# Design, Access & Heritage Statement

CLIENT: Walk Ministries.

LOCATION:

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

PROJECT:

Proposed conversion of part of attached farm building to provide additional living accommodation.

Prepared by Nigel Forrester MCIOB

**Description of Application**

The proposal is for the conversion of part of the existing, attached, redundant farm building in order to provide an additional bedroom with en-suite facilities and additional shower room facilities.

Field House Farm (Liberty Farm) is a former farm house with attached outbuildings. The house is used by Walk Ministries as 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 house accommodates four residents and the desire is to provide additional accommodation to enable a member of 'staff' to reside on site.

The proposed alterations would also provide improved shower room facilities.

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

## Site Location and Constraints

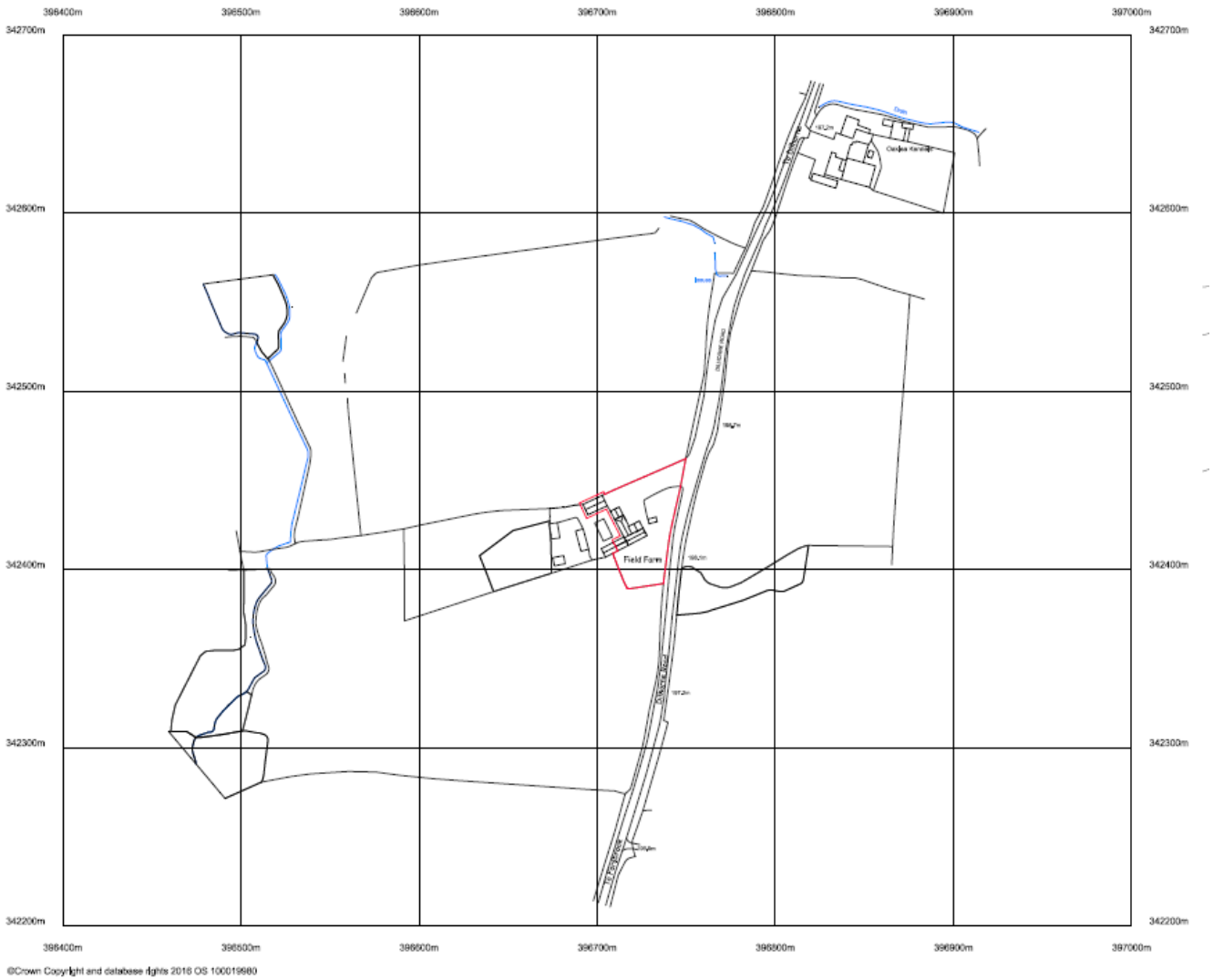
The property is in an isolated, roadside location.

The site is within the Greenbelt.

The proposal is to convert the first floor of a redundant outbuilding which is 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 one of the original farm building and is attached to the farmhouse. The building is two storey's high. The walls are constructed with traditional, handmade, red, clay bricks. Openings are generally formed with stone heads and cills with some original openings currently bricked up. The eaves are formed with a three brick course projecting corbel detail. The roof has a hipped end of traditional timber construction with rafters supported on timber purlins and a timber King Post truss. The roof is covered with Staffordshire Blue plain tiles.

The building is currently unused except for general domestic storage.



Northeast Elevation



Northeast Elevation



Southwest Elevation

## Social Context

The area is rural and surrounded by open farmland.

## History

The building is one of the original farm building dating back to the farmhouse.

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 existing farmhouse has four bedrooms and an internal floor area of 176m2.

The proposal is to convert the first floor of the attached barn including the provision of a new flight of stairs from the ground floor. The proposed additional floor area measures 52m2.

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 additional accommodation provided by the conversion would comprise an additional bedroom with an en-suite and two additional shower rooms.

### 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.

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

The proposal has been designed to utilise only the existing opening within the external brick envelope and as such will have no detrimental impact upon the historical character of the building, the street scene or area.
The proposed conversion will facilitate the longer term security and stability of the building