

Keating & Wistow
Construction
Colliery Farm 68
Middlecliffe Lane
Little Houghton

Planning Application
Design & Access
Statement

CONTENTS

1. Statement

PREPARED BY :

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Design and Access Statement

Erection of two stone/brick built cottages under a common roof structure.

Physical Context

1.0 INTRODUCTION

The Surrounding Area

The site lies in the village of Little Houghton. To its immediate north is a golf course, which occupies approximately 113 acres and owned by the applicant, in addition there is a substantial club house with extensive vehicular parking areas. To the east stands a large stone built detached dwelling (known as the manor house), which is also in the ownership of the applicants family. The boundary treatments facing the proposed site display a series of mature Leyland conifers approximately 8 metres in height, these are to be left in situ to provide an appropriate privacy screen. To the sites southeast a row of three stone built terrace cottages recently constructed and all occupied, these form part of a mixed development of conversions and new builds within the original fold yard of Colliery farm. To the immediate south of the site there is the original farm house with an ancillary garage constructed in stone but all have been rendered externally. The roof to the farm house is covered in a plain grey modern interlocking tile and fronts Middlecliffe Lane. Further housing appears on the opposing side of the road terminating with Brindle cottage setting the extent of the east boundary of the village. To the sites immediate west boundary a hedge of mature Leyland conifer trees 8 metres in height, separate the site these will remain forming the boundary of the new dwellings and to negate any privacy issues being raised from the owners of the residential dwellings of No 8,9 & 10 Buttercross drive.

The Site

The application site once part of the original farmyard complex displays a level and even surface at the time of the topographical survey. A Semi derelict and unsafe structure currently occupies part of the site, which is to be demolished to make way for the new dwellings to be constructed. This redundant farm buildings construction is of red brick with infill stonework panels under a grey welsh slate roof with the traditional two course of stone tiling at eaves level to the front and rear elevations. A new 1600mm stone wall has been constructed which bounds the site to the south separating the farm house curtilage from the site and from the cottages to the east. This has been carried out under a former planning application No 2008/1528 when the cottages to the east were constructed. At present the access to the site will be maintained through the golf course as agreed by prior planning approval 2008/1528.

2.0 SOCIAL CONTEXT

The proposal does not change the usage of the existing area to which the application relates and conforms to the current national and local authorities UDP planning policies. Consideration has been given to the overall impact the structure will have on the openness of the area including existing residential dwellings outside the applicant's ownership. All relevant property owners have been consulted regarding the pending planning application.

3.0 PLANNING POLICIES

The following policies have been taken into account in the submission of this application.

National Policies

Planning policy guidance note 2, paragraph 3.15 "The visual amenities of the green belt should not be injured by proposals for development within or conspicuous from the green belt which although they would not prejudice the purpose of including land in green belts, might be visually detrimental by reason of their siting, materials or design."

Places, Streets and Movement, A companion guide to design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access onto a main road with a 30-mph speed limit and sight line of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30 mph.

Local Policies

The site is included in the village envelope and allocated as a housing policy area in the Unitary Development Plan. Policies H8, H8D, DA2 and GS9 are relevant to this proposal. The draft Local Development Framework Proposals map does not propose to alter this.

Policy H8D

Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would.

Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

SPG Note3

Supplementary planning guidance note3 – infill residential developments.

4.0 HISTORY (whole site)

There has been one application in 2004 that refers to the conversion of the existing redundant farm within the site but only part was implemented.

1. Conversion of redundant farm buildings (2004/1801)
2. Dwelling application No (2006/0214).
3. Dwelling application No (2007/0940).
4. 3No terrace cottages application No (2008/1528)
5. Dwelling application No (2008/0257).
6. Open shed application No (2012/0096). To be determined.

5.0 INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the immediate dwellings have been consulted. A copy of the letter sent with overview drawings, highlighting the proposed new buildings, with their relative positions within the curtilage of the site is attached. (Appendix A) In addition Little Houghton Parish Council has been consulted, in accordance with the Council's Statement of Community Involvement. From a total of 9 individual letters hand delivered, no responses have been received.

Addresses of letters sent

No 8 Buttercross Drive
No 9 Buttercross Drive
No10 Buttercross Drive
Apple Tree Cottage
Cherry Tree Cottage
Pear Tree Cottage
Dove Cote House
The Old Saw Mill
Little Houghton Parish Council.

Responses.

No responses have been received.

6.0 DESIGN OF THE SCHEME

Siting

The siting of the cottages has been chosen to enable both the council's normal privacy distances from existing dwellings and their gardens to be achieved and a reasonable distance from the existing boundary trees to the west. The development will not extend the settlement into the open countryside to the north. When entering the farm complex off Middlecliffe Lane the domestic curtilage and dwelling will mirror the development that already exists. Similar in any views from the golf club the dwelling and curtilage will be seen against the background of the original farm house and terrace cottages so appear as a natural edge to the farm. The question as to whether the proposal would lead to the loss of an area of open space that contributes positively to the character of the area as been taken into account. Approximately half the site is devoid of vegetation and at present used for open storage. The remainder is taken by the existing redundant derelict structure which will be demolished. Any positive contribution to the character of the village is a result of its remaining open and yet is seen with buildings close to from most internal vantage points. Moreover the site is not visible from Middlecliffe Lane and screened by existing farm house and barn conversions which abut the road. While it is clearly a matter of judgement it is suggested that the proposal would cause no particular harm to the character of the village and enhance the site.

Use

Is this justified in terms of :-

Site and surroundings – The site has residential development on three sides.

Land use – The site lies within the village envelope and within a housing policy area.

Amount

Is their justification for :-

How much development is proposed?

Only two dwellings cottages under a common roof is proposed on a relatively large open site, which will be in keeping with the adjacent structures within a semi-rural location of the village envelope.

Layout

Accessibility and travel distances –

There are no shops within the settlement only a general store at the junction of Middlecliffe Lane which is a distance of 750metres from the site.

There is a bus stop adjacent to No 68 Middlecliffe Lane 60metres from the site entrance. Service 68 operates a circular route from Barnsley, calling in the village every 2 hours during the day. It runs hourly from Middlecliffe post office. The 219 service from Barnsley the Doncaster runs through Middlecliffe every half-hour.

Scale

Are the following justified?

The size of the buildings in relation to the surroundings – The proposal is for a pair of double storey height cottages under a common roof, displaying the same foot print of the building being demolished (16.750 m long by 10.000m wide) and by design a comparable size to the three cottages previously constructed. However the new dwellings will be set forward of the original building which will provide a 9metre rear garden enclosure for the enjoyment of the prospective owners, with approximately 3.5metres to the west and east boundaries. The new cottages cannot be seen from Middlecliffe lane and only when you enter the court yard they become apparent.

Landscaping

Landscape principles and details – the original 8m high Leyland boundary treatment is to be retained to provide privacy for the residential dwellings abutting the west boundary of the site. In addition the existing 1600mm high stone wall which surrounds the development will be heightened by the addition of a timber fence over, which will afford greater privacy to the owner/occupiers of the new dwellings and the original farm house to the south.

Appearance

With respect to the architecture, the proposed new cottages are of a simple building form, with all elevations constructed of re-claimed natural 19th century sandstone to match the surrounding structures, with brickwork detailing set to all windows, doors and waist band, all under a common roof structure. The roof itself will be covered with Marley grey interlocking edgemere tiles with a traditional twin course of millstone grit stone roof tiles set to the eaves of the front and rear elevations. This methodology of construction has various merits and has been the subject of discussion with the local authorities planning and conservation officers.

1. The roof covering will show a sympathetic correlation to the surrounding buildings.
2. The building will maintain a traditional South Yorkshire style roof found on rural structures.
3. The roof will complement the semi- rural setting and harmonise with the immediate environment.
4. The roof covering will be in keeping with the ethos and style of rural dwellings.

The proposed roof pitch has been set at 35° to mimic the roof angles of buildings within the pre formed site layout. Both verges to the dwelling are to be finished with wet pointing. All rainwater goods i.e., gutters will be of ogee style and design with round downpipes in black pvcu, as typically used and seen on all the dwellings within the larger complex. External soil and vent pipes will be visible to each gable, again in black pvcu to match the rainwater goods. All external joinery will be hardwood, which will further enhance the traditional character of the new dwelling and maintain to kudos of the existing dwellings within a semi-rural setting.

Access (Through the golf course)

Sight line requirements for an access onto a main road, with a 30mph speed limit are 2m x 90metres. Although this is reduced to 2m x 30metres where traffic speeds are likely to be contained to 30mph. In this case sight lines of 100metres are available to the east, and 100m west. It should be borne in mind that this is an existing access that serves the golf course and already has been found satisfactory for the amount of current vehicular activity. Middlecliffe Lane is not a through road and serves a relatively small number of dwellings.

Car Parking

It is proposed that a minimum of two car parking spaces be provided to each cottage, and constructed using a pervious granular fill material to enable percolation drainage to be achieved.

Proposed pedestrian and vehicular movement within the site and adjacent to it have been conceived, with advice taken from the area planning officer. In addition, all safety aspects within the site relating to and practical movements and manoeuvrability of a motor vehicle in both forward and reverse directions have been addressed.

7.0 EQUAL AND CONVENIENT ACCESS FOR ALL USERS

This is a level site it is therefore possible to provide a safe means of access into the site for both vehicles and pedestrians. The dwellings will be built to levels that avoid the need for steps at any entrance and in accordance with the disability act and part M to the Building regulations.

8.0 ENVIRONMENTAL

The environment agency flooding maps and available data have been checked and the site is recorded as a non- flood risk area.

9.0 EVALUATION

All comments made by the local authorities dedicated planning and conservation officers have been taken into account and implemented at the design stage of the application.

10.0 ECOLOGY

Due to the existing building forming part of the original farm complex and given that the building has suffered structural and material decline over a number of years, a "specific species" bat survey will be carried out to qualify/discount the presence of any endangered species within the buildings envelope. Any bat survey commissioned is to be carried out by a licenced English Nature bat worker.

11.0 CONCLUDING STATEMENT

This design and access statement is written in support of a full planning application and demonstrates the requirement of section 42 of the planning act.

The proposed development meets the requirements of national, regional and local planning policies. Therefore the local authority should be supportive of the overall scheme.

12.0 APPENDIX A

Copy letter and location plan sent to the owners of neighbouring dwellings showing the siting of the new cottages in relation to the boundaries.



ARCHITECTURE. 7 Mulberry Close, Darfield, Barnsley, South Yorks S73 9NN

My Ref. AD/PD/1205
Your Ref.

Tel No (01226) 755446

Date. 02/01/12

Dear Sir or Madam

Re :- Demolition of existing structure & re-erection of 2 new dwellings under a common roof

Before submitting a planning application for the above, I would like to know if you have any comments on the proposal, so they can be considered before a formal application is lodged with the local authority. Any comments you wish to make must be in writing and should reach me within two weeks from the date shown in this letter.

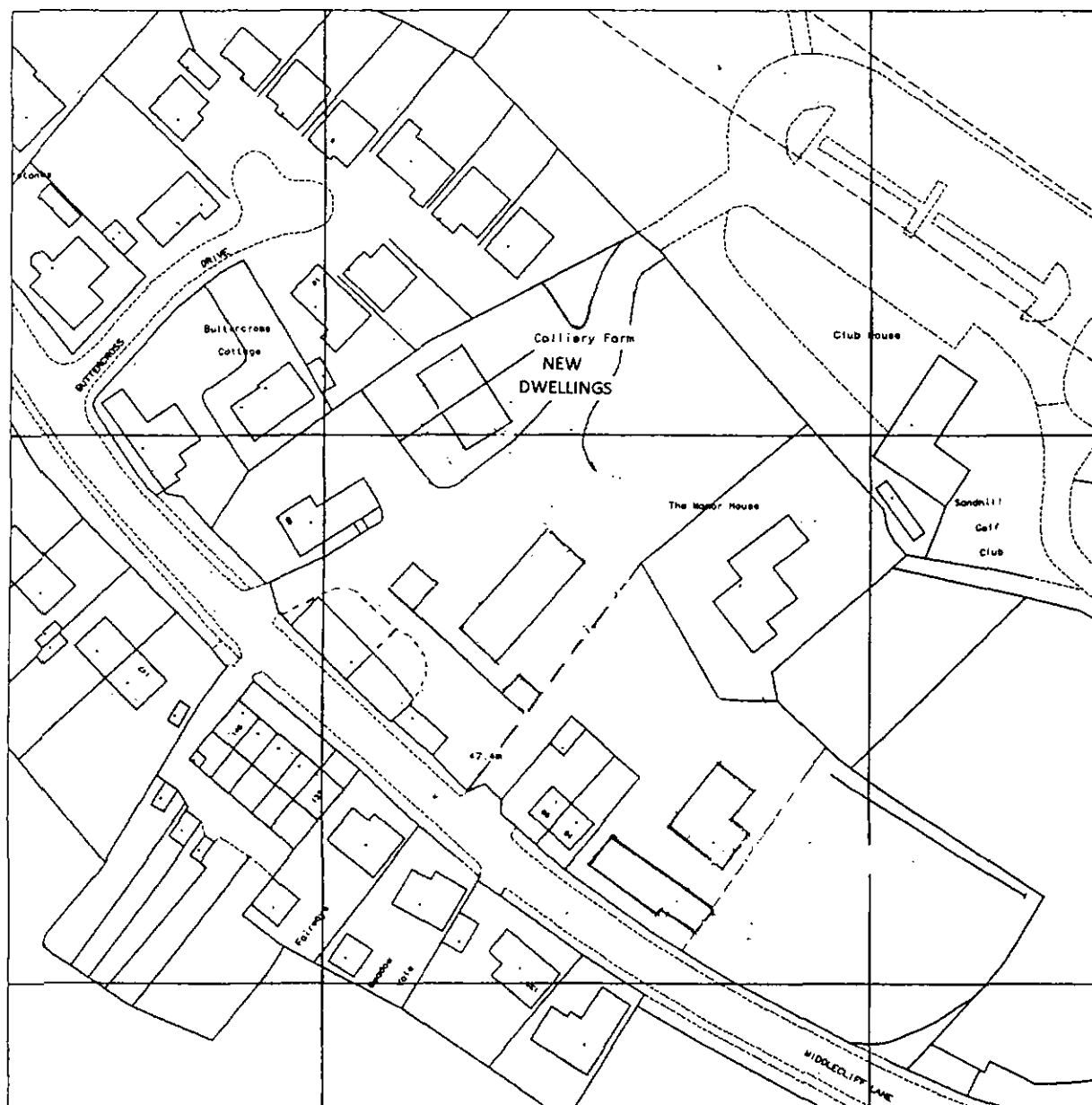
For your information I have enclosed a copy of where the new dwellings will be positioned.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized loop followed by a vertical line and a horizontal stroke.

ALAN DAVIES (for and on behalf of Quill Architecture)

COLLIERY FARM LITTLE HOUGHTON, BARNSELY



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Centre Coordinates: 442543 405577

National Grid sheet reference at centre of this Siteplan: SE4205

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13.0 APPENDIX B

Responses No responses to date.