

JARMAN WARD

Knob Farm

Design and Access Statement for Conversion of Existing Barn into Habitable Space at Knob Farm, Alderwasley v2

January 2026

RICS

JARMAN WARD

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Barn Conversion

Knob Farm
Alderwasley

January 2026

Design And Access Statement

1.0 Introduction

1.1 This Design and Access statement has been prepared on behalf of the Applicant to support a Full Planning application for the conversion of an existing stone storage barn into habitable space at Knob Farm Alderwasley. Our understanding is that this is the first application and that there are no previous known conversion applications associated with the barn.

1.2 The Design and Access statement has been prepared in accordance with the Department of Communities Guidance on Information Requirements and Validation.

1.3 Jarman Ward Ltd. has not received Pre-Application Feedback due to the unobtrusive and sympathetic nature of the proposals.

1.4 The property of Knob Farm is a residential dwelling used for the purposes of single residential dwelling accommodation with a dilapidated adjoining barn extension to the east of the dwelling property. The property is set in a rural location and is adjoined by other residential and agricultural property. This is an enlargement of the existing habitable space.



Figure 1: Red Outline of Barn at Knob Farm, Alderwasley. Credit: Google Maps

2.0 Amount

2.1 Knob Farm occupies a substantial plot on the outskirts of Alderwasley. The property is detached bordered by a working agricultural farm and residential property.

2.2 The property is not grade listed and does not reside within the Alderwasley conservation area.

2.3 The proposed development seeks to convert the existing pitched roof stone storage barn with some amendment of the existing window and door arrangement. The intention is to maintain the established scale and proportions of the property and to match the style of the adjoining stone Knob Farm dwelling building.

2.4 The conservation seeks to largely retain the proportions of the existing barn which matches the proportions of the existing adjacent dwelling. The floor area will decrease slightly internally where a partial dual height living room is introduced. Externally this will not alter the existing footprint.

2.5 There are some adaptations to the existing window and door apertures. For example, several windows will be increased in height by removing some of the stone materials below the cills and the rear former first floor door will now become a full height window due to the omission of the floor in this area to create the full height element.

2.6 To bring more nature light into the space the existing agricultural doors will be replaced with hardwood glazed doors. Furthermore, several new Velux style pitched roof lights will be introduced to the rear roof pitch.

2.7 A new wood burning stove will be introduced and as such a new brickwork masonry chimney will be constructed to vent flue gases to the external.

2.8 The proposal therefore preserves the existing relationship with adjacent buildings and neighbouring properties.

2.9 The location and scale of the new extension is identified on the Site Location Plan (Drawing No. 778.001) which has been submitted as part of the formal Full Planning Application documentation.

3.0 Layout

3.1 The proposed conversion will provide modern, fit-for-purpose habitable space as an extension to the existing dwelling building. The proposals seek to closely follow the existing materials currently present on the site with the existing stone dwelling. The existing and proposed elevations are illustrated in the drawings 778.003 Existing and Proposed Elevations.

3.2 The proposed internal layout seeks to largely retain existing structural walls and dividing and utilising space within these to provide the following accommodation:

- Replacement marginally smaller bathroom (First Floor)
- Gallery (First Floor)
- Living and Dining Area (Ground Floor)
- Lobby (Ground Floor)

3.3 The storage barn is located to the side east of the property, accessible from the front and rear elevations of the property with the neighbouring building to the immediate north east belonging to adjoining owner. To the front of the barn is a private parking area which is utilised by the dwelling and will continue to do so following the conversion. The property and parking is accessed from the public highway from the west. There is a further access point to the rear too. The northern boundary is onto a further dwelling and then agricultural buildings. The eastern boundary is adjoining an open field with the southern boundary also onto open land.

3.4 The proposed development area is fully accessible through the applicants property.

3.5 The layout of the Proposed Plan Layout for the property is identified on the Proposed Floor Plan Layout Drawing No. 778.006 which has been submitted as part of the formal planning application documentation for the proposed development.

4.0 Scale

4.1 The scale of the development is entirely within the existing building footprint. The masonry chimney is new and have been designed to comply with building regulations whilst being sympathetic to surroundings. The insulation within the building has been designed to insulate from the internal spaces and underside of the roof covering thus retaining the existing proportions.

4.2 The existing and proposed elevations are detailed on drawing 778.003 Existing and Proposed Elevations. The proposed work areas and property boundary are also clearly identified on the enclosed drawings and associated drawings 778.001 Site Location Plan, 778.002 Site Plan also illustrate this.

5.0 Landscaping

5.1 No landscaping works are proposed other than some slot drainage covering front and rear doors, connecting into existing drainage.

5.2 There is an additional WC proposed for the new space which is to connect into the existing adjacent soil pipe.

6.0 Appearance

6.1 The proposed conversion will stay faithful to the existing stone structure with only some amendments to the front and rear elevations. The side elevations form part of the terrace between the dwelling and a further storage barn. The existing structure will ensure continuity with the original dwelling and the surrounding residential context. The external materials will match those currently in use, maintaining consistency in the external finish and character as far as is possible.

6.2 The proposed conversion will seek to retain the roof covering with only the construction of a masonry chimney to service the proposed wood burning stove and further Velux style rooflights to provide further increased levels of natural light to the internal spaces. The existing roof covering will be retained.

6.3 It is proposed that the majority of the building will retain the existing natural stone and where windows are being extended then the stone will be retained for use in in-filling where required. This will provide an appearance to match the existing look and that of the surrounding buildings.

6.4 The external windows of the conversion will be hardwood timber in a style to match that of the existing adjacent dwelling and will meet current u-values required by Building Regulations Part L requirements.

6.5 The window in the bathroom will be obscured for privacy.

6.6 Trickle vents will be required to provide natural ventilation to the lower ground floor Bedroom.

6.7 There are external doors proposed in existing door apertures with hardwood timber doors, again sympathetic to the existing dwelling.

6.8 To the rear there is an existing rear door which will become redundant as part of the proposal to feature a double height aspect to the living room and this will utilise the existing aperture to receive a proposed hardwood window.

7.0 Use

7.1 The proposed development will provide extended or enlarged residential accommodation by providing access from the existing dwelling into the currently non-habitable space in the adjoining barn but with the conversion will become habitable and designed to meet modern living standards.

7.2 The existing non-habitable space is used for light storage and part of the planning application proposes to change this to C3 class designation dwellinghouses.

8.0 Access

8.1 Vehicular access to the site is via the Brook Green Terrace public highway served by an existing shared access road and driveway to Knob Farm. The public highway will remain unobstructed throughout the construction period to ensure safe and continuous access for all users. All deliveries will be unloaded within the site of Knob Farm.

8.2 Access to the proposed conversion will be through the existing dwelling entrances. The barn has its own entrances into the internal spaces too.

8.3 To enable access into their garden for the proposed work areas and to safely undertake the proposed works. The proposed works will be undertaken to ensure compliance with site logistics and safety requirements, as required under the Construction (Design and Management) Regulations 2015.