission for a two storey extension (HPK/2004/1088) which has been included in this scheme. However the size of the extension is greatly reduced from the approved drawings and has been slightly redesigned to be more typical of traditional, greenbelt, farmhouse building styles.

## Access

The existing access from Ridge Lane is to be retained in it's present position. The scheme includes for resurfacing of the access and improved drainage of the immediate area.

## Design Considerations

Only existing masonry buildings capable of conversion without significant demolition and rebuilding are included within the proposed scheme.

A detailed structural survey and report is included, within the proposals, which confirms the suitability of the permanent buildings for conversion without significant demolition and rebuilding.

The scheme predominantly includes use of the existing openings within the masonry walls.

The buildings to be converted within the proposed scheme are to be linked to the existing farmhouse via an underground link. The separation of the farmhouse and barn buildings will therefore be retained.

The farmhouse currently has planning approval for a two storey extension on the West Elevation (HPK/2004/1088). The proposed scheme includes a variation on this extension which is much reduced in size. The extension is intended to enclose the new stair access to the underground link and replaces an existing lean-to structure.

Care has been taken to maintain the agricultural nature of the barn buildings on the site. The proposed design of the barn buildings reflects the traditional evolution over time of many farmyards, in that they and are generally extended in an ad-hoc, uncoordinated and irregular manner. It is intended that the much more domestic appearance of the proposed farmhouse will contrast with the barn buildings and help reinforce the appearance of separation between the structures.

The proposed stair enclosure attached to the existing barn structure is intended to give the impression, from a distance, that it is an open ended lean-to roof. The timber structure is intended to be external and highly visible. Frameless glazing is detailed to the North and South elevations allowing an observer an unrestricted view through the structure. Any stair parts above ground level are also be predominantly glass adding to the intended illusion. The stone wall to the existing barn is to be retained with no further finishes applied. Horizontal timber slatted screens are shown to the East Elevation. The proposed timber is of the same material used elsewhere as vertical boarding and is intended to mimic the slatted walls of some agricultural drying sheds.

**Sustainability**

It is believed that all materials and tradesmen for the proposed refurbishment can be sourced locally. The majority of the structures can be converted without large scale demolition and rebuilding. The surrounding land provides an ideal opportunity to heat the proposed home using a ground source heat recovery system and the surface water can be collected and used in a rain water recovery system. This scheme would also provide a home for three generations of the applicant's family thereby increasing the housing stock of the local area by two without the erection of any new homes.

**Conclusions**

Although this site has been the subject of several applications for conversion in the past, all of which have been unsuccessful, it is believed that this scheme is the first to be compliant with local and national planning guidelines. Great care has been taken to maintain the existing external envelope and the totally new construction amounts to only 4% of the floor area of the proposed building.