

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
71	21/00495/LBC	Warland Farm Warland Todmorden Calderdale OL14 6XA	<ol style="list-style-type: none"> <li>1. Conversion of Mickle Barn to provide bunkhouse accommodation - Currently 171 sqm / proposed 277 sqm = 106 sqm new floorspace ;</li> <li>2. Conversion of Shippen (currently a smithy, wood workshop and storage space) to 'hub', communal hall, tea room and toilets at ground floor, and to crafts studios (with wash-up space) at first floor; extension attached to the rear of the Shippen to create lobby/stairwell Currently 212 sqm / proposed 209 sqm = minus 3 sqm new floorspace. Extension attached to the rear of the Shippen to create lobby/stairwell; Currently 0 sqm / proposed 21 sqm = 21 sqm new floorspace;</li> </ol>	<p>Warland Farmhouse is a grade 2 listed building. No changes are proposed for the existing farmhouse, just the outbuilding in the curtilage.</p> <p>The proposals are to convert some outbuildings/build several others to create a sizeable arts and craft school for around 24 local businesses ( building preservation, woodland management, historical blacksmithing and eco-building, painters, weavers, and photographers. It is stated that this will build on the existing community of craft workers that already exist around Warland Farm.</p> <p>It is stated that this will provide a focal point develop to promote the wider arts and crafts community in the Roche, Calder and Ryburn valleys.</p> <p>The proposed materials will match the existing house – coursed stone and timber clad walls, fibre cement sheet roof and timber windows and doors.</p> <p>The site is in flood zone 1 and it is stated that there is no flood risk. There is no evidence of land contamination on the site.</p> <p>Water supply will be by a spring and foul drainage will be by a package treatment plant</p> <p>n.b. Attached separately are the design and heritage statements</p>

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			<p>3. Build greenhouses (passive solar spaces) to front of Mickle Barn and Shippen Currently 0 sqm / proposed 92 sqm = 92 sqm new floorspace ;</p> <p>4. Stand-alone greenhouse - Currently 0 sqm / proposed 25 sqm = 25 sqm new floorspace;</p> <p>5. Open-sided shelter for bikes etc with Photovoltaic roof covering Currently 0 sqm / proposed 32 sqm = 32 sqm new roof area;</p> <p>6. Open-sided canopy in former pigsty area (for covered outdoor recreation) Currently 0 sqm / proposed 32 sqm = 32 sqm new roof area ;</p> <p>7. Bakery &amp; tea-room and wet foods/brewery in former pigsty area</p>	
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			<p>Currently 0 sqm / proposed 37 sqm = 37 sqm new floorspace;</p> <p>8. New Barn (self-supporting/independent structure) to the rear of the Mickle Barn to create smithy and green wood workshop, storage, office and toilets (Prior Approval application 14/40004/FOR which was confirmed as not requiring prior approval by the LPA on 24.02.2014). (Listed Building Consent)</p>	
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be based around the farm's food production and processing facilities including new greenhouses/solar spaces, a small bakery, a micro-brewery and community kitchens. These will also provide opportunities for food businesses and training, and for banquet-style events.

6. The provision of new, enabling infrastructure including water supply, foul waste and drainage, renewable energy sources and material storage spaces.

The scheme comprises 278 sqm total amount of new floorspace. In addition, there are two open-sided structures/canopies creating 64 sqm of new roof area but no additional flo

Conversion of Mickle Barn to provide bunkhouse accommodation;

- ☒ Conversion of Shippen (currently a smithy, wood workshop and storage space) to ‘hub’, communal hall, tea room and toilets at ground floor, and to crafts studios (with wash-up space) at first floor;

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- ☒ Greenhouses (passive solar spaces) to front of Mickle Barn and Shippen;

- ☒ Stand-alone greenhouse;

- ☒ Open-sided shelter for bikes etc with Photovoltaic roof covering;

- ☒ Open-sided canopy in former pigsty area (for covered outdoor recreation);

- ☒ Bakery & tea-room and wet foods/brewery in former pigsty area;

- ☒ New Barn (self-supporting/independent structure) to the rear of the Mickle Barn to create smithy and green wood workshop, storage, office and toilets.

The new development takes place to the north-west of the listed farmhouse – maintaining the unobstructed views of its principal elevation. The green space and access track in front of the farmhouse remain unaltered, and beyond here, community members and visitors are welcomed into a re-landscaped farmyard – the entrance courtyard – which provides access to the various spaces. The proposed greenhouses/solar spaces create connected/covered routes between the farmhouse, Shippen and Mickle Barn, relating the buildings at a centrally located ‘hub’. The new structures in the entrance courtyard and former pigsty area define and

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shelter the external spaces but are set back from the castellated boundary wall to not be visible from the road and canal.

Scale The scale of the converted buildings (Mickle Barn and Shippen) remains as existing and the new buildings are subservient in scale. The courtyard contains simple, open-sided, or substantially glazed structures, which are small in scale and remain visually subservient and sensitive to the Mickle Barn and Shippen. The new barn relates directly to the Mickle Barn and is deliberately set back from it and smaller in height.

Only appropriate heritage methods and materials

will be used throughout. Local and salvaged material are preferred and will be sought. All components and finishes will, as far as possible, match existing barn components. The broad conservation objective is to minimise the impact of any development on the fabric of the buildings and the information they contain

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about the farm's history and their construction. This manifests in a coherent architectural language of lightweight, independent, flexible, (ultimately removable and renewable) timber structures and additions situated within and around the existing historic structures. Significant and unique historic features will be repaired and preserved. Any other historical discoveries during the building work will be carefully preserved.