

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

STUD FARM, CARLTON

BARNSELEY

FEB 2019

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Introduction

Barnsley M.B.C granted Town and Country Planning consent for a development of 13No new dwellings and the conversion of existing outbuildings into a new dwelling and associated access served by a single access from Spring Lane (Ref 2017/1255)

Following negotiations with an adjoining Land Owner White Agus Partnership have been instructed by Mr Noel Ferguson to prepare detailed design proposals for residential development at Stud Farm, Carlton and to submit a Full Planning Application with two access points as shown on the submitted drawings.

Although an earlier application (now lapsed) for residential development was approved with dual access locations it was considered that the proposals required revision to overcome fundamental issues regarding highway matters, overlooking and separation distances.

Planning Officers were fully consulted prior to the submission of this applications and modifications discussed to arrive at the present proposals.

The proposals include the retention of the existing farmhouse with new garage, the conversion of redundant outbuildings, the demotion of a single storey outbuilding and various sheds, garages and greenhouses and the construction of new- build residential development.

The scheme will lead to the restoration and retention of a group of historic buildings resulting in the enhancement of the Conservation Area.

1.0 Site Assessment

2.1 Location

The site is situated in the centre of the village of Carlton, which lies approximately 4 kilometres from Barnsley town centre, and extends to 0.69 hectares (1.7 acres) approximately. The east of the site is bounded by Church Street and Spring Lane to the south. St John's Church adjoins the site to the north.

2.2 Background

The existing house, adjoining outbuilding, redundant barns, garden land and field are currently owned by the applicant. The western access is outside the applicants ownership. However negotiations to acquire the land required for the access road only are well advanced

The proposal is for comprehensive re-development including restoration of the dilapidated farm stead, creating a small residential development which will enhance the surrounding Conservation Area, aid the protection of trees with high amenity value, and improve pedestrian access to the site.

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2.3 Site Survey

The site is shown to be level on the topographical survey undertaken and the position of existing buildings, boundary walls, trees and shrubs are highlighted, together with position of the adjoining highway network.

2.4 Site Investigation

The site has been the subject of a Phase 1 Site Investigations report which has considered past, present and future uses, past coal mining activity or quarrying and potential contamination which could impact upon future development proposals. Inspection of past Ordinance Survey Plans and visual site inspection indicate the land has only been used for the existing farmhouse and adjoining agricultural buildings and for no other purpose, and remaining areas of the site have remained as open space.

A mining report has been undertaken as part of the Phase 1 survey to indicate past, present or coal mining activity and this will highlight any requirements for special precautions when considering the design of foundations.

2.5 Drainage

See Drainage Strategy

2.6 Access

Due to the proposed acquisition of a small parcel of land from the earlier application site area approved on application 2012/0755 it is now possible to provide two access points from Spring Lane as shown on the submitted drawings

2.7 Trees

James Royston Arboricultural Consultant have undertaken a tree survey and a copy of this is attached with the planning application. The tree survey confirms the type and condition of the large number of trees throughout the site and their contribution to visual amenity.

The design layout of the proposed development has taken into consideration the position of all trees which make a positive contribution to the amenity and surrounding Conservation Area and are to be retained.

2.8 Ecology

Brindle Green have undertaken an ecological assessment and protected species survey which states that any areas of the site of higher ecological value, mostly hedges and trees, are to be retained and the majority of the site is of lower ecological value. In conclusion, it is not anticipated the proposals will have any detrimental ecological impact. A copy of the report is attached with the planning application.

2.9 Heritage

The site of the proposed development is located in the Carlton Conservation Area immediately adjoining St John's Church, a listed building, within Carlton village, and a Heritage Statement was prepared by C S Archaeology and submitted to support the earlier approved scheme. An updated statement is included with the submitted documents

3.0 Planning Policy

The new build residential development will be designed to enhance the setting of the surrounding Carlton Conservation Area and St John's church whilst protecting public amenity. The Stud Farm's redundant farm buildings have previously been the subject of Planning Permission for conversion to residential use with the addition of new dwellings.

The site is well served by public transport and lies within close proximity of local amenities. The proposals comply with National and Local Planning Policy as described in the New Local Plan.

4.0 The Proposals

4.1 Description

The proposals involve the demolition of garages, a number of outbuildings, greenhouses and removal of some trees and allows retention of the existing farmhouse, conversion and extension of the existing redundant farm buildings along with the construction of 13 new dwellings.

The development will provide new dwellings which are designed to reflect the existing farm buildings and to have no adverse impact on the trees to be retained within the site. Views to and from St John's church will be retained..

The proposed new dwellings will be built to a traditional design in natural stone to enhance the surrounding Conservation Area.

4.2 Access

The existing vehicular access to the Stud Farm complex from Spring Lane, is to be retained. The access is enclosed by stone boundary walls and mature trees and these are proposed to be retained to maintain and conserve the existing streetscape, although they create a reduction in normal visibility standards.

The roadway within the proposed development will be designed to an adoptable standard leading to private drives and a small housing court. This will provide adequate turning facilities for emergency services and Council refuse collection.

4.3 Layout and Scale

The proposed residential development comprises:

Demolition of the outbuilding attached to the farmhouse, converting the adjoining redundant barns into a single dwelling with a detached garage and construction of 13 new dwellings

The proposed layout takes into consideration the position of the trees that are to be retained and required separation distances in line with current Planning Policy & Guidance.

The new dwellings will be constructed to a similar scale with traditional span and matching height to the existing one and two storey buildings.

A new open space is to be created on part the site of the grass paddock on the northern boundary by St John's church and The Gables, which will protect important views to and from the church.

It is proposed that this open space will be separated from public areas by the existing low stone wall along Church Street. It is not intended to provide any public access other than occupants of the Stud Farm Development. The LPA may wish to impose Planning Condition in this respect to ensure that the openness and views towards the Church are maintained.

The proposed new residential dwellings on part of the site are designed as a group of inter-linked cottages in a small housing court, each with generous garden areas. This development will be constructed in stone with artificial stone or slate roof cladding and will be of traditional proportion. They will have chimney stacks and stone boundary walls with separate front gardens separated from the adjoining vehicular access.

4.4 Appearance and Materials

Design and materials used for the conversion and extension and will respect the existing design detail of the buildings at Stud Farm. The conversion of the existing agricultural barns will retain external and internal details where possible and reflect their former farming use. The existing door and window openings are to be retained and a minimum number of new openings created.

The new dwellings will be constructed in materials previously described and will have traditional verge and eaves detailing, ogee or half round guttering with cast rainwater pipes, timber window and door frames set in rebate to the surrounding stonework with lime-based grit mortar to match existing buildings in the development. The mortar will be brushed level with the adjoining masonry to expose a light aggregate finish.

Private gardens will be enclosed with a mix of stone walls, timber fences and hedges. Hard surfacing will include artificial stone flags, setts and gravel. The new access road to the development will be constructed in tarmac with gravel finish.

4.5 Significance & Justification

The whole site lies within Carlton Village Conservation area and the adjoining St John's church is a listed building. The significance of the heritage assets have been considered for all works considered.

The retained farmhouse and adjoining stone outbuildings are important features of the Conservation Area and the new dwellings will have a potential impact upon the adjoining heritage assets.

The proposals include the demolition of a number of buildings, including the stone building attached to the farmhouse, prefabricated single storey sheds and greenhouses and the area re-developed.

4.6 Landscaping

Landscaping of the site will include the retention of trees, as stated in the arboricultural consultant's report, and new tree and shrubs planted where trees have been removed to enhance the Conservation Area and new public open space.

Paths and terraces surrounding the houses will be finished in artificial stone flags, driveway will be tarmac with bonded gravel finish, and parking spaces in approved setts.

4.7 Energy/Sustainability

To create energy efficient and cost effective development the dwellings have been designed to achieve a 15% reduction in CO₂ emissions. Measures include:

- Increased levels of thermal insulation to all external elements
- Thermally efficient window and external doors
- Low air tightness targets and incorporation of accredited details to reduce cold bridging.

SAP assessments will recommend the optimum efficient and cost effective boiler and associated heating system to achieve the CO₂ reduction required.

When combined these measures will result in a cost effective, low maintenance group of properties.

5.0 Design

a) Connections

The scheme integrates into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site.

b) Facilities and Services

The development is close to community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafes.

c) Public Transport

The scheme has good access to public transport to help reduce car dependency.

d) Meeting Local Housing Requirements

The development has a mix of housing types and tenures that suit local requirements.

e) Character

The scheme creates a place with a locally inspired distinctive character.

f) Working with the site and its context

The scheme takes advantage of existing topography, landscape features wildlife habitats, existing buildings and site orientation.

g) Creating well defined streets and spaces

Buildings are designed and positioned with landscaping to define and enhance streets and spaces and the buildings are designed to turn street corners well.

h) Easy to find your way around

The scheme is designed to make it easy to find your way around.

i) Streets for all

Streets are designed in a way that encourages low vehicle speeds to allow them to function as social spaces.

j) Car Parking

Residential and visitor parking is sufficient and well integrated to that it does not dominate the street.

k) Public and Private Spaces

Public and private spaces are clearly defined and designed to be attractive, well managed and safe.

l) External Storage and Amenity Space

There is adequate external storage space for bins and recycling as well as vehicles and cycles.

6.0 Summary

The Stud Farm Development will be sympathetic to the surrounding Conservation Area of Carlton, will improve the streetscape and provide new public open space.