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0276 Sandbeds Farm

Denholme

Design Access & Heritage Statement

Ref: 0267_P100



Sand Beds Farm
Trough Lane
Denholme
BD13 4NA

Demolition and Conversion of barns and
outbuildings to create 2no. dwellings.

June 2022

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1.0 INTRODUCTION

This Design and Access statement has been prepared by eleven52architects on behalf of T&M Renovations to accompany the planning application for demolition of an existing barn and outbuildings to create 2no. dwellings at Sand Beds Farm.

The aim of this document is to explain how the proposed development is a suitable and appropriate response to the site and its context and demonstrate that it can be adequately accessed by users.

This design and access statement will examine and explain the design principles which have informed the proposed design proposals.

Planning History

The site has a previously approved planning application ref: 19/04719/FUL for the proposed conversion of the barn and outbuildings to 3no. dwellings. This document outlines a proposal for 2no. new dwellings, but maintains a majority of the characteristics in the previously approved application.



2.0 SITE

The site is located at Sand Beds Farm, Trough Lane, Denholme, BD13 4NA.

The site is located within Flood Zone 1 and does not require a flood risk assessment.

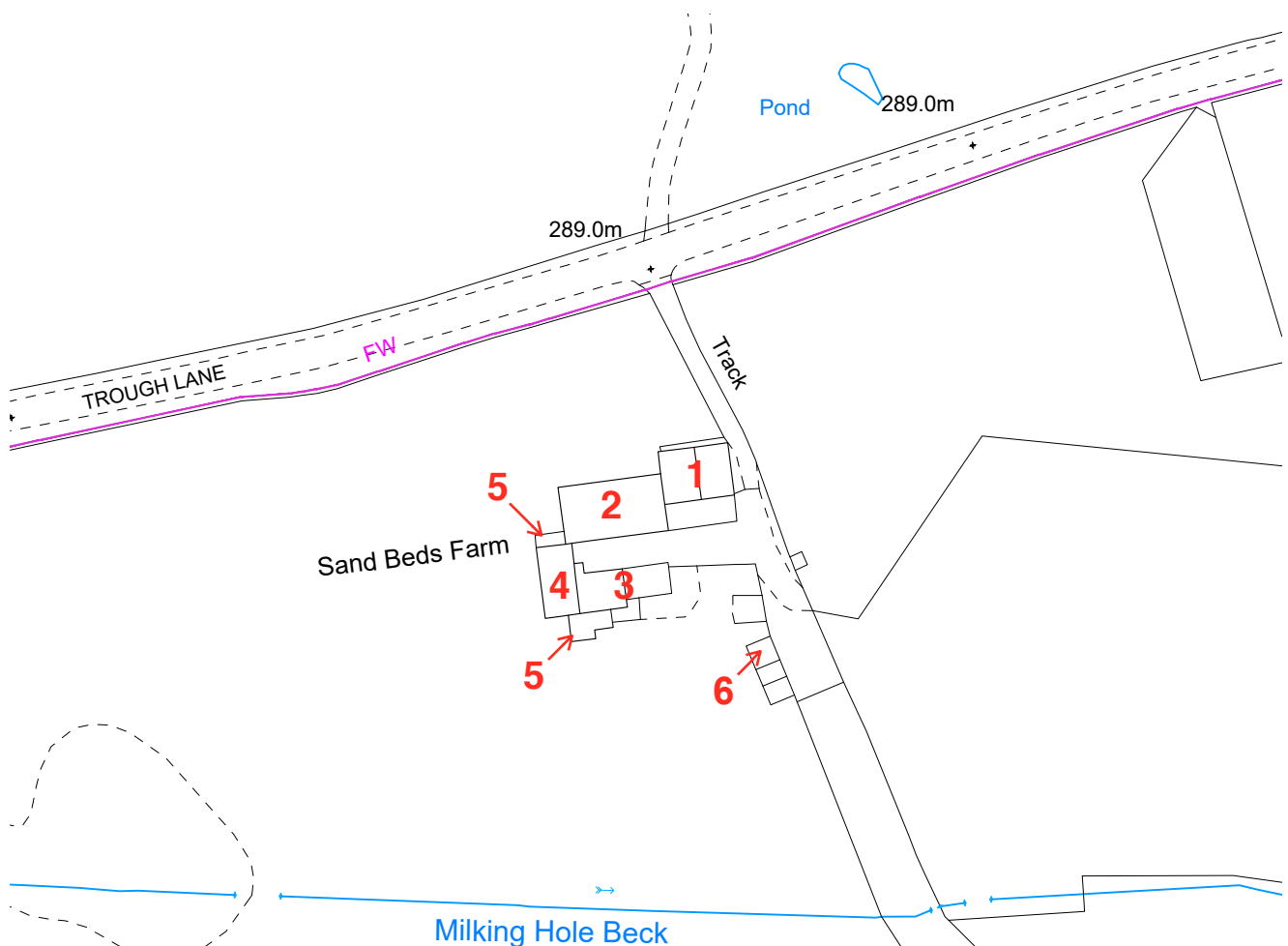
The existing farm complex is made up of a main farmhouse and two barns linked together by outbuildings. The buildings are constructed mostly in large coursed natural stone with hammer dressed stone to the main farmhouse. The main buildings have grey slate roofs and the outbuilding have a mix of stone slates and profiled fibre cement sheet boarding.

The complex has developed over a period of 300 years into a working farm. The materials have been consistently of a good quality stone and stone slated roof; with the exception of the outbuildings constructed within the last 100 years, made up of brickwork and cement profiled sheets.

The window and door surrounds are in a dressed stone with a simple detail to most openings with the exception of the farmhouse which has its principle windows in a more elaborate double chamfer detail indicating the quality and status of the buildings and its original occupants.

The complex consists of the following five main elements;

1. The Grade 2 Listed Main Farmhouse
2. The Main Barn
3. The Secondary Barns
4. The Single Storey Link
5. The Brick Outbuildings
6. The Brick Cow Shed





EXISTING BUILDINGS

3.0 USE

1. The Main Farmhouse, dated 1712, is a Grade 2 listed building. The only alterations to this building will be internal, in order to update the layout. Any replacement windows will be subject to agreement with the local conservation officer.
2. The Main Barn: The south and north elevations of this barn remain as existing with the exception of the insertion of a minimum number of new window openings necessary to carry out the proposed development. The principle has been to keep the number new openings as minimal as possible and where new windows are to be incorporated to reflect the simple appearance of the existing windows. There will be fewer new window openings than the previously approved planning application ref: NO. 19/04719/FUL due to fewer new dwellings proposed.
3. The Secondary Barns: These are to be demolished and rebuilt on a similar footprint as the original building. The east section of the secondary barns will not be rebuilt in order to open up views to the main barn and allow more sunlight into the central courtyard space. The external facing material will be coursed natural stone walling reused where possible from the demolition works and the roofing material will be natural stone slates to match the existing and again reused subject to suitability. New windows will be in painted softwood and the surrounds, quoins etc., to openings will be salvaged or natural stone to match the existing.
4. The Single Storey Link: This is to be demolished and rebuilt on a similar footprint. The east elevation will be raised slightly but the profile will be that of a monopitch roof in keeping with the massing and character of the existing series of buildings on this site.
5. The Brick Outbuildings: The brick built outbuildings to the south projecting from the secondary barns are to be demolished with a new outbuilding rebuilt on the footprint with the use of coursed natural stone walling and a slate roof to match existing roofing materials.

The proposal seeks to preserve the existing form and massing of the farm, as well as responding sensitively to the area and utilising the existing buildings in order to sit comfortably within its context.

The development will add to the distinctive character of the local area, preserving the sense of place and ensuring the future of the unique farm complex.

4.0 AMOUNT

It is important to minimise the number of alterations to the existing buildings and to retain the character and massing of the traditional farm complex which has developed over a 300 years.

Justification for demolition of existing secondary barns: The secondary barns, opposite the main barn, are of much smaller scale and without the key features of the main barn, such as the large arched doorway and quoins. The main barn is a key factor in the setting of the grade 2 listed farmhouse and the demolition of the secondary barns will open up the south facade of the main barn providing views out and allowing sunlight into the central courtyard area. With the exception of the east section, the barns will be rebuilt on a similar to footprint to the existing, in order to retain the massing of the existing farm complex.

5.0 LAYOUT

The layout has been designed to retain the existing character and massing of the farm, while creating 2no. large 5 bedroom dwellings. To maintain the appearance of a traditional farm complex, the courtyard arrangement has been preserved, with a clear hierarchy highlighting the importance of the grade listed main farmhouse. The orientation and layout of the individual dwellings have been carefully designed in order to require minimal alterations or additions to the building facades.

6.0 SCALE

The proposal seeks to maintain a similar footprint and massing of the original farm complex. The scheme will sit comfortably within its surroundings, while inhabiting the constraints of the existing buildings.

Overlooking between the proposed dwellings is restricted, with careful positioning of windows on each elevation.

7.0 APPEARANCE

Materials are to reflect the natural texture and colour of the existing materials. The walling will be natural stone walling laid to courses to match the existing, roof slates will be natural slate to match the existing. Windows and doors will be paint finish timber with styles to match the simple details of the existing windows.

8.0 LANDSCAPE

Hard & soft landscaping around the building will remain as existing but will be upgraded where necessary.

9.0 ACCESS

Site/Vehicular Access

Existing vehicular access to the site is from a hardcore access driveway from Trough Lane on the north boundary of the site. This access way will be relaid in tarmac as per the previous approval ref: NO. 19/04719/FUL

Both dwellings will be provided with 3no. parking spaces, with a further 2no. parking spaces provided for the Grade 2 listed main farmhouse. 4no. visitor parking spaces will be provided. The parking areas have been sympathetically placed to make use of existing hardscaping areas. The parking areas will be laid in grasscrete, tying in with the context and enhancing the character of the development.

A new vehicular access to the main barn is provided as part of the scheme, using grasscrete to minimise its impact on the existing context. This will be accessed from the existing vehicular access off Trough Lane.

Drainage will be provided to the proposed access road and to the courtyard areas and will be taken to soakaways taken into the adjoining fields.

Property Access Statement

In compliance with the requirements of the Disability Discrimination Act, Part M of the Building Regulations, disabled access across the site and within the properties will be maximised where possible in accordance with requirements for conversion of existing buildings to dwellings.

10.0 CONCLUSION

The proposal will greatly improve the local character of the area, improving the current condition of the barn buildings and replacing the makeshift outbuildings with good quality dwellings.

The development will sit comfortably within the landscape it has inhabited for over 300 years, while the alterations ensure the future of this unique residential complex.

11.0 HERITAGE STATEMENT

11.1 - INTRODUCTION

This Heritage statement has been prepared by eleven52architects on behalf of T&M Renovations to accompany the planning application for the demolition barns and outbuildings to create 2no. dwellings at Sand Beds Farm.

The proposal neighbours the Grade 2 Listed Sand Beds Farmhouse, off Trough Lane.

11.2 - SITE/EXISTING BUILDING

The Listing Description:

Trough Lane (South Side, Off) Sand Beds Farmhouse

Farmhouse. Dated 1712. Hammer-dressed stone. Stone slate roof. Two storeys. Quoins. Two first floor windows. Blocked Central doorway with moulded surround and ornamental lintel. To left, both floors, is one 5-light window, and to right, both floors, is one 6-light window with king-mullion, all double-chamfered. Also to left and right, one C19 doorway. Above central doorway, at first floor level is square plaque with central moulded roundel. The plaque is inscribed in the corners:

T H 17 12

Chamfered gable copings on moulded kneelers. Central rebuilt stack. The rear elevation has central 12-light mullioned and transomed window, and to first floor, two 3-light windows, all double-chamfered. At ground floor level, one C19 doorway and 2-light window and one recent window. Two later stacks on rear pitch.

11.3 - METHODS OF RESEARCH & INVESTIGATION

The following has been carried out in preparing this report:-

- Site/Building Survey
- Heritage assets assessment
- A review of Bradford Council planning policy, Local Plan and NPPF

11.4 - LEGISLATIVE AND POLICY CONTEXT

Legislation

In addition to section 38 of the Planning and Compulsory Purchase Act 2004, which requires that planning applications for development are determined in accordance with the development plan unless material considerations indicate otherwise, section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

And Section 66 requires:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Planning Policy

Section 12 of the NPPF closely reflects the legal obligations placed upon decision-makers. The general position set here is that development should maintain or enhance conservation areas and the setting of listed buildings, unless harm can be justified by the public benefits of a proposal.

11.5 - THE IMPACT OF THE PROPOSAL

In terms of conservation the following three issues must be considered:-

- The principal of the development
- The impact of the proposal upon the character and appearance of the local area
- The impact of the proposal upon the setting of nearby Listed Buildings

The principal of the development

The proposal will raise the quality of the buildings in the farm complex, structurally and aesthetically. The development will ensure the future of the complex by giving a new use to the existing barns and outbuildings. The local character is preserved by retaining the massing and form of the farm buildings, while creating 2 good quality, spacious 5-bedroom dwellings.

From a conservation perspective, this is positive because a new use will enhance the vitality and vibrancy of the local area; help to generate income to provide for long term conservation of the complex and remove the risk that the buildings will become long-term vacant and fall into a state of disrepair to the detriment of the local area.

The impact of the proposal upon the character and appearance of the local area

The proposal seeks to preserve as much of the original development as possible. The main barn is subject to minimal exterior alterations, including new window and door openings where necessary.

The form of the farm complex will be preserved in the rebuilding of the secondary barns and outbuildings by maintaining the similar scale and massing to the original development. Again, window and door openings will be minimal in the rebuilding of the secondary barns and outbuildings, using existing openings and stone lintels/cills where possible.

This sensitive design approach will preserve the character of the farm complex, ensuring it fits comfortably into its surroundings.

The impact of the proposal upon the setting of nearby Listed Buildings

The only alterations to the Grade 2 Listed Main Farmhouse will be internal, in order to update the layout. Any replacement windows will be subject to agreement with the local conservation officer.

The proposal will vastly improve the setting of the main farmhouse, improving access and parking arrangements in the farm complex. Also, the conversion and restoration of the barns and outbuildings will both structurally and aesthetically improve the farm complex, removing the risk of damage to the main farmhouse caused by the barns and outbuildings falling into disrepair.

11.6 - CONCLUSION

The proposed scheme should be considered for approval based on the following:-

- It will provide the farm buildings with the potential to accommodate a new use that will ensure the legacy of the complex is retained and to avoid the risk of the buildings falling into a state of disrepair to the detriment of the local character.
- The proposal will enhance the vitality and vibrancy of the local area.
- The character and appearance of the existing complex will be enhanced through carefully considered alterations and sensitive rebuilding work, improving its contribution to the local area.
- It will preserve and vastly improve the setting of the Grade 2 Listed Main Farmhouse.