Design, Access & Heritage Statement

CLIENT: Walk Ministries.

LOCATION:

Field House Farm (Liberty Farm)
Dilhorne Road
Forsbrook
Staffordshire
ST11 9DL

PROJECT:

Proposed conversion of redundant farm building to provide living accommodation for staff members in conjunction with and ancillary too, Field House Farm, Farmhouse.

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is for the conversion of an existing, redundant farm building in order to provide living accommodation for staff members in conjunction with and ancillary too Field House Farm (Liberty Farm).

Field House Farm (Liberty Farm) is a former farm house with attached outbuildings and a detached former cowshed which is the subject of this application. The farm house and farm buildings are not used as a working farm. The house is used by Walk Ministries to provide residential accommodation.

Field House Farm (Liberty Farm) is used by Walk Ministries as a small, high-dependency supported housing unit offering a safe environment, facilitating detox from alcohol and drug dependency for participants in the Walk Ministries programmes.

The outbuilding to be converted is a modern brick and tile former cowshed. The walls are constructed with a buff/ burnt brindle brick. The roof is covered with Staffordshire Blue tiles. The building and it's detailing is simple and functional. Internally the cowshed retains its concrete stalls etc.

The building was the subject of planning application SMD/2003/0229 (decision date 07/04/2003) for use of the building for B1 Light Commercial use. The application was granted but the change of use was never implimented.

Field House Farm is a Grade 2 listed building

Date listed: 8th August 1986
English Heritage Building ID: 436978
OS Grid reference: SJ9670942411
Dilhorne Road, Forsbrook, Staffordshire, ST11 9DL

The listing entry summary reads:

SJ 94 SE Forsbrook C.P. Dilhorne Road
(west side)

5/187 Field Farmhouse
Grade 2

Farmhouse. Late C18 with minor C20 alterations. Red brick; tiled roof; end stacks. Two storey's and gable-lit attic, three-window front; 3-, 2-, 3-light segmental-headed casements; central entrance with C20 lintel over glazed door.

Listing NGR: SJ9670942411

No reference is made to the outbuilding which is the subject of this application.

Site Location and Constraints

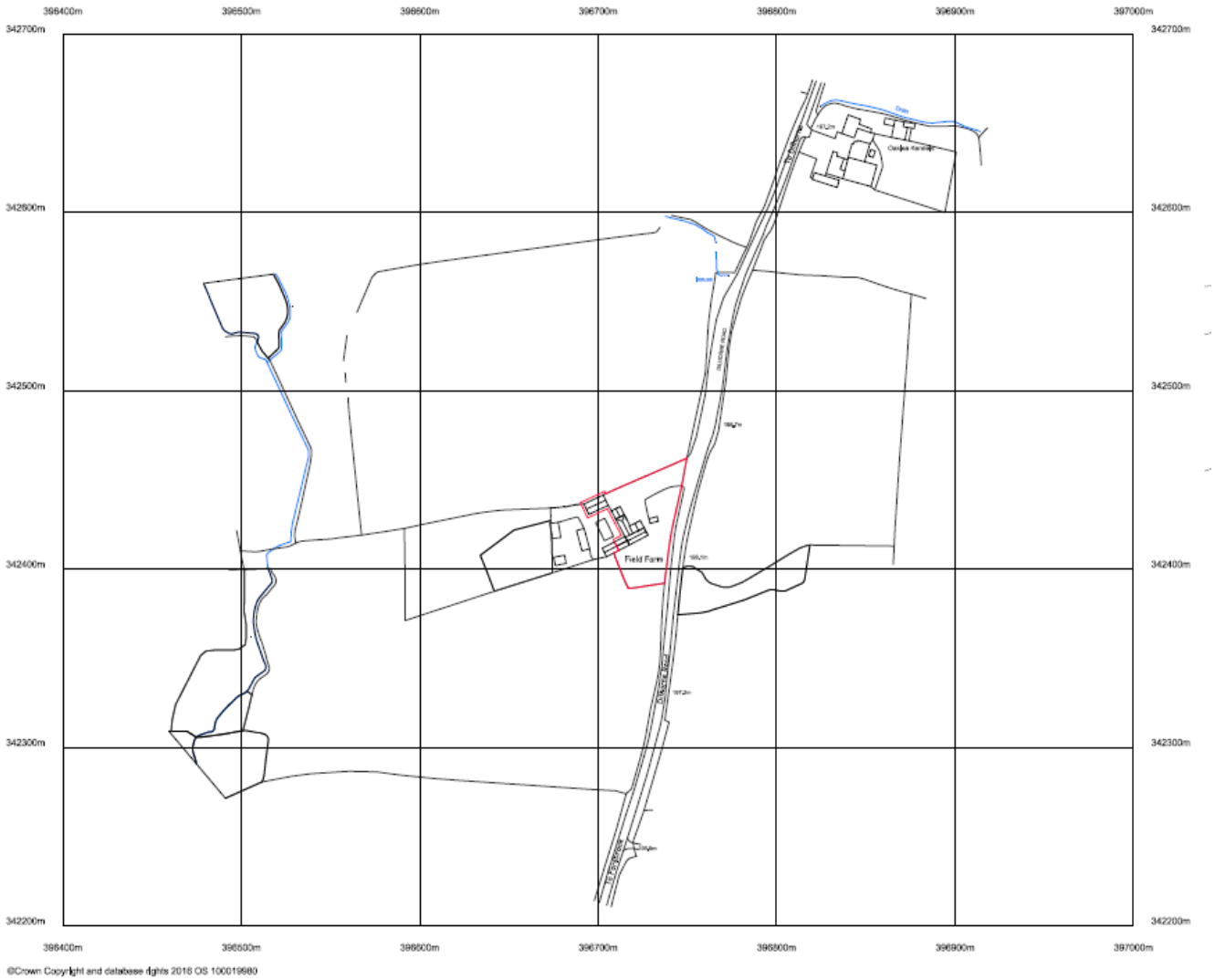
The property is in an isolated, roadside location.

The site is within the Greenbelt.

The building to be converted is a redundant outbuilding located within the original farmyard. The building is within 3m of other outbuildings which are attached to the farmhouse.

The site is to the west of and accessed directly off Dilhorne Road. The short, unmade access track leads directly to the rear of the farmhouse and also directly to the outbuilding which is the subject of this application.

The site is surrounded by open farm land.



LOCATION PLAN Scale 1/1250

Physical Description and Context

The outbuilding is a simple, single storey, detached building adjacent to the existing farmhouse. The walls are constructed with a buff/ burnt brindle brick. The roof is covered with Staffordshire Blue tiles. The building and it's detailing is simple and functional. Internally the space is open to the underside of the pitched roof. The roof is a traditional timber structure with rafters supported by timber purlins and 2No modern timber King post roof trusses. Internally the walls are white washed brickwork and cement render. The concrete cow stalls are still in place.



Eastern Elevation



Southeast Elevation

Social Context

The area is rural and surrounded by open farmland.

History

The building is a relatively modern building, purpose built as a cowshed.

The building is not one of the 'original' farm buildings.

The building was the subject of planning application SMD/2003/0229 (decision date 07/04/2003) for use of the building for B1 Light Commercial use. The application was granted but the building shows no signs that it has been put to any use other than as a cowshed.

The site has not been used as a farmhouse/farmyard for a number of years but had been let out as a private residence.

Design Principles and Concepts

Amount

The building to be converted has a footprint size of 76.80m2 and an internal floor area of 69m2

The existing farmhouse along with its attached outbuildings has a footprint of has 250m2

The area of ground around the buildings that would be considered to be the farmyard measures 2400m2

No increase is proposed to the size or footprint of the building.

The accommodation provided by the conversion would comprise: an open plan living room/kitchen, an entrance lobby, a bedroom and a shower room.

No area of ground will be specifically allocated to the conversion as it is to be utilised as part of the existing farmhouse.

Layout

No changes are proposed to the existing site layout.

Scale

The scheme retains the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The existing access to the site and existing driveway and parking is to be retained as existing.

The development would provide for occupation by less well able'd people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc: measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.

Impact upon the historic character of the building and upon the street scene

The proposed work does not relate to the listed building itself.

The proposed conversion will facilitate the longer term security and stability of the building and will have no detrimental impact upon the historical character of the adjacent listed building, the street scene or area.