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Design & Access Statement, Ancillary Barn Conversion Colleyhole Farm, Ipstones, PP-06281934

1. Site Details:

Colleyhole Farm,
Colleyhole,
Ipstones,
STaffs, ST10 2JS

OS Grid Ref SK 008 509
Northing 350900
Easting 400882

Fig. 1. The Barn

2. Introduction

2.1 The site lies on the south side of Colleyhole, about 1.5km to the north west of Ipstones.

2.2 The site comprises a large stone and tile farmhouse, a traditional stone and tile outbuilding and a range of post war agricultural buildings.

2.3 The application seeks to convert part of the larger two storey barn for ancillary residential use. The northern end of the loft will be set aside as a bat roost. The smaller shippon and store at the southern end will not be converted and will remain in use for domestic storage.

3. Relevant Planning History

3.1 There is no planning history at the site

4. Description of the existing buildings & their setting

4.1 The site lies on the south side of Colleyhole, an unclassified road, designated the D1121.

4.2 The driveway is shared with footpath Cheddleton 73. The footpath crosses the yard to the north of the barn before heading towards Ipstones in a south easterly direction.

4.3 The site lies on the north side of Colleyhole Brook, a headwater feeder of the upper Churnet. The Coombes Valley SSSI lies a few miles to the north.

4.4 The landscape character type is characterised as "Dissected Sandstone coughs and valleys", a valley landscape with winding streams, sunken lanes lined with hedge banks with areas of broadleaf woodland.

4.5 The building is a traditional stone and tile construction, formerly a shippon with standing for 18 cows in the main range with hayloft over with standing for a further 6 cows in the single storey part.

4.6 It is what may be termed, a bank barn which exploits the sloping ground to allow forage and bedding to be forked from a cart directly into the pitching hole in the northern gable.

4.7 A date stone on the two storey part reads 1831. The 1st epoch 1:6 inch map published in 1880 shows the two storey part with what might be a smaller outbuilding or fold yard attached to the southern gable. The 2nd epoch map published in 1889 shows the single storey shippon and store in it's current position. We can therefore be fairly confident that the main building was built in 1831 and the smaller outbuilding added in the mid 1880's.

4.8 The building is considered to be a non designated heritage asset.

4.9 The walls of the building are 460 mm random coursed gritstone and sandstone rubble with sandstone quoins, heads and cills.

4.10 The ground floors are concrete with raised stalls, feed troughs and concrete boskins. The floor of the southern bay is lower, corresponding to the sloping external ground levels.

4.11 The loft floor is likewise stepped, with more headroom in the southern bay. The southern bay has longitudinal joists overlaid with tongue and groove boards. The main part of the loft is supported by transverse joists.

4.12 The ground floor area measures 65 sq. m. with the same again at loft level. The single storey shippon and store provides an additional 41 sq. m. of storage space.

4.13 The roof of is supported by king trusses with purlins and is clad in blue clay tiles and ridge with a plain verge and stone oversailing eaves course.

4.14 Ground floor windows are wooden hopper type, most of which have been boarded over with plywood. The first floor windows are plain pitching type, also boarded over.

4.15 The doors are vertically boarded, stained brown.

4.16 A galvanised steel tank collects rainwater from the western side of the building.

4.17 Boundary are formed by native hedging.

4.18 The access, parking and turning area is surfaced with bituminous macadam. The steep section between the barn and the farmhouse is concrete. The yard at the year is also concrete, albeit quite overgrown.

4.19 Highways have been consulted and have no objection, but suggested that the vegetation either side of the access be trimmed back.

4.20 Exterior ground levels rise from north to south with a difference of about 2.2m from one end of the building to the other.

Please refer to the accompanying 1:50 Existing Plans & Elevations and the 1:500 Existing Block Plan for further details.

5. Description of the proposed development

5.1 The application seeks to convert part of the larger two storey barn for ancillary residential use. The northern end of the loft will be set aside as a bat roost. The smaller shippon and store at the southern end will not be converted and will remain in use for domestic storage.

5.2 The aim is to carry out a sympathetic conversion without harming the character of the building.

5.3 The building would appear suitable for conversion. Few remedial repairs are required and the barn can be converted for domestic use without additional structures, inappropriate new openings or other overly domestic features.

5.4 The external walls will require localised repointing and a number of minor fractures repaired.

5.5 The internal wooden lintels will need to be checked for infestation and treated with a permethrin based insecticide from the NE approved list, publication reference TIN092, or otherwise replaced.

5.6 The roof is supported by early to mid C20 king truss and purlins. The truss, purlins and rafters appear generally sound but should should be checked and treated with an approved insecticide. The roof of the northern part of the loft should then be re-clad with bitumastic sarking felt fitted. The roof of southern part of the loft will need to be made habitable and it would be expedient to fit deeper rafters, insulation, a breather membrane and galvanised restraints to BS EN845-1.

5.7 The loft floor is in two sections with more headroom in the southern bay. The joists on the upper floor are significantly undersized, the floor joists and boards are heavily infested throughout. A new floor will therefore be required. This will need to be insulated to Part L of the building code

5.8 The ground floor will need to be replaced throughout: The floor should be fitted with a damp proof membrane and insulated to standards set out in Part L of the building code and overlaid with a screed.

5.9 Internal and external floor levels should wherever possible be made uniform at the entrance. It will however be necessary to retain a short flight of steps at ground floor level, between the southern bay and the upper part of the building.

5.10 Internal stairs to Building Regs. Part K will be need to be provided.

5.11 Windows should be an agricultural design, painted a dark recessive colour to pick out the natural tones of the sandstone quoins eg BS 4800 04-D-45 dark cherry.

i). The ground floor windows will be inward opening hopper types.

ii). The first floor pitching loft openings at the rear will be fitted with a plain opening lights.

iii). The pitching loft loft opening at the northern gable will be fitted with vertically boarded shutters and kept closed and locked.

5.12 The outer doors will be vertically boarded and pinned back. The inner doors will be glazed with vertical lights. The unused doorway at the right hand side of the rear, eastern elevation will be a split stable design with a plain light in the upper part. Doors will be painted a dark recessive colour to match the windows, eg BS 4800 04-D-45 dark cherry.

5.13 Rainwater goods will comprise black half round gutters and round downpipes.

5.14 Surface water should discharge to a sustainable drainage system. A soak-away to BRE365 should be provided. This will need to be sited in the small field to the south.

5.15 There will be no external soil pipes.

5.16 The site has no mains sewage. A new connection to a package treatment unit will therefore be required. This should also be sited to the south of the building with the outflow discharging to the soak-away. The position of the package plant and soak-away are subject to both Building Regulations and Environment Agency Regulations and are constrained by ground levels, the position of buildings and service access.

The total discharge to ground arising from the package plant is less than 2 cubic meters per day and the site is not within a groundwater protection zone and is therefore license exempt. (Environment Agency regulatory position statement 116 v4.0)

Residential Load = 150 Litres/Person/Day (British Water Code of Practice)

Population, P for a house with two bedrooms = 5

Total Discharge = 150 x 5 = 750 Litres/Day

Vortex P6 Design Capacity = 6 persons.

5.17 The building has a potable water supply.

5.18 A new electricity supply suitable for 100kVA domestic loading will be required. This should be provided via a below ground service connection. The building will need to be wired to IEE 17th Edition standards.

5.19 A wood burning stove is to be provided. This will require a flue pipe which should be matt black. Fuel is stored in the adjacent barn.

5.20 No external lighting is proposed.

5.21 The perimeter path and steps at the rear of the building will be surfaced in indian stone paviours.

5.22 Other surface treatments remain as existing.

5.23 Boundary treatments remain as existing.

5.24 No separate curtilage or outdoor amenity space is proposed.

5.25 The public footpath is unaffected by the proposed devlopment.

Please refer to the 1:200 Proposed Block Plan and 1-50 Proposed Plans & Elevations for further details.

6. Ecology

6.1 An ecological survey has been carried out and found that a shared maternity roost area for both brown long-eared bat (N<35) and Natterer's bat (N>15) is present in the single-storey outbuilding attached on the southern elevation, whilst a satellite roost /over-wintering area for BLE was also present in the upper roof void of the main building. A day roost for individual common pipistrelle bat is also considered under selected ridge tiles of the main building.

6.2 It is a high status roost and for this reason the scheme of conversion sets aside a significant volume at the northern end of the loft of the two storey building for brown long eared bats and the single storey part will be remain unconverted as a dedicated maternity roost for BLE and Natterer's bats.

6.3 Further enhancement will be provided by fitting ridge tile roosts, bat boxes and swallow cups.

Please refer to the accompanying ecology report for further details.

7. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

7.1 The building is isolated and will not affect the privacy and amenity of neighbours

7.2 The openings in the western elevation of the barn face the blank gable and rear elevation of the farmhouse so the amenity of those occupying either the farmhouse or the barn will be unaffected.

7.3 No public rights of right of way are affected.

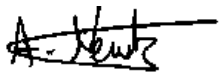
8. Conclusion

8.1 It it is clear that the building is at long term risk of dereliction through redundancy. The buildings are unsuitable for modern day agriculture are no longer part of a working farm with insufficient land to be brought back into viable use.

8.2 Due to the constrained access and the need to conserve the setting of the barn, commercial or (open market) residential use are considered inappropriate.

8.3 Given that the condition of the barn is likely to deteriorate if a viable new use is not found, then it is considered that the proposals accord with Core Policies DC2 and R2.

8.4 The application is therefore considered to be a sustainable form of development in accordance with Core Policy SS1 and policies in the NPPF.



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