SMYTHEMAN
ARCHITECTURAL

Design & Access Statement (Rev C)

The Old Barn, Highfields Farm, Tean: Proposed single storey extension in lieu of existing Barn Store structure

PP-06181254

Introduction

Location

Proposals

Previous Proposal

Relevant planning policies

Design

Use
Amount
Layout
Scale & Massing
Appearance and Materials
Landscaping

Traffic Generation, Access and Car Parking

Conclusion

Introduction

This Design & Access Statement has been prepared by Smytheman Architectural in support of an application for planning consent submitted to Staffordshire Moorlands District Council, commissioned on behalf of the property owners; Mr & Mrs Allen. This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals.

This document should be read in conjunction with the following drawings:

- DA-SA-XX-XX-DR-A-PL01 revA Location Plan & Site Plan
- DA-SA-XX-XX-DR-A-PL02 revA Existing Drawings
- DA-SA-XX-XX-DR-A-PL06 Proposed Plans & Elevations

Location

National Grid Reference: **SJ 99915 38643**

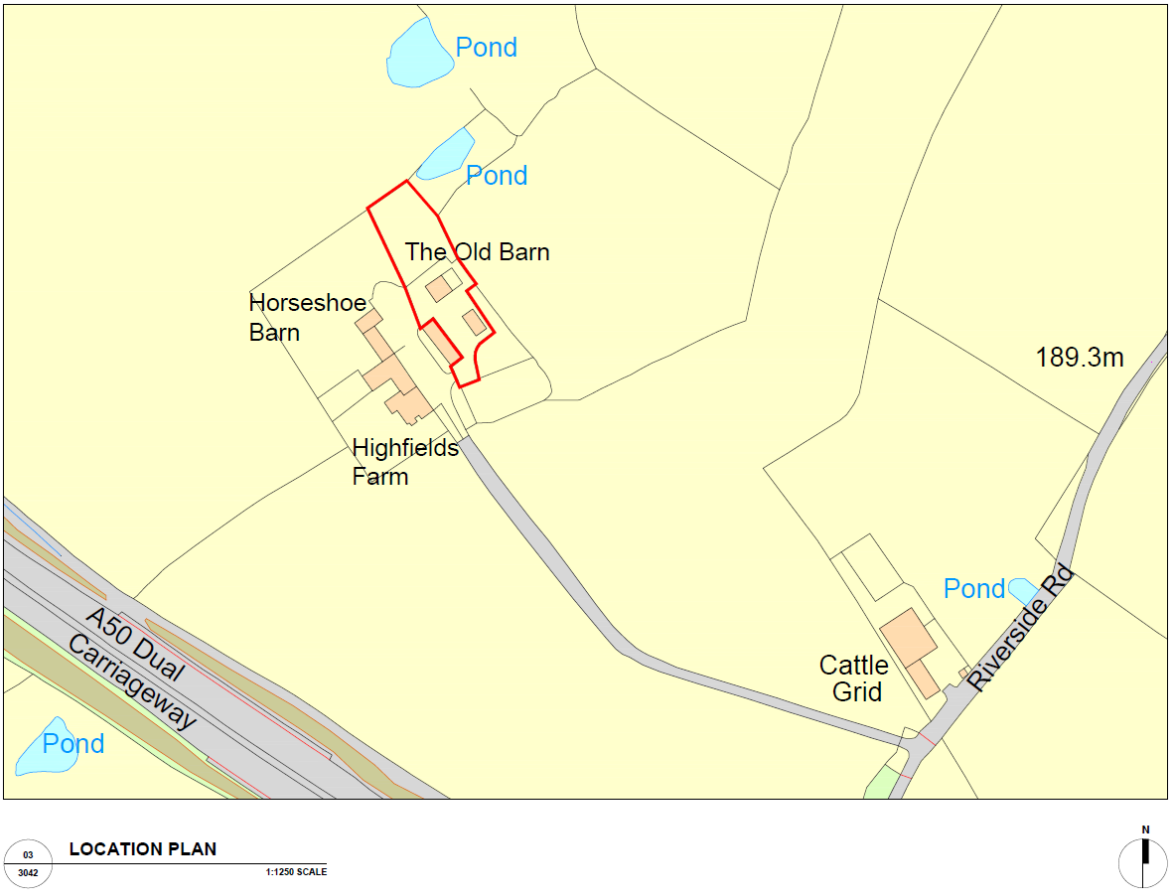

Figure 1: Site Location (edged in Red)

The proposal site is a traditional barn building that has been converted into a residential dwelling in 2005 by the applicants; Mr & Mrs Allen. Currently the property is two bedroom and has a Master Bedroom and a small children's Bedroom on the first floor.

The existing barn is thought to date from around 1850, however, in 2005 the building was in a dilapidated state. The Barn is not listed, nationally, nor locally, it is not within a conservation area.

The application site is within a 'ribbon of development' in an open rural setting, however, the site is not within designated greenbelt as the following interactive map searches reveal.

The site is a Flood Risk Zone 1 site. Meaning there is low risk of flooding.

The site area (defined by the Red Boundary) is **1450m²**.

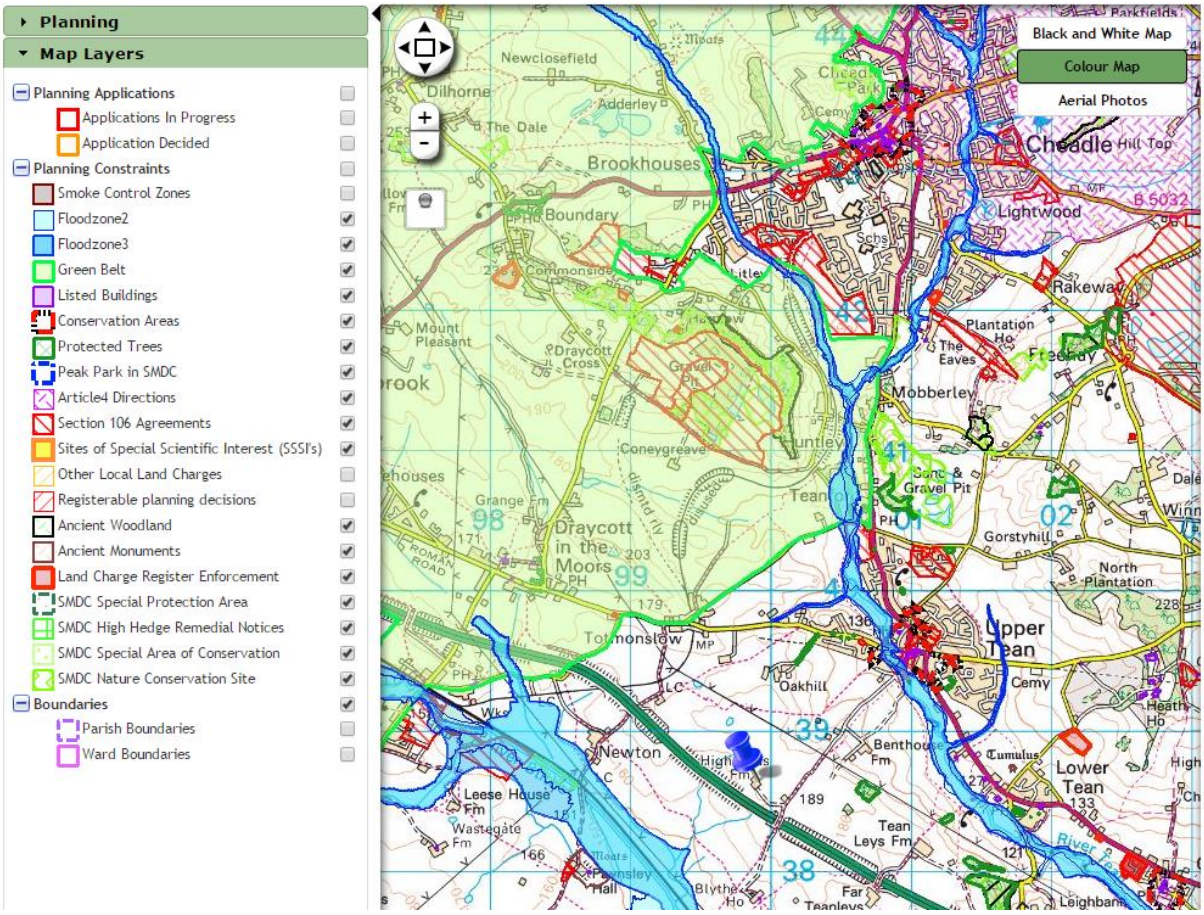

Figure 2: Interactive map extract from Staffordshire Moorlands District Council showing the site located under the 'Blue pin'. This demonstrates that the site is outside of the local authority's designated green belt areas.

Proposals

The applicants; Mr & Mrs Allen carried out the conversion and restoration of their barn-style family home in 2005-2006. At the time, the building was in a state of disrepair.



Figure 3: The condition of the barn pre-conversion.

The Allen's now have an increased need for floor area with a young family. They therefore seek consent to create additional floor area attached to the main house.

The proposal shall provide the following:

- Retain and further reveal the open plan ground floor footprint.
- The proposals shall be traditional in style so that the historic fabric of the building shall be respected.
- The spaces will be subdivided to form a 'Living Room', 'Utility Room' and 'Wet Room' for cleaning family pets etc.

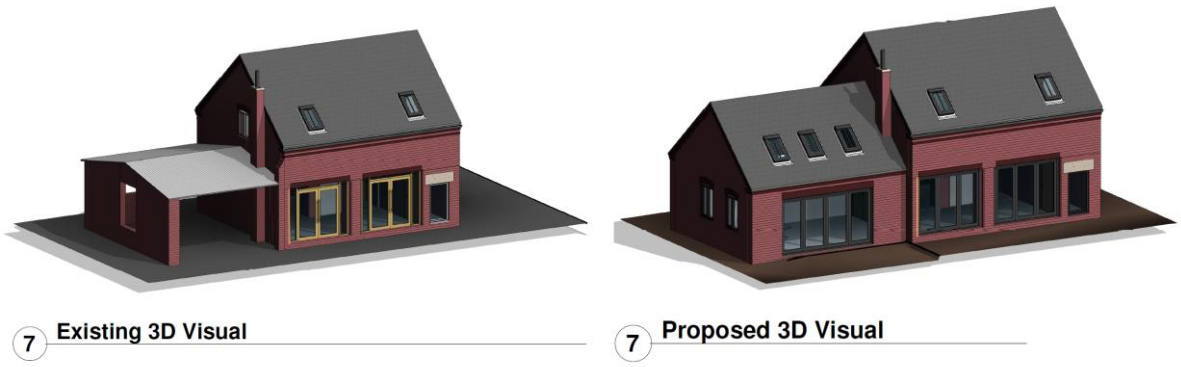

Figure 4: The principal elevations of the existing dwelling and the proposal by Smytheman Architectural.

The applicant seeks consent to create a traditional single storey extension to the existing barn in a similar footprint to the former barn store which has now been demolished. The proposals are sympathetic to the original barn.

Previous Proposal

In a previous planning application (SMD/2017/0452) an application to re-use the Barn Store (to be demolished in this application) was submitted.

This involved the creation of a contemporary first floor structure re-using the historic barn walls. This application was an attempt at an architectural juxtaposition.



Figure 5: Refused proposals for a contemporary re-use style scheme.

This application was refused for the following reasons:

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:
PL01A
PL02A
9303C for the reason(s) specified below:-

1. The conversion of rural buildings into residential use is acceptable only where the building is suitable and worthy in physical, architectural and character terms for conversion, in accordance with Policy R2 'Rural Housing' of the Council's Core Strategy Development Plan document (adopted March 2014). Whilst the main part of the existing dwelling was considered to be acceptable in this respect, the adjacent store building to be converted and extended is not considered to be suitable and worthy of conversion and therefore does not comply with the policy. Furthermore, the particular modern and contemporary form, design and materials of the proposed extension do not respect the traditional rural character and appearance of the main part of the building and therefore do not comply with Policy R2 or Policy DC1 'Design Considerations' of the Core Strategy and the proposal is also therefore not in line with government planning guidance contained in Section 7 of the National Planning Policy Framework (NPPF) and advice contained with the Councils Adopted Supplementary Planning Guidance "Design Principles of Develompent in the Staffordshire Moorlands.

Figure 6: Reasons for refusal from Staffordshire Moorlands District Council

In this new planning application (re-submission) this feedback has been considered during the design process. The new proposals are for the new construction of a building following demolition of the Barn Store structure that the council deemed unworthy of conservation. The proposals are also in a replication style which the case officer preferred.

Pre-submission advice was sought from Ben Haywood, and through this pro-active approach it was agreed that the proposals (submitted) are and improvement on the previous scheme. See extract below:

Hi Bruce

Apologies for not coming back on this sooner. I think this is much improved and something which we could potentially support
Regards
Ben

Ben Haywood
Operations Manager – Development Services
Staffordshire Moorlands District Council / High Peak Borough Council
Tel: 01538 395400 ext 4924
Mobile: 07976 753764

From: Bruce Johnson [mailto:bruce@smytheman.co.uk]
Sent: 17 October 2017 17:40
To: Haywood, Ben
Cc: Steve Smytheman
Subject: SMD/2017/0452: The Old Barn: Updated

Ben,

Following on from our conversation when the two storey proposals were refused at the Old Barn site I have since updated our drawings.

The new version is single storey and is a new structure in a replication style (demolishing the former storage barn) and it follows a slightly different, more symmetrical footprint.

I left you a voicemail on Tues around 4pm asking you to have a look at the attached and if you could provide us some feedback on the design. In essence; what I'm looking for is an assurance to the client that resubmitting this single storey extension is acceptable in principle.

If we can work together to get a suitable proposal that would be great. Thanks

Regards

Bruce Johnson BSc(Hons), PGDIP, MSc, ACIAT

Smytheman Architectural
12 High Street
TEAN
Stoke on Trent
Staffs
ST10 4DZ

Figure 7: Email correspondence with Planning Officer Ben Haywood was positive and pro-active.

Relevant planning policies

The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise.

Staffordshire Moorlands District Council are currently working on 'The Local Plan 2016-2031', the Council intends to publish the Preferred Options Local Plan for public consultation during the Summer 2017.

Currently the Core Strategy 'Key Documents' set out the Council's town planning policies for guiding development and protecting the environment in Staffordshire Moorlands for the purposes of the 2004 Act. Additionally, Supplementary Planning Guidance (SPG) notes have been used during the design development stages of the proposals, however, in some instances this guidance is contrary to current national policy and philosophies.

National planning policy guidance in the form of the National Planning Policy Framework (NPPF) underpin the general strategy for new development with which all development plans must be in broad conformity.

Finally, as the existing barn has some historic value as a traditional agricultural building; 'Historic England' guidance and philosophies will be used to assess the proposals. The document: 'Conservation Principles, Policies and Guidance' will be referenced as this provides up-to-date guidance on development within the historic environment.

The proposals have been assessed against these policies in the following sections:

Local Plan

The Staffordshire Moorlands Core Strategy defines the strategy at the heart of the new plan making. This strategy sets out the overarching spatial planning framework for the long term regeneration. Relevant policies include:

Policy SO4, this specifies that the Local Authority (LA) will look favourably on housing development that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.

Response:
Although the proposals are for the creation of a single storey extension, the development allows the building owners, who have been Moorlands residents (and work in the local area- JCB and William Amory School in Blythe Bridge) to adapt their family home to meet their needs.

Policy SO8, this states that the LA aim to promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

Response:
The proposals seek to provide an equal standard of design to the existing house that compliments the original barn conversion. The proposed materials will closely match to those of the original Barn. This is in full accordance with the national guidelines of Historic England.

This sort of good 'conservation' style architecture preserves the future of the building by creating a higher standard of facilities for the modern family. Whilst also making it more appealing for future occupants in the long-term.

Policy SO9, this requires positive development to conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.

Response:
The proposed development is not within the designated greenbelt, the proposals have been designed to be sensitive to the existing barn, through careful consideration of the masonry, to the detailing above the windows and door heads.

Core Strategy policy is DC1 - Design Considerations. Design is of course, a subjective matter, however, the following extracts have been selected as relevant to the aims of a good proposal:

- Be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

  The materials for the applicants' proposals have been carefully chosen to ensure that they fit in with the character of the area. For instance, the roofing tiles will be 'Staffordshire Blue' tiles to complement the existing traditional barn.

- Be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;

  The proposals result in a minor increase in scale of an existing building, this is not disproportionate to the area density and does not affect the sites openness.

- Protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;

  The proposals do not overlook any residential properties. To the south-east elevation there are no neighbouring structures, to the rear (south-west) there are

agricultural buildings which animals are kept in. Landscaping is not affected in any way other than the slight grading of levels in the immediate site vicinity.

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) key message is that the "presumption in favour of sustainable development" is considered to be "the golden thread running through both plan-making and decision making" which should be applied by local planning authorities when assessing and determining planning applications.

The relevant sections of the NPPF would be:

Section 7: Requiring good design
Section 9: Protecting Green belt land
Section 12: Conserving and enhancing the historic environment.

Section 7

Policy 56 of the NPPF relates to 'requiring good design', policy states: *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning'.*

Policy 58 states design should: *'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'* It also asks that designs are visually attractive as result of good architecture.

Response:
The proposals aspire to be of a high quality of design in response to policy 56 and 58 through carefully respecting the existing barn.

Policy 60 states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

Response:
Smytheman Architectural believes that the proposals suit the host building and in terms of our design principals both scale, massing and form adhere to the guidance thus conserving the existing buildings distinctive character.

Section 9

Although the site is not designated greenbelt, Smytheman Architectural feel that in its rural setting a good design should adhere to the principles of greenbelt policy and respect its rural setting. Relevant NPPF policies are as follows:

Policy 79 states *'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'*

Response:
The proposed new extension fits a very similar footprint to the former Barn Store that shall be demolished, this prevents any sort of development sprawl across the site.

Policy 89 states that the extension or alteration of a building is acceptable *'provided that it does not result in disproportionate additions over and above the size of the original building'.*

Response: The proposals are a single storey construction and therefore the ridge height and eaves height sit considerably lower than the original two storey barn. Any floor area increases are imperceptible.

Section 12

Like greenbelt policy, conservation policies do not strictly apply to this building, it is not a heritage asset per se, but it does have some heritage values as Historic England would identify:

Evidential Value: The proposals have been designed to respect the original barn fabric. The barn is historically old and therefore all surviving parts have very slight evidential value.

Historic Value: Parts of the building are still in-tact from its construction date, possibly as early as 1850, as such there is some minor historic value present. The proposed structure to be demolished is of a later age and is less historically value. The new proposal does not detract from historic views because there has been a relatively low-quality structure in this position for many years.

Aesthetic Value: It is an attractive barn.

Communal Value: No real value, it is not easily visible and has a private use.

For these reasons, the application site is not a heritage asset worthy of special statutory protection however, conservation policy will be assessed as it is still historic.

Policy 131 states there is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

The proposed application is no longer part of a viable farmstead but it retains other viable uses to become an additional part of the dwelling. The structure as it currently stands has no viable use as a working barn but would be most suitable and has huge potential to become domestic floor space which would meet the requirements of the client and a lot more appealing to future occupants further down the line. This is positive conservation.

Historic England Guidance

Historic England have adopted the guidance document 'Conservation Principles policies and Guidance'.

When dealing with historic buildings guidance seeks to 'conserve' buildings 'significance'. Significance relates to the buildings special interest and is likely to be the reason for protection. It should be noted that policy relates to 'conservation' and not 'preservation'.

Conservation is *'The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'.* In other words, change is not something that should be avoided. In many cases change is what is required to ensure a buildings future, as is the case with the proposals.

Key areas of guidance include **'Integrity'**, by retaining much of the structures original fabric the integrity of the structure will remain within the proposals. **'Reversibility'** is also a consideration. Finally, **'Authenticity'** is a particularly poignant consideration. By this, guidance suggests that new work should be easily distinguished. A modern design alongside historic fabric can easily be read within its context and this is preferred over 'pastiche' replication.

Historic England also mention **'good design'** but state *'There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential.'*

Design

Use

The existing two storey house is a dwelling. (C3 use class) the attached barn structure will be converted to become part of this single dwelling.

Amount

The proposals result in no real change to built footprint across the site. However, they result in a 30m^2 floor area increase in functional ground floor accommodation. This is considered an efficient use of space which is appropriate in a rural location.

Layout

The layout of the proposal is determined largely by the existing structure on site. The proposals are open plan with studwork dividing walls.

Scale & Massing

The building shall have a scale and mass that is subservient to the main barn. The eaves height and ridge height sit well below the existing building. The roof pitch shall match the existing.

Appearance and Materials

The proposals shall be constructed using masonry in a similar appearance of the existing building. The proposed Roofing tiles will be ‘Staffordshire Blue’ in similar appearance to the existing building.

Landscaping

There are no proposed landscaping alterations.

Traffic Generation, Access and Car Parking

The proposals will not result in any alteration to the total number of parking spaces required and the site will remain as a single-family dwelling, albeit with additional floor space. The proposals will not result in an increase in visitors to and from the site.

The access into the building shall feature a level threshold complying with Approved Document Part M access requirements.

Conclusion

To conclude, the proposal fully accords with planning policy, best practise design guidance and conservation philosophy.

The proposals will help the existing building to ‘meets the needs of residents of the Moorlands’ as policy promotes. The proposals result in a 30m^2 floor area increase at the ground floor. This will allow a growing family to remain in their family home.

To reiterate, the lack of footprint increase and the appropriately scaled extension mass does not result in an adverse effect on the existing barn or the openness of the rural site. There is also no effect on neighbouring dwellings where amenity could be an issue.

For these reasons rehearsed it is considered that the application should be **approved.**