OLDFIELD DESIGN
PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 1814c
Date: 29th August 2018

Barnsley Metropolitan Borough Council
Planning Department
PO BOX 634
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**Proposed Erection of Detached Garage with Ancillary Accommodation over at Martin Nest Farm, Hepworth, For Mr & Mrs D Turner**

# DESIGN AND ACCESS STATEMENT

## Existing Property

The application site is situated approximately 5km south-east of Holmfirth and approximately 6km north-west of Penistone. The site is located in open countryside, but outside the Peak District National Park Authority boundary which runs approximately 3.5km to the south. The site sits on a high plateau with very few trees. The site is located on the south side of Grime Lane close to the cross road junction with Hog Close Lane, Slack Top Lane and Birdsnest Lane.

The farm holding itself consists of a range of buildings. There are a number of agricultural buildings of various size and style. These are all of varying ages, having been erected as the farm business on the site has evolved and grown. At the southern corner of the site is a newly built house which was granted planning permission on 12th June 2012, this is where the applicants Mr & Mrs Turner now live.

The application site is bound by gritstone walls and post and wire fences. The yards and access ways within the site are formed with a mixture of concrete and compacted stone/hardcore. Access to the site is made at the north of the application site, directly off Grime Lane. There are no trees, hedges or bushes within the application site.

### Additional Information

The application site is not within a Conservation Area.
None of the buildings on the site carry Listed status.
Planning permission was granted for a new dwelling on this site in June 2012. We are not aware of any other applications for the site.

## Proposed Development

The proposal is for the erection of a detached garage and workshop with Ancillary Accommodation over. The proposed garage is for the applicants' own vehicles and the ancillary accommodation is for their family who frequently visit them from other areas in the UK.

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**Design Considerations**

The proposal is for the erection of a 11/2-storey, detached garage with accommodation over. The building will be constructed in a traditional style and natural materials will be used to match the existing house.. The windows will all have natural gritstone heads, cills and jambs.

The proposed building is one & half storey but needs to be reasonably high to accommodate two floors. It has been intentionally designed to be as low as possible, particularly by positioning the roof eaves just above the first-floor window cills which results in the first-floor rooms being partially within the pitched roof slope and the overall height of the building remains low. The pitch of the roof will match that of the dwelling, with slates to match the dwelling. The siting of the building also uses the natural slope of the site by being set down into the ground slightly at its southern end to further reduce the apparent height of the dwelling. The result is a 11/2-storey dwelling which is of a modest height and which, when viewed with the adjacent existing dwelling fits comfortably into the landscape.

**Parking and Access**

Access at present is via the farmyard from Grime Lane on the north-eastern side of the farm unit. However this is becoming more of a problem than initially thought and our clients feel that it would be far better in terms of animal husbandry, welfare and safety for the dwelling to have its own access off Grime Lane. This will provide parking spaces for at least two vehicles.

**Impact on Neighbouring Dwellings/Buildings**

The nearest neighbouring property outside the applicant's ownership is Martin Nest Cottage on the northern side of Grime Lane. This property is approximately 150m north of the proposed site of the dwelling and therefore the proposal will not affect the neighbouring property.

**Ecological Report**

The proposal does not affect any existing buildings and does not effect and trees, bushes or hedgerows and so we believe an ecological survey/report is not necessary.

**Flood Risk Assessment**

Martin Nest Farm does not lie within a designated flood risk zone and therefore we believe a flood risk assessment is not necessary.

**Further Information**

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

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| a) Dwg No. 1814-01A | Existing Site Block Plan |
| b) Dwg No. 1814-03A | Proposed Site Block Plan |
| c) Dwg No. 1814-04A | Proposed Plans and Elevations |
| d) Dwg No. 1814-05A | Proposed Garage plans and Elevations |
| e) Dwg No. 1814-SL | Site Location Plan (1:2500) |