

## **Design & Access Statement – Proposed Barn Conversion**

### **The Site**

#### **Barn At:**

New House Farm  
Cotton  
Staffordshire  
ST10 3DT

### **Proposal**

Notification for Change of use From Agricultural to Residential Use

### **Introduction**

The main part of the Barn, the two storey section most southerly was previously the former farmhouse to the farm, before New house farm dwelling was built in 1854. This is opposite to the Agricultural Barn. Therefore the age of the main barn, once the former dwelling pre - dates this to around 17<sup>th</sup> - 18<sup>th</sup> century

The dwelling opposite the barn was built in 1854, became the farmhouse known as New House farm and the former dwelling, the barn has since been used as an agricultural barn for housing of animals and storage. The barn is not listed and does appear on the old maps of the geographical area

The Agricultural Barn appears to have been extended some time ago with the addition of the single storey gabled apex add on. The age of this is not known; however from its construction appears to be 18 / 19<sup>th</sup> century with king post roof trusses and timber purlins to the roof structure, same as the former farmhouse attached, where this is two storey with stone mullions and evidence of existing chimney flue within the building.

The Barn consists of robust coursed sandstone walls with a varying thickness of 500 – 600 mm with a number of openings for doors and windows as can be seen from the accompanying plans. The main section of the barn has a pitched gable roof with timber purlins and king post truss construction with Staffordshire clay blue tiles. Typical to the many barns in the area that have since been converted into a residential use

## **Justification – Planning Assessment**

The barn is considered suitable for conversion into a residential dwelling not only from the above justification, but also can be converted in accordance with Building regulation guidance without altering the appearance of the building structure.

Only minor rebuild / repair, is anticipated as concluded by the structural report in order to make the building fit for purpose.

The former dwelling does have significant features with some window openings having stone mullions and lintels with also sills. There appears to be an opening resembling an old fireplace to the south gable with a timber lintel.

The conversion would be undertaken sympathetically with maintaining / restoring the old features whilst following building regulation guidance for a dwelling fit for modern use / occupancy. Without conversion the building will further deteriorate with the ingress of weather causing the structure to suffer as seen to similar types of buildings. Conversion will revitalise this old stone building to its former glory without any impact on the surrounding buildings.

The Barn is part of a working farm well away from any neighbouring properties. The conversion is considered little impact on the environment from its remote location from the public highway with open fields surrounding the farm estate on all sides. The farmhouse – Newhouse farm adjacent the agricultural barn is occupied by family members, with encouraged support for the conversion of the agricultural barn to a family dwelling

## **Conclusion**

The proposal entails the change of use of the building to a single dwelling comprising of three bedrooms, en suite and bathroom; along with kitchen, dining room and lounge with utility and snug at ground floor as shown on the proposed layout plans.

The proposed dwelling will benefit from the existing vehicular access off the private road serving the farmstead, accessed off Ashbourne Road.

The proposed conversion of the agricultural building to a single dwelling will not derive any adverse impacts and there are no surrounding uses that would likely give rise to harm to future occupants of the building.

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The site is agricultural in nature and is not considered to have been subject to any previous uses that may have resulted in concerns about contamination, Furthermore there are no uses in the immediate vicinity of the site which may give rise to pollutants

The site occupies an elevated position to the surrounding landscape, and a review of the Environmental Agency's website reveals that no part of the site falls within the flood risk zone maps. There is also no risk of potential flooding from surface waters or watercourses

The proposal for the conversion of the agricultural barn into a residential dwelling is therefore considered to be acceptable under planning assessment from the comfort of the above justification, with also the benefit that the conversion can be undertaken with no external changes in aesthetics.

Also the prior notification in accord with the provisions of class MB of the Town and Country Planning Order 2015, Invite the local Authority to confirm that the above can be considered General Permitted Development.

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