STEPHEN GOWER ASSOCIATES
TOWN & COUNTRY PLANNING
CONSULTANCY
29A ST EDWARD STREET
LEEK
STAFFORDSHIRE
ST13 5DN

Tel: 01538 386808
Fax: 01538 384401

SUPPORTING INFORMATION: INCULDING DESIGN AND ACCESS STATEMENT, FOR THE CONVERSION OF REDUNDANT BARN TO CREATE THREE LIVE-WORK UNITS.

ASHENHURST HALL FARM BRADNOP

MR M AND MRS S BARLOW

09/00636/ FUL 22 JUN 2009 - S M G

1. **Introduction**

At present this former milking parlour is partly in use for storage of materials in connection with the applicants contracting business. However this can easily be concentrated in other buildings elsewhere on the site. As the building is of a size and suitable condition for conversion, the applicants have considered that taking into their location, the creation of live-work units would represent the most attractive option. They have considered other options, in particular holiday accommodation but the market is considered to be over provided. Council policies emphasize issues relating to sustainability and as live-work units would reduce vehicular movements to the minimum as compared with any other option, they would therefore represent the optimum form of development in environmental planning terms.

09/00636/ FUL 22 JUN 2009 - SMO

2. **Planning Policies**

The Council's Policy B21 gives preference to the conversion of rural buildings to business use over residential use. A scheme for live- work units would be more appropriate in environmental planning terms in that it would reduce journey to work activities proportionately more than any other commercial or residential use of the buildings. However the same criteria apply to ensure that the building is suitable for conversion and that the scheme would not result in the dispersal of economic activity away from towns or villages. Consideration of these factors is as detailed:-

(a) Suitability for Conversion

This requirement is to ensure that the building is suitable for conversion with limited re-building works and no significant alterations, or extensions. These buildings are of natural stone construction with clay tile roof, which would provide sufficient space for 3 live/work units without a need for any extensions to the building. The submitted scheme demonstrates that the building can be converted without the need for significant alterations; in particular there are plenty of openings, which can be used to create windows and doorways. The building is also of sound construction such as not to require any significant re-building as is evident from the accompanying Structural Survey (Appendix 1).

09/00636/ FUL 22 JUN 2009 - SMD

(b) Use of Materials

The requirement is for materials to be sued that are compatible in character and appearance with those of the existing buildings. In this particular case, the scheme would only require the installation of new doorways and windows rather than significant use of new facing materials.

(c) Effect on the Amenities of the Countryside

This would be little additional effect with the conversion of these buildings as compared with their previous agricultural use. The uses would be contained within the buildings and the parking and amenity areas for each unit would be relatively unobtrusive as indicated on the submitted plans.

(d) Potential of the Building

This requires that the use is appropriate to the scale of the building and is compatible with its conversion. With this scheme it is evident that the buildings are of a size to comfortably provide three live-work units of slightly different floorspace, which should be attractive for those businesses requiring a pleasant rural location.

09/00636/ FUL 22 JUN 2009 - SMD

(e) Highway Issues

In respect of the effects of traffic generation to the site, it is contended that the type of uses proposed do not tend to encourage significant vehicular movements. In fact live-work units potentially should reduce the level of vehicular movements.

(f) Commercial Use

As previously stated, one of the fundamental requirements of the Council's policy on conversion of rural buildings is the preference for a suitable business re-use which would not have a detrimental impact on the character of the buildings and the surrounding area. With this application it is the contention that these live-work units represent a more attractive option in environmental planning terms as such uses are more self contained in that journey to work issues are potentially eliminated and a major issue resolved in terms of the carbon footprint of the development.

09/00636/ FUL 22 JUN 2009 - S.M.D

3. **Planning Considerations**

3.1 National guidance as set out in PPS7 Sustainable Development in Rural Areas states that support should be given for the re-use of appropriately located and constructed existing buildings where this would meet sustainable development objectives. It is contended that, in principle, live-work units would be the most sustainable option with the occupiers living and working at the site, as compared to an entirely commercial use which would result in more vehicular movements to and from the site.

3.2 Advice in PPS7 further states that Planning Authorities in the new style Development Plan polices should allow for some limited development in or near to rural settlements that are not designated as local service centres, in order to meet local business needs and to maintain the vitality of these communities. It is considered that live-work units would add a new and attractive addition to the choice of commercial opportunities in the locality. Bradnop, in particular, is a dispersed form of settlement which would probably be more likely to benefit from this type of use.

Design Issues

3.3 In respect of this former milking parlour it is contended that its size and traditional construction provides the potential for conversion to three live-work units, with a more-or-less equal division of the units to provide 30% work space. The scheme proposes the work space at ground floor level with some residential accommodation at ground floor level but mainly at first

09/00657/FUL 22 JUN 2009 - SMD

floor level as being the best division of the units. In a similar project for business units the Council's Economic Regeneration Manager advised the optimum sized for units should be smaller rather than larger units and this advice has similarly been taken into account with the current scheme.

3.4 The design principles that have been applied in respect of this barn are to minimise the external changes to the building commensurate with creating ground and first floor accommodation in the building. Treatment of existing openings on all elevations has been on the basis of retaining their respective size and detailing. However one problem with the creation of a first floor is the lack of existing openings to provide natural light and it has therefore been necessary to add roof lights to both elevations.

3.5 Externally, the same approach has been adopted to maintain the simple inherent character of this grouping of buildings at Ashenhurst Hall Farm. The courtyard area is already used for parking of vehicles and trailers so little will be changed on this side of the building. To the rear some private amenity space, varying as to the respective size of the unit, has been provided within the established curtilage involving the removal of a non-traditional building.

Access Issues

3.6 There is an existing vehicular access to Ashenhurst Hall Farm and this similarly serves the adjoining complex of farm buildings. That part of the site which is proposed as a parking area for the three

live-work units is at present used for vehicle parking, and a manoeuvring and turning area. This is considered adequate in size for these small units. The Highway Authority have confirmed that in principle there are no objections to the additional use of Ashenhurst Hall for the scheme proposed, in their informal response of the 21st January (Appendix 2).

09/00636/ FUL 22 JUN 2009 - SM

4. **Other Material Considerations**

4.1 In accordance with best practice national guidance and Development Plan policies, a survey of the building was carried out to establish whether any protected species would be affected. A detailed bat survey is included as an integral part of this submission as Appendix 3, and whilst undertaking this survey it was established whether the building was used as a barn owl roost by looking for pellets or other signs such as feathers. No evidence of current or past use by bats was discernable and similarly use by barn owls was clearly not occurring.

4.2 Whilst there was no evidence of a bat roost, in the interests of bio-diversity, some measures should normally be incorporated as part of any scheme where reasonably possible. In this particular case it is considered that although there are other buildings at the site which may have potential, the erection of some bat boxes would be the best option.

09/00880/F FUL 23 JUN 2009 - SMD

5. **Conclusion**

5.1 In the supporting information accompanying this application it has been contended that the proposed use for live-work units is the most viable in the long term for this rural building in this location. It would, moreover, represent a more sustainable option than an entirely commercial use which would have the implications of vehicular movement to and from the site.

5.2 In the case this former milking parlour it is a traditional farm building which is suitable for conversion. The scheme would meet the criteria set out in the latest government guidance PPS7 for Sustainable Development in Rural Areas and would provide the choice of a different form of commercial enterprise in the locality.

09/00636/ FUL 22 JUN 2009 - S M

APPENDIX 1

Condition Report for Existing Outbuilding/Barn at Ashenhurst Hall Farm, Bradnop.

Introduction

This report has been compiled following instructions from Mr & Mrs Barlow as is to support a planning application for the proposed conversion of an existing outbuilding/barn into Live/Work Units.

The purpose of the inspection was to establish the condition of the building and assess it's suitability for conversion as per the scheme to be submitted and to see whether the works involved accord with local planning policies.

The inspection was undertaken with the aid of a sectional ladder of limited length, binoculars, torch, spirit level and digital camera. When reading this report reference should be made to the photographs contained on the attached CD.

GENERAL DETAILS

The property is a substantial 'single storey' building of stone construction with a Staffordshire blue plain tiled roof, having a traditionally formed timber roof of purlins, rafters and queen post trusses. The stone detailing to openings and the coping detail to the left hand gable are traditional and in good order.

The main outer walls are approximately 450mm thick probably of stone outer facings and rubble infill – they appear on inspection to be straight and true with very little indication of movement. There is some minor cracking to the rear left but this is of little structural significance. The work in altering existing openings will have little effect on the stability of these walls, as will the inclusion of a new floor, due to the thickness and good order of the existing main walls.

The roof is straight and true without any undulations and appears to have had the roof coverings relaid with felt at some point. The roof has therefore been water tight and there are no signs of rot or infestation to the roof timbers as a result. All timbers appear to be sound, with little if any in need of replacement.

The existing floor will need to be replaced and the proposed stepping of the new floors will assist in giving more coverage to the existing footings and should avoid the necessity for any underpinning of the main walls.

09/00636/FUL 22 JUN 2009 - SMD

The inclusion of two new 'party walls' to form the sub-division of the building will assist with future structural integrity of the building.

Conclusion/Recommendations

It is my considered opinion that on evidence available to me the proposed conversion works can be undertaken without any rebuilding of the existing walls or replacement of the roof structure, with only minor alterations being required to openings, etc. as per the drawings supplied.

The proposed conversion work with all associated works, such as the replacement of rainwater goods, etc. should ensure the longevity of this building so that it can be brought back into use.

Exclusion Clauses

1) We have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible due to fitted carpets, furniture and fittings etc. and we are therefore unable to record that any such part of the property is free from defects.

2) Nor have we tested the incoming main services, heating, electrics or drainage although an inspection has been undertaken of visible items and their conditions noted in the attached report - such items should be professionally tested by a qualified electrician and plumber if required.

3) We have not tested for the presence of high alumina cement and cannot therefore guarantee that it is not present nor have we tested for any form of asbestos.

4) This survey is not a valuation survey as we are not valuation specialists. This would normally be undertaken as part of a mortgage survey.

5) We have not checked for any underground mine working and my clients are advised to obtain a Coal Mining Report at the earliest opportunity.

Robert L McGuinness MRICS MASI
Principal – RLM Associates

3rd June 2009

09/00636/FUL 22 JUN 2009 - SMD

APPENDIX 1

Condition Report for Existing Outbuilding/Barn at Ashenhurst Hall Farm, Bradnop.

Introduction

This report has been compiled following instructions from Mr & Mrs Barlow as is to support a planning application for the proposed conversion of an existing outbuilding/barn into Live/Work Units.

The purpose of the inspection was to establish the condition of the building and assess it's suitability for conversion as per the scheme to be submitted and to see whether the works involved accord with local planning policies.

The inspection was undertaken with the aid of a sectional ladder of limited length, binoculars, torch, spirit level and digital camera. When reading this report reference should be made to the photographs contained on the attached CD.

GENERAL DETAILS

The property is a substantial 'single storey' building of stone construction with a Staffordshire blue plain tiled roof, having a traditionally formed timber roof of purlins, rafters and queen post trusses. The stone detailing to openings and the coping detail to the left hand gable are traditional and in good order.

The main outer walls are approximately 450mm thick probably of stone outer facings and rubble infill – they appear on inspection to be straight and true with very little indication of movement. There is some minor cracking to the rear left but this is of little structural significance. The work in altering existing openings will have little effect on the stability of these walls, as will the inclusion of a new floor, due to the thickness and good order of the existing main walls.

The roof is straight and true without any undulations and appears to have had the roof coverings relaid with felt at some point. The roof has therefore been water tight and there are no signs of rot or infestation to the roof timbers as a result. All timbers appear to be sound, with little if any in need of replacement.

The existing floor will need to be replaced and the proposed stepping of the new floors will assist in giving more coverage to the existing footings and should avoid the necessity for any underpinning of the main walls.

09/00636/FUL 24 JUN 2009 - SMO

The inclusion of two new 'party walls' to form the sub-division of the building will assist with future structural integrity of the building.

Conclusion/Recommendations

It is my considered opinion that on evidence available to me the proposed conversion works can be undertaken without any rebuilding of the existing walls or replacement of the roof structure, with only minor alterations being required to openings, etc. as per the drawings supplied.

The proposed conversion work with all associated works, such as the replacement of rainwater goods, etc. should ensure the longevity of this building so that it can be brought back into use.

Exclusion Clauses

1) We have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible due to fitted carpets, furniture and fittings etc. and we are therefore unable to record that any such part of the property is free from defects.

2) Nor have we tested the incoming main services, heating, electrics or drainage although an inspection has been undertaken of visible items and their conditions noted in the attached report - such items should be professionally tested by a qualified electrician and plumber if required.

3) We have not tested for the presence of high alumina cement and cannot therefore guarantee that it is not present nor have we tested for any form of asbestos.

4) This survey is not a valuation survey as we are not valuation specialists. This would normally be undertaken as part of a mortgage survey.

5) We have not checked for any underground mine working and my clients are advised to obtain a Coal Mining Report at the earliest opportunity.

Robert L McGuinness MRICS MASI — **3rd June 2009**
Principal – RLM Associates

/ 0 0 6 3 6 / FUL 2 2 JUN 2009 - S N D

APPENDIX 2

Stephen Gower

From: "Derry, John (DSD)" <john.derry@staffordshire.gov.uk>
To: <steve@sgaplanners.co.uk>
Sent: 21 January 2009 14:32
Subject: Ashenhurst Hall Farm: Conversion of former milking parlour to 3No.live/work units.

Hi Steve,

I do not see the proposed development having any public highway implications.

That part of the highway leading to the site that is adopted has passing places and the private road has passing bays. Provision for parking and turning within the site should be provided.

I trust that these initial comments are sufficient.

Cheers

Jake Derry
Transport Development Control Officer
for Staffordshire Moorlands & Peak District National Park.
Staffordshire County Council,
Development Services Directorate,
Riverway,
Stafford. ST16 3TJ
Tel: 01785 276644 Fax: 01785 276699
john.derry@staffordshire.gov.uk
www.staffordshire.gov.uk

Staffordshire County Council - An Award Winning Authority

Find out how Staffordshire County Council keeps over 800,000 people safe at Christmas by going to:
www.staffordshire.gov.uk/yourcouncil/mycc

See the awards we've won at: www.staffordshire.gov.uk/yourcouncil/mycc/ourawards/

Find out more about the services the county council provides by clicking onto our on-line A to Z at:
www.staffordshire.gov.uk/yourcouncil/atoz/Search.aspx

Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.

21/01/2009

09/00837/FUL 12 JUN 2009

APPENDIX 3

STEPHEN GOWER BA DIP TP MRTPI

- LICENSED BAT WORKER
- **MEMBER OF STAFFORSHIRE MAMMAL GROUP**

Survey relating to former milking parlour Ashenhurst Hall **Farm, Ashenhurst Lane, Bradnop.**

DATE OF SURVEY

29th January 2009

PURPOSE OF SURVEY

The owners of this barn are intending to convert it into three live-work units. This survey and appraisal is to satisfy the requirements of the wildlife and Countryside Act 1981as amended to ensure that bats, a protected species, and their roost are no adversely affected. Photographs of the building are included as an Appendix to this report.

DESCRIPTION

This former milking parlour forms part of a small complex of buildings at Ashenhurst Hall Farm, in open countryside on the outskirts of Leek. The barn the subject of conversion is of traditional stone construction, roofed with small clay tiles as can be seen from the photographs. The ground floor of part of the building is used for storage; there is no separate roof space.

APPRAISAL

Stone barns of traditional construction such as this have potential as bat roosts but much depends on the nature of the interior, particularly the degree of light, the extent to which they are open to the elements of wind and rain and the degree of use being carried out, particularly with the regular use of internal lighting.

The building was inspected internally for signs of roosting bats. There was a fairly good degree of natural light from the many openings and as the building was also partly in use (with electric light use available), these factors would tend to reduce its likely potential for bats. In addition the roof space is integral to the building with no separate roof voids.

The floor area and roof spaces were inspected for signs of bats and their droppings. At this time of the year bats would be in hibernation and would not normally be found within the interior of such buildings. However previous summer use by bats would be apparent mainly from their droppings and other evidence of feeding. No evidence of previous use by bats was found and this situation is in keeping with the very poor potential of the building, for the reasons previously stated.

CONCLUSION

This building represents a poor habitat for bats in that there is no separate roof void, there is a good degree of natural light and because of disturbance which occurs. No evidence of use by bats was discernible and its conversion would not therefore result in the loss of either an existing or potential roost. The surrounding area is of mixed habitat and would be likely to have a reasonable bat population but it is likely that trees and other buildings close by provide sufficient roosts. Nevertheless a number of bat boxes in appropriate locations can always assist in the conservation of protected species and this idea is put forward with the agreement of the applicant.

09/00636/ FUL 22 JUN 2009 - SMO

FRONTAGE ELEVATIONS AND ROOF.

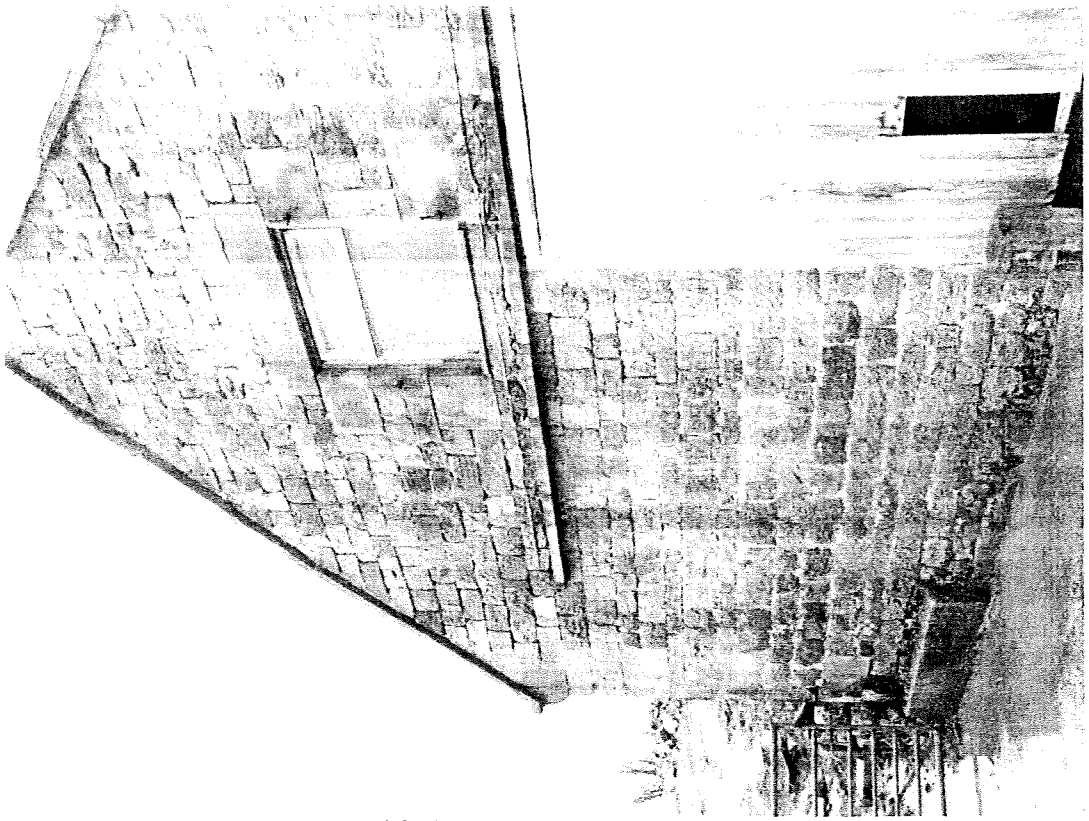


12/01/20 14:39:53



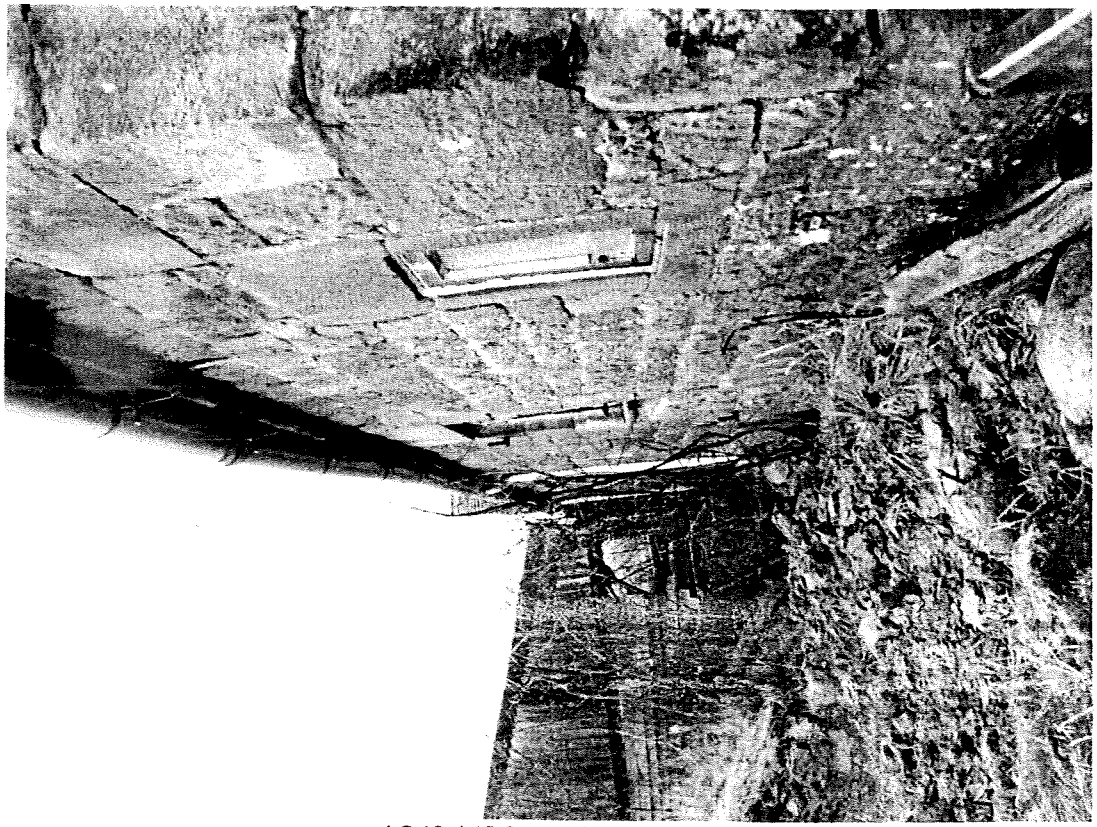
12/01/20 14:40:03

/00636/ FUL 22 JUN 2009



12/01/20 14:41:07

SIDE ELEVATION



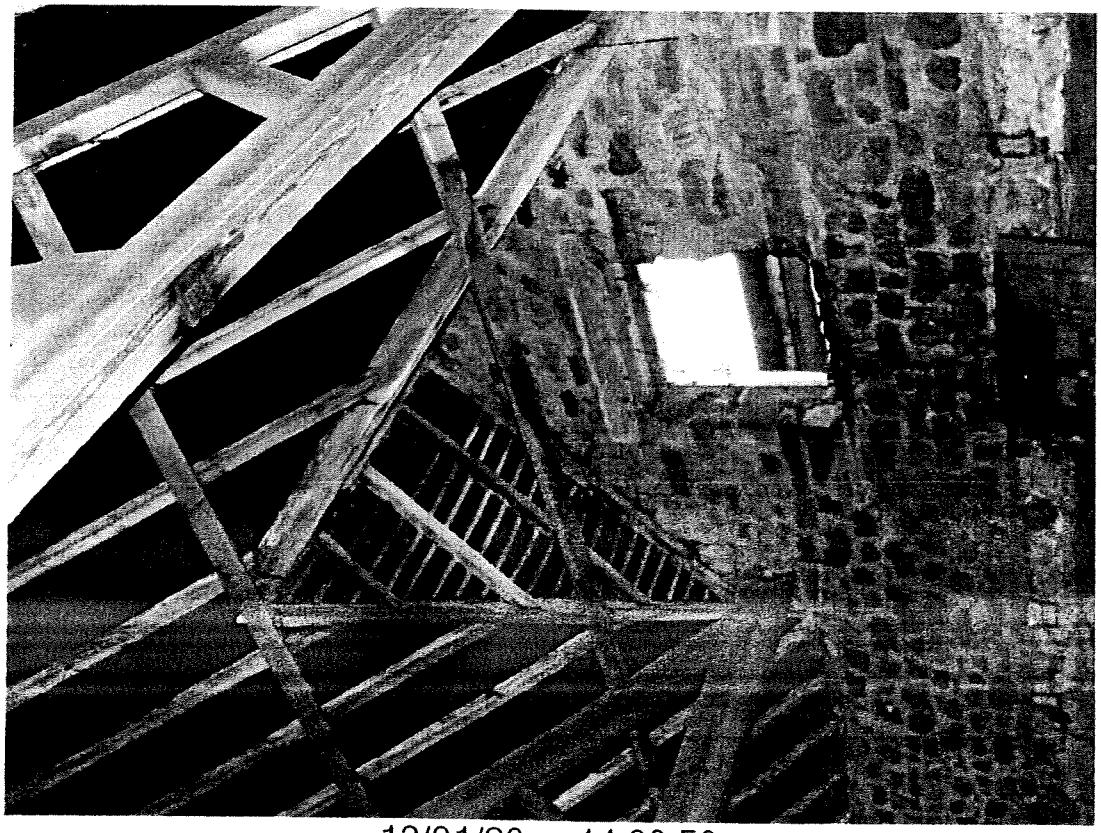
12/01/20 14:41:30

REAR ELEVATION

INTERAL SPACE SHOWING ROOF STRUCTURE.



12/01/20 14:38:44



12/01/20 14:38:56

09/00636/FUL 22 JUN 2009 - SMD

Reference:	09/00636/FUL Bradnop



Date	14 July 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:2500

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council.
Licence no. 100018384. 2009.

09/00636/FUL 22 JUN 2009