Connect Planning Consultancy

Design & Access Statement

Hill Top Farm, Thurgoland

Contents

1) Site Description

2) Character Appraisal

3) Design Objectives

4) Proposed Development

- layout
- use
- amount
- scale
- appearance
- landscaping

5) Access

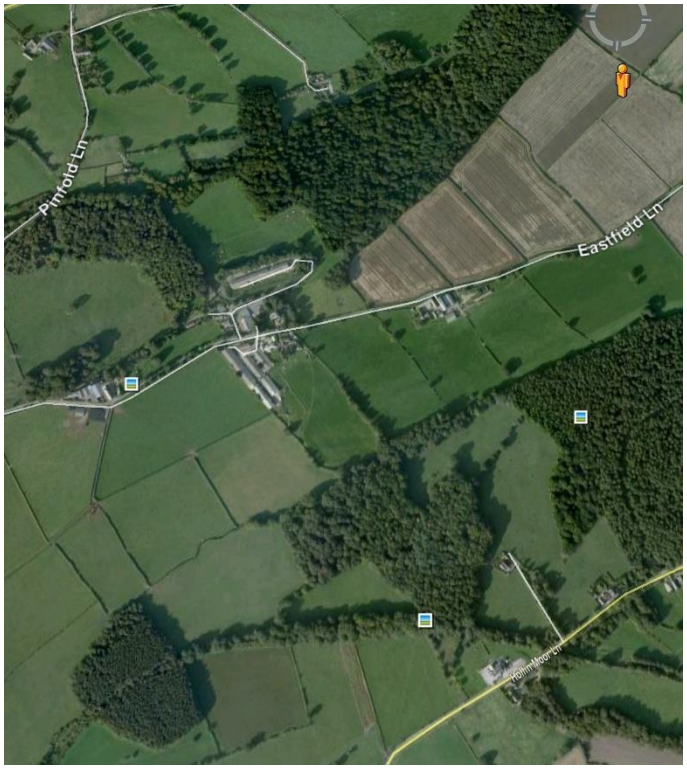
1.0)Site Description

Hill Top Farm is an existing, well established poultry farm comprising of several large utilitarian brick and steel sheds located to the South side of Eastfield Lane, within the hamlet of Eastfield which lies to the North East of the village of Thurgoland, within the borough of Barnsley. The farm occupies approximately 1 acre of land with another acre of grassland paddock and slopes away from the road from North to South.

The proposed dwelling would be located adjacent to an existing line of dwellings that front onto Eastfield Lane and would replace an existing poultry shed that would be demolished and removed from site. The agricultural holding is roughly rectangular in shape and the proposed dwelling would sit in the North Eastern corner of the site facing Eastfield Road.

2.0)Character Appraisal

The site sits within a small hamlet and possesses a rural setting within the greenbelt. The character type of the locality and surrounding environment is one of a landscape dominated character. East and West of the hamlet are semi- formal fields set to pasture, which further east become more notably arable forms of agriculture. Pockets of woodland and plantation provide breaks in the agricultural belt which wraps around smaller areas of settlement.



(Above) The hamlet of Eastfield sits within a landscape dominated character type.

The built environment demonstrates its close relationship with agriculture through the numerous farms and barns that exist in hamlets such as Eastfield and also in isolation. The architectural form of new residential properties within the locality is generally of farmhouse appearance, with a gable ended format, constructed with slate roofs and stone coursing.



(Above) One of the developments under construction within the hamlet of Eastfield.

3.0 Design Objectives

The following key design objectives for the development were established:

- Provide an appropriate level of living accommodation for the client's needs for managing the farm unit.
- Design of the dwelling should replicate the local character of the best elements of existing buildings in the locality.
- The dwelling must be of an appropriate scale so not to adversely impact upon the openness of the greenbelt or upon the amenity of the adjacent dwelling.
- The dwelling must have a sufficient amount of private amenity space surrounding the dwelling for enjoyment of the outdoor space.
- The dwelling must have an acceptable vehicular access and not cause conflict with the farm related vehicles that access the site.

4.0 Proposed Development

This proposal seeks full planning permission to erect a dwelling to provide onsite residential accommodation for a full time agricultural worker on a well established agricultural holding at Hill Top Farm, Thurgoland.

The proposed dwelling that presents a farmhouse appearance (5m x13m footprint) would be erected adjacent to the existing dwelling to the north of the site and would require the demolition of 1 existing former poultry shed. Sited close to the frontage of the site the 2 storey dwelling would face westwards towards Eastfield Lane and would be served by the existing vehicular access to the farmstead. The farmhouse is located amongst the group of existing agricultural buildings and an adjacent 2 storey dwelling to the east.



(Above) The detached dwelling adjacent to the eastern boundary of the site.

.Layout

The proposed layout of the dwelling is simplistic and provides the majority of the ground floor space as open plan lounge, kitchen and dining room. The main entrance to the farmhouse is to the front elevation off centre to the side of the front gable projection. The study and utility occupy the Western end of the ground floor, the study providing the farm managers office requirements and the utility providing a secondary entrance.

The first floor provides 3 bedrooms accessed off a central landing area and family bathroom directly above the utility. The master bedroom to the east of the landing connects to its ensuite bathroom and walk in wardrobe.

.Use

The proposed residential use falls within an area of greenbelt where new development is strictly controlled. However, new residential dwellings necessary for the operation and functioning of agricultural units or other rural activities are permitted where justified subject to fulfilling certain criteria.

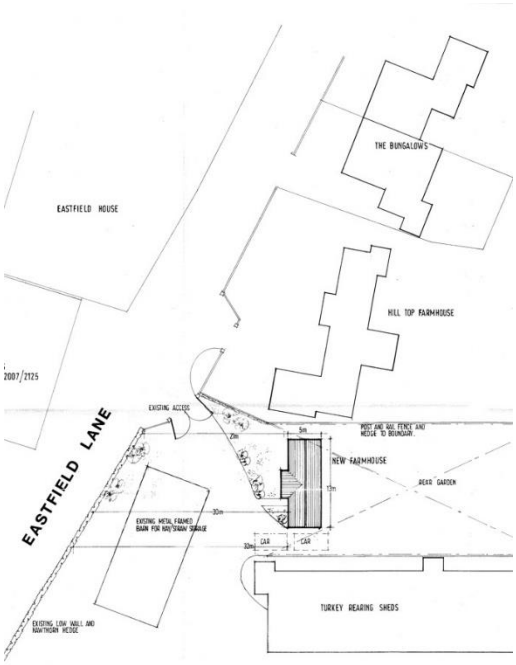
.Amount

It should be noted that planning permission (ref: 2007/2125) was granted in 2007 on the opposite side of the road for 4 large detached dwellings and whilst the existing farm would be large enough for the erection of a greater number of dwellings the applicants only require one dwelling so that they can operate the agricultural and livery business in a more efficient and effective manner.

.Scale

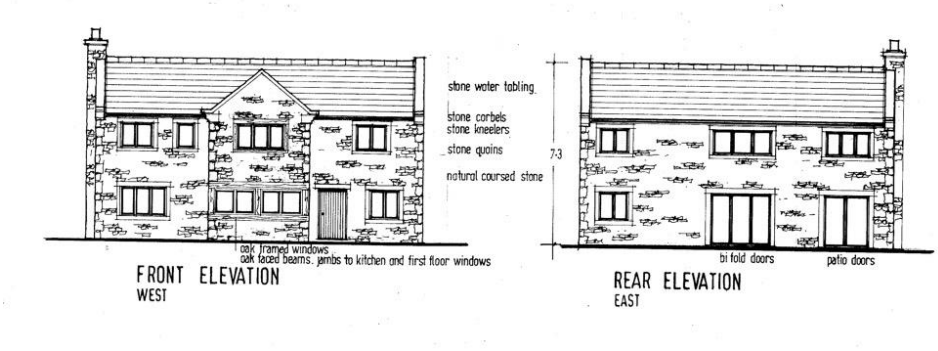
The scale of the proposed farmhouse is significantly smaller than other dwellings within the vicinity including the existing dwelling adjacent the eastern boundary. The height (7.3m to ridge) is relative to other dwellings in the vicinity and has been designed so that it does not have an imposing or dominating presence within the landscape. The footprint is relatively modest compared to other dwellings within the hamlet.

The dwelling is not of such a size that would be unsustainable or unviable for the agricultural business yet is large enough to provide adequate levels of accommodation.



.Appearance

The proposed dwelling presents a rustic farmhouse appearance which is characteristic of farmhouses and cottages within the local area. The proportions of the dwelling are such that emphasise its horizontal nature and low height. The central gable adds interest to the front elevation and the oak framed windows and doors, surrounds and jambs are frequently used in rural areas. Examples of construction materials of natural coursed stone and reconstituted stone slates are commonly found in the surrounding area.





(Above) A row of cottages within Thurgoland

.Landscaping

The front elevation sits 21 m back from the edge of the road which allows an opportunity to provide a front garden area. This area will planted with low level shrubs and plants.

Landscaping within the rear garden of the dwelling will be undertaken to soften the visual impact of the existing poultry sheds upon the applicants to increase the attractiveness of their outlook and therefore their enjoyment of the rear garden area.

5) Access

The proposed vehicular access will utilise the position of the existing access to the site. Given that the existing access into the site is splayed with good levels of visibility for vehicles exiting the site it is not envisaged that and problems will be created by the erection of the proposed dwelling upon highway safety. To the south of the proposed dwelling space is provided for the parking of 2 vehicles.

(Below) View of Eastfield Lane from Eastfield

