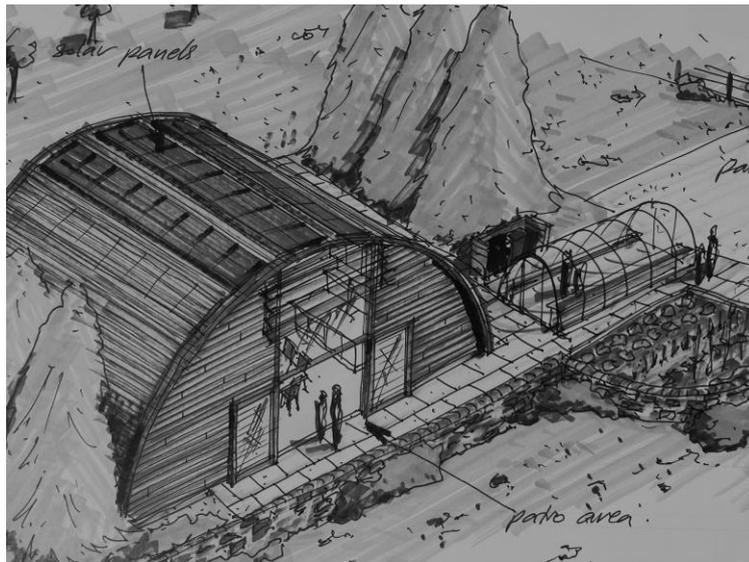


PLANNING STATEMENT AND
DESIGN ACCESS STATEMENT
(incorporating structural summary)

Relating to;

USE OF EXISTING BARN AS A SINGLE DWELLINGHOUSE

BLACKBROOK FARM WEST, MANCHESTER ROAD
SHEFFIELD S6 5SP



Document ref; K2074/DAS

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OCTOBER 2021

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1.0 INTRODUCTION

This brief statement has been prepared as a supporting and explanatory document as part of a planning application for proposals detailed above.

This full planning application follows a pre-app submission (18/02355/PREAPP) which received a positive response on the 21st April 2021 from Marcus Young Planning Officer, Sheffield City Council. This response is attached

2.0 EXISTING BUILDING AND ENVIRONMENT

The subject building is a steel arch “Miraclespan” barn structure located on the Blackbrook Farm estate, Manchester Road (A57), on the westerly outskirts of Sheffield. is a steel barn. Blackbrook Farm is a former stone built farmhouse with various outbuildings set within a large area of land extending to the North and South of the A57. The application site is wholly situated in the Green Belt and also designated as an Area of Natural History Interest and Area of High Landscape Value.

For some years now, the farmhouse has been split into two dwellings known as Blackbrook Farm East and Blackbrook Farm West. These are under separate titles and ownership and both include various outbuildings and surrounding land, whilst sharing the vehicular access directly off Manchester Road. There is also an established vehicle accessway off Lodge Lane serving paddocks and land at the most Westerly side of the Blackbrook Farm demise.

The Blackbrook Farm estate as a whole, is registered with the Rural Payments Agency for the purposes of the Basic Payment Scheme, distributed by the Department for the Environment Food and Rural Affairs. The barn sits within NG field number 2610 (and is registered as such with DEFRA and the RPA). The farm's Single Business Identifier number is 108489782.

There have been a number of minor developments at the Blackbrook Farm over the years, for which planning permission has been sought and received.

These include conversion of stables to a cottage, use of part of the farmhouse for holiday let, erection of sunken garden room and a number of minor structures associated with Christmas Tree cultivation and sales, along with dry stone walling courses and other associated agricultural activities.

These uses have been carefully considered and executed with thought and a sympathetic approach to the rural setting and wider Green Belt. The estate is always kept clean and tidy with limited agricultural paraphernalia visible to passers-by or visitors to the site. These established activities represent an ongoing drive by the current owners, to develop a sustainable estate, whilst protecting the Green Belt. They fulfil both a practical economical need and represent wholesome and appropriate uses of the estate, providing services to the local community.

The existing barn to the West of the main farmhouse is a self-supporting steel arch structure supported on a substantial concrete raft foundation measuring approximately 5.4m high and 14x10m on plan. The two semi-circular elevations of the structure face North and South. The building has large North facing barn doors opening to the paddock is a self-supporting steel arch structure, and has been used for general agricultural storage, tractor and other machines, equipment and vehicles.

The barn is screened by mature conifer trees on the East and West sides and sits at the top of the paddock field which slopes gently down to the tree lined Manchester Road boundary which provide natural screening of the entire estate.

3.0 PROPOSALS

Refer to drawings nos; 01 and 02.

3.1 General description of proposals;

- a. This application seeks approval for conversion of the existing arch barn for use as a single dwellinghouse, following a positive pre-app submission. There is no intention to extend the existing building and due to the self supporting characteristics pf the existing structure, can be easily converted to an attractive dwellinghouse.

(Note; refer to the statement in the appendix of this document with regard to the suitability of the existing building and suitability for conversion to a dwelling).

Access to the converted barn will be via the existing common vehicle entry point off Manchester Road on the East side of the estate and using the established track leading directly to the barn (refer to the Site

Plan). The preferred access route via the existing vehicle entry point off Lodge Lane was not supported by the planning officer at pre-app stage, as this necessitated the introduction of a more permanent driveway being created across the easterly fields, thus the existing principal common access route to the Blackbrook Farm at the easterly side will be used.

In order to make best use of the internal space of the barn, a new lightweight steel mezzanine floor frame will be introduced, fixed and supported on the existing concrete slab.

The new dwelling will have level access for wheelchair users. The living areas and one bedroom will be arranged at ground floor level. The toilet will be Part M compliant.

3.2 Brief scope of works necessary to upgrade the existing building;

- a. The barn building is a self-supporting structure, the natural shape of the arch providing the tensile strength and lateral stability of the structure. As it is constructed on a sufficiently deep concrete slab, no requirement for either further foundation works or reinforcement of the current structure is necessary. The building has been designed in compliance with BS5950 and BS6399 for lateral stability, snow and wind loads.
- b. Internally, a lightweight self supporting steel or timber mezzanine floor structure will be erected, fixed and supported by the raft to accommodate two upper floor bedrooms with gallery landing accessed via a spiral staircase. The mezzanine structure will comprise of a number of steel posts supporting perimeter and mid span steel beams, into which a traditional suspended timber floor structure will be added. This structure will be designed by a Structural Engineer to comply with current domestic load standards and be 30 min fire protected to meet relevant fire protection requirements.
- c. Modest apertures for windows and doors shall be cut into the front and rear elevations only and reinforced with a lightweight box section 'picture frame' and bespoke folded zinc coated metal flashings weather bolted or welded in position. The rear large, glazed door opening to be supported by introduction of a 100x100mm SHS steel 'goalpost' frame bolted down to the slab and to incorporate weather flashings. The area of glazed openings will be designed using appropriate formula in order that appropriate levels of natural light to the internal spaces is provided.
- d. A floor screed incorporating an air-source heat pump underfloor heating system and insulation layer will be introduced over the existing concrete slab, together with a damp membrane (unless found to be present) and Radon barrier if applicable to this site location.

- e. A super-insulated lining shall be introduced to the arch and both front and rear elevations of the existing structure, using a proprietary curved metal stud system faced with plasterboard and skim or other suitable material. This will increase the eco-attributes of the building and reduce CO2 output of the building.
- f. Over cladding of the two vertical facades, and the arched roof, with decorative recycled planking (product tbc) in a grey colour and the addition of PV solar panels to the arch roof.



RECYCLED WOOD AND PLASTIC CAPPED PLANKING – COLOUR; ANTHRACITE

External works;

- a. The existing surface of the vehicle trackway leading from the farmhouse to the barn together with an area to the East side of the barn, will be prepared and loose stone introduced to upgrade for domestic vehicles whilst maintaining natural drainage.
- b. A bin store will be created to the East side of the building hidden within the conifer trees.
- c. Surface water will be discharged to a soakaway within the site, positioned min 5m from any building.
- d. Foul water will be served by a new, dedicated Septic Tank installation.

Benefits of the development;

- a. make appropriate use of an existing building on the Blackbrook Farm estate, creating an attractive family dwelling in a beautiful location
- b. increase innovative eco-friendly private housing stock in accordance with local and Government policy

- c. Provide opportunities for local tradesmen and suppliers during the build process
- d. Increase local council income via taxation

October 2021

appendix

1 Structural comments relating to the building structure;

UDP Policy GE9 permits the re-use and adaptation of rural buildings on the proviso that the existing building is capable of such conversion without significant alteration, extension or structural rebuilding. In response to this policy, the following supporting statement details the level of work that would be required as part of the conversion;

- a. *The building is a self-supporting structure, the natural shape of the arch providing the tensile strength to the structure. It is supported onto a sufficiently deep concrete slab, such that there is no requirement for either further foundation works or reinforcement of the current structure.*
- b. *The existing building has been designed in compliance with BS5950 and BS6399 in relation to snow, wind loads and lateral stability.*
- c. *New insulation layer to be introduced over the existing concrete slab should incorporate a suitable damp membrane (and Radon barrier if applicable to this site location) to ensure resistance to ground moisture.*
- d. *Apertures for windows and doors shall be cut into the front and rear elevations only and reinforced with lightweight box section 'picture frames', together with bespoke folded zinc coated metal flashings weather bolted or welded in position – details to be agreed. The rear large glazed opening to be supported by introduction of a 100x100mm SHS steel 'goalpost' frame bolted down to the slab and to incorporate weather flashings. This will frame the new opening and provide support for the new glazed panels and doors.*
- e. *Internally, an independent lightweight self-supporting steel or timber mezzanine floor structure will be erected off and fixed to the existing concrete raft to accommodate two bedrooms with stair access.*
- f. *A thermally insulated lining shall be introduced to the arch and both front and rear elevations of the existing structure, using a proprietary curved metal stud system faced with plasterboard and skim or other*

such suitable material. This will be tied back to the structure at strategic locations.

- g. There is no need to extend the footprint of the existing building in order to provide satisfactory living accommodation and compliant roof area standards for private housing.*

Nicholas James White BSc (Hons) BUILDING SURVEYOR

4.0 Sheffield City Council – Pre-app application Advice Report

Pre application Advice Report

Site Address: Blackbrook Farm, Manchester Road, Crosspool, Sheffield, S6 5SP	Pre-app enquiry ref: 18/02355/PREAPP
1. We understand your proposal to be.... Use of existing barn as a single dwellinghouse including provision of internal alterations to support a mezzanine floor	
Location and Site Context The application relates to Blackbrook Farm that is situated along the southern side of Manchester Road in Crosspool. The farm has been split into two traditional stone dwellings (Blackbrook Farm East and Blackbrook Farm West). Both properties are accessed from a shared driveway from Manchester Road. The dwellinghouse is situated in the Green Belt and is designated in an Area of Natural History Interest and Area of High Landscape Value The dwellinghouse is a traditional stone building, constructed in natural stone with a slate roof. The dwellinghouse sits within a large curtilage that provides for a generous garden and parking area. To the front of the property facing Manchester Road is a single storey stone workshop belonging to its attached neighbour (Blackbrook Farm East). Approximately 85m to the east of the dwellinghouse, and located within a large open field that extends back to Lodge Lane is a former agricultural shed that dates back to the 1990s. From officer's site visit, there was no apparent means of vehicular access to the barn from the dwellinghouse, with access on foot through a field gate across agricultural land. The shed is domed shaped and is constructed in single ply metal sheeting. It is supported on a concrete base. The shed is partially screened by mature trees along its eastern side, allowing for only glimpsed views from Lodge Lane and Manchester Road.	
Proposal This pre-application enquiry seeks informal officers' advice on a proposal to change the use of the existing barn into a single dwellinghouse. The application has been amended	

during the course of this pre- application enquiry and concerns the use of the barn as a dwellinghouse only and not as community/recreational facility as previously submitted.

The amended proposal includes a supporting planning statement prepared by Nick White of Lion Design.

The statement details that Blackbrook Farm West is registered with the Rural Payments Agency for the purposes of the Basic Payment Scheme, distributed by the Department for the Environment Food and Rural Affairs. The barn sits within NG field number 2610 (and is registered as such with DEFRA and the RPA). The farm's Single Business Identifier number is 108489782.

Relevant Planning History

There is no relevant planning history

Planning Advice

Policy Background

Blackbrook Farm is situated in the Green Belt. The most relevant policies in respect of your client's proposal to change the use of the barn into a dwellinghouse are UDP Policies GE1, GE3, GE4, GE5 and GE8.

Policy GE1 states that development in the Green Belt will not be permitted, except in very special circumstances, where it would amongst other things, lead to encroachment of urban development into the countryside.

Policy GE4 seeks that the scale and character of any development, which is permitted in the Green Belt, or would be conspicuous from it, should be in keeping with the area and, wherever possible, conserve and enhance the landscape and natural environment.

Policy GE5 relates to housing development in the Green Belt, which states that other those needed to support agricultural and other acceptable uses, new housing will only be permitted where it would either (a) involve the infilling of a single plot within the confines of an existing village, group of buildings or substantially developed road frontage, or the (b) replacement of an existing house on the same site, providing that the new house is not significantly larger than the one it replaces. The UDP defines substantially developed road frontages to the following only: Storth Lane, Owlter Gate, Wood Road and Long Lane.

Policy GE9 relates to the re-use and adaptation of rural buildings for new uses will be permitted, particularly where this would help to diversify the rural economy provided that the following criteria are met:-

- (a) The existing building is capable of such conversion without significant alteration, extension or structural rebuilding;
- (b) The new use would not harm the landscape or character of the countryside;
- (c) Where the building already has a damaging effect on the appearance of the landscape, conversion proposal would secure appropriate improvements to the building's external appearance; and
- (d) In the case of a building of local interest, the conversion would not harm its historic character, fabric, essential features or setting.

These Development Plan policies are broadly consistent with government policy contained within National Planning Policy Framework (NPPF). The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics being their openness and their permanence (paragraph 133).

Paragraph 143 of the NPPF provides that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 144 of the NPPF provides that, 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and other harm resulting from the proposal is clearly outweighed by other considerations.

Paragraph 145 states that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt, with limited exceptions that include, at part (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and at part (g), the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would: not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 146 states that other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include at part d), the re-use of buildings provided that the buildings are of permanent and substantial construction.

As stated above, UDP Policy GE9 permits the re-use and adaptation of rural buildings on the proviso that the existing building is capable of such conversion without significant alteration, extension or structural rebuilding. In response to this policy, the supporting statement details the level of work that would be required as part of the conversion, and includes comments from the applicant's Building Surveyor. This details, amongst other things the structural stability of the building and the scope of work that would be required to convert the building into a dwellinghouse:-

- g. The building is a self-supporting structure, the natural shape of the arch providing the tensile strength to the structure. As it constructed on a sufficiently deep concrete slab, no requirement for either further foundation works or reinforcement of the current structure.
- h. The building has been designed in compliance with BS5950 and BS6399 with snow and wind loads and lateral stability.
- i. New insulation layer to be introduced over the existing concrete slab should incorporate a suitable damp membrane and Radon barrier if applicable to this site location.
- j. Apertures for windows and doors shall be cut into the front and rear elevations only and reinforced with a lightweight box section 'picture frame' and bespoke folded zinc coated metal flashings weather bolted or welded in position. The rear large glazed opening to be supported by introduction of a 100x100mm SHS steel 'goalpost' frame bolted down to the slab and to incorporate weather flashings.
- k. Internally, a lightweight self supporting steel or timber mezzanine floor structure will be erected of the raft to accommodate two bedrooms, accessed via a spiral staircase.
- l. An insulated lining shall be introduced to the arch and both front and rear elevations of the existing structure, using a proprietary curved metal stud system faced with plasterboard and skim or other suitable material. This will be tied back to the structure at strategic locations.

From my inspection of the building, and as discussed on site to yourself and your client, I do have some reservations with regard to the extent of work that would be required to enable its conversion to a dwellinghouse. The building is little more than a self-supporting steel framed utilitarian building that spans over a concrete plinth. However, in response to further information being provided in the form of your supporting statement (set out above), I am generally satisfied that the development would not conflict with the terms of UDP Policy GE9 in that the building is evidently structurally sound, and while its adaptation to

a dwellinghouse would require a level of change and alteration that would materially change its external appearance, the scope of works necessary to enable its re-use to a dwellinghouse could reasonably fall within the bounds of the policy. In coming to this view, I am assured that the existing span structure would be retained as part of its redevelopment and is able to support the proposed insulated lining and curved metal stud system without requiring fundamental structural alterations to the building.

I am also satisfied that the proposal would not conflict with Paragraph 146 of the NPPF, which sets out at part d) that the re-use of buildings [are not inappropriate development in the Green Belt], provided that the buildings are of permanent and substantial construction, with the caveat that the proposed development would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. The revisions to the means of access, now proposed from Manchester Road as opposed to Lodge Lane further supports my view that the proposal would not conflict with Paragraph 146 of the NPPF in relation to openness. Consideration would nevertheless need to be given to the size and location of the residential curtilage that the dwellinghouse would be allocated. This is unclear in the submission. This should be kept to a minimum to safeguard any encroachment into the field where the building is sited to avoid harming the openness of the Green Belt from domestic paraphernalia associated with the new use.

In further support of your client's pre-application enquiry to change the use of the building to a dwellinghouse, the planning statement makes reference to the Town and Country Planning (General Permitted Development) Order 2005 in respect of Class Q, Part 3 of Schedule 2 – agricultural buildings to dwellinghouses. However, in order to benefit from the provisions of Class Q of the GPDO, the site must have been used solely for an agricultural use as part of an established agricultural unit on the 20th March 2013, or, in the case of a building, the date when it was last in use. I have no evidence before me to suggest that the building was last used for agricultural purposes or indeed that Blackbrook Farm forms part of an established agricultural unit.

Highway Matters

The supporting planning statement puts forward two options of how the proposed dwellinghouse would be accessed, the first from Lodge Lane to the east of the site, and the second utilising the existing driveway serving Blackbrook Farm from Manchester Road. The statement details that the applicant's preferred option is from Lodge Lane. From my site visit however, I consider that this is unacceptable, which would involve creating a new access road, some 150m in length through the middle of the adjoining field. As well as being impractical to create a driveway of this length to serve one dwellinghouse, in my opinion, creating a vehicular access through the middle of the field would create an unattractive and unnecessary scar on the environment that would be at significant odds with the site's location within an Area of High Landscape Value. Option 2 is preferred, and while this would still require a new vehicular access from Blackbrook Farm, it is considered that this would have a lesser visual impact on the high landscape character of the area. Please note that Option 1 would not receive officers' support in connection with any planning application.

Design Issues

Purely from a design perspective, I have no significant concerns with the proposed works to the building. The double height opening to its front elevation would form an attractive feature in my view, which I have no objection to. Due consideration would be given to materials, finishes and colour at full detail stage.

Residential Amenity Issues

It is not considered that the proposed conversion of the building would significantly impact on the residential amenity of neighbouring properties. The building is adequately distanced from neighbouring properties and benefits from a good level of natural screening to prevent any significant overlooking from its conversion to residential use.

Limited details are however given to the actual route of the proposed driveway and whether this would be constructed close to windows of the two neighbouring dwellinghouses at Blackbrook Farm. This would need to be evidenced as part of any detailed application to ensure that the occupants of the existing properties are not unduly harmed in terms of overlooking, noise disturbance and light pollution from vehicles ingressing and egressing the new dwellinghouse from the new access road.

1. Things that you need to be aware of....

This pre-application advice does not constitute a planning permission. The advice given is officer level only and does not bind the Council in its role as Local Planning Authority.

At present the planning application fee for the change of use of the barn to a dwellinghouse would be £462.

(The application fee can be checked on the planning portal website using the following link)
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whatitcosts>

We would try to determine the application within 8 weeks of receipt of a valid application.

2. Planning Policies that you need to be aware of....

UDP Policies GE1, GE3, GE4, GE5, BE5
Government Policy contained in the National Planning Policy Framework (NPPF)

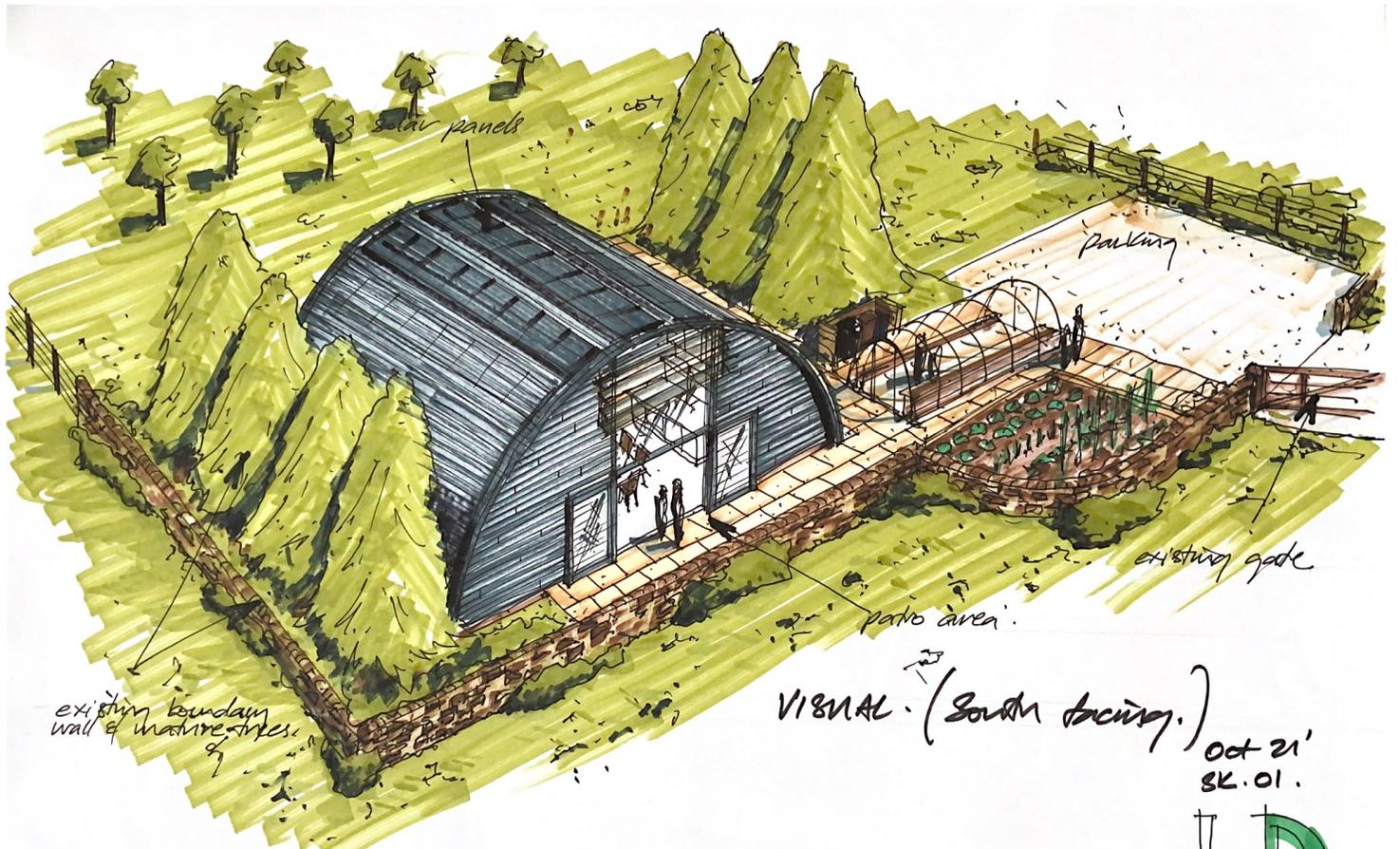
3. Information necessary to accompany your planning application....

In the event that your client seeks to submit an application, the following plans/documents should be submitted as part of your application:-

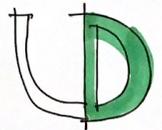
Application forms;
Location Plan;
Site Location Plan;
Elevations and floor plans;
Supporting Statement
Structural Report

Case officer:	Date:
Marcus Young	21/04/2021

5.0 Colour visual



VISUAL (South facing.)
Oct 21'
SK. 01.



HUBON - Conversion of barn at Blackbrook Farm West, 86.