



Proposed Alterations

----- AT -----

Menwith Hill Top Barn

----- ON BEHALF OF -----

Mr and Mrs Turner

DESIGN & ACCESS STATEMENT

Revision a

01. Use

Top Barn is a dwelling created from a former barn belonging to the adjacent farmhouse. It is now in separate ownership together with extensive amenity and paddock/agricultural space.

02. Amount

At present the property consists of the main barn range with a detached two storey garage/storage building to the west which lies in close proximity to the dwelling and a further small scale 20th Century barn building to the east which lies midway along the access track. It is proposed to demolish the existing outbuilding to the west which is of inappropriate form and material, in order to create additional accommodation attached to the host dwelling together with a carport structure that will allow vehicles to be on the site undercover and therefore more concealed within the context of the wider AONB. A further small scale extension is proposed to the north to house a replacement staircase in a 'cat slide' structure typical of barns of this area.

As part of the proposals, the thermal properties of the building will also be enhanced with replacement windows, roof, wall and floor insulation as well as the installation of a Ground Source Heat Pump (GSHP) to replace the existing propane boiler. The anticipated location of the ground coil is shown on drawing 2259.P04 rev. A. This will be sized and detailed by a heat pump specialist and the final position logged with the Local Authority. We anticipate this being addressed by Condition.

03. Historic Situation

Top Barn was formally part of the adjacent Hill Top Farm and was converted to a separate dwelling in 1996. Originally the range of barns was considerably more extensive as shown on the plan below. The majority of these structures were removed at the time of this conversion however it should be noted that the extent of built form is now considerably less than prior to development as a dwelling. There have been subsequent applications for an extension to the property which have been approved together with an outbuilding and various other structures on the site. Not all of these have been implemented and it is now proposed to provide a more rational approach to the development of the site to create a dwelling that more meets the needs of today's families.



Plan based on buildings shown on H.M. Land Registry plan of 1997 and site plan for Three Wells Farm from Public Access information

04. Layout

The primary structure of the existing barn runs east west with access coming from the east and parking to the south. To the west lies the existing outbuilding that is to be removed as part of this application. There is further amenity space to the south, north, east and west. Due to the location of the site, the amenity space to the north and west are of limited practical use being very exposed to the weather. Currently parking largely occupies the area to the south and it is proposed to rationalise this to allow for both improved amenity to the dwelling and also a more appropriate setting to the host dwelling within the wider AONB.

The existing outbuilding to the west is to be removed as this is of an inappropriate form and inappropriate materials. The proposed extension will then form a T-shaped plan with the host dwelling. In this way, the proposals reduce the length of built mass, thereby increasing the sense of openness within the site and the wider AONB. By containing the parking area to the east and forming a carport structure, the extent of visible parking is significantly reduced which is of benefit to the visual amenity of both the property and the AONB.

05. Scale

All of the proposed additions are of a lower scale than the host dwelling and therefore remain subservient to it. Materially these have been treated differently in order to reflect the scale of the local agricultural vernacular, whereby a series of interlinked but contrasting forms are clustered together to create an overall composition. The scale is therefore considered appropriate to both the host dwelling and the wider context.

06. Appearance

Elements attached to the host dwelling are reflective of and sympathetic to this. Where the extension is proposed to the west this will be constructed with a zinc cladding with a standing seam profile. This reflects the profiled metal structures that are common within the local agricultural vernacular and materially is reflective of the more agrarian nature of this property rather than seeking to create an appearance which is of a domestic nature. Openings to the extension have been kept simple in form and relatively large in scale in order to contrast with the host dwelling while still reflecting the vernacular of the area. These are considered to be appropriate to the forms of a former agricultural building.

In terms of the proposed carport this will be of timber construction with timber cladding, again reflecting the materials of the local vernacular being similar in nature to Yorkshire boarding. Roof pitches will also be consistent with the host dwelling and are typical of the area. Photographs in the appendix below show similar clusters of building that have been taken as inspiration for the proposals.

Outside of these works, our clients have planted numerous broadleaf/native species trees within the site by way of enhancement of the environment and carbon offset.

07. Access

Access remains from Hardgroves Hill via a shared private drive which then divides to access Top Barn. No changes are proposed to this.

08. Social Context

[REDACTED]

that reflects the needs of the 21st Century. The proposals will allow for this both spatially and in terms of improved energy efficiency. It is proposed that the existing propane gas heating system will be replaced by a ground source heat pump and insulation levels will be brought closer in line with current good practice.

In removing the outbuilding to the west it is considered that an inappropriate form within the wider landscape of the AONB will be removed and a less sprawling form of development achieved on the site. The proposed building reflects the built cluster form of many adjacent farmsteads without the large scale more industrialised farming structures that some of these also have associated with them. In this way it is felt that the proposals are consistent with the host dwelling and the heritage and grain of the wider area.

09. Conclusion

The proposals represent a modest extension to the host dwelling whereby much of the space to be created is achieved by the removal of an inappropriate structure. The extent of development is also significantly less than that which was previously existent on the site and that which has been proposed historically. [REDACTED]

[REDACTED] for our clients which respects the area and allows for better enjoyment of the rural context of this dwelling.

10. Exemption from providing an ecological survey for bats

We wish to apply for an exemption from providing the ecological survey for bats. Having researched the Natural England website and that of the bat conservation trust outlined below are our reasons for requesting an exemption.

The existing outbuilding is the only roof space that will be removed. This is of modern construction with no voids present.

This roof is over a regularly disturbed area containing both rooms and regularly disturbed roof space. Within the garage the roof forms part of the internal volume and therefore there are no voids present. Where the proposed extension links to the host dwelling, the roof material will be placed over a relatively recent extension. The roof space to be altered is of modern construction and is insulated within the pitch, no voids are present.

11. Appendix



Clustered form of nearby farmstead at Hardgroves Hill showing juxtaposition of forms



Clustered form of nearby farmstead in Darley showing mix of materials and juxtaposition of forms



Variety of forms on nearby farmstead



Clustered form of nearby farmstead showing mix of materials and forms



Inappropriate form of current outbuilding both in terms of mass, roof pitch and materials