

DESIGN AND ACCESS STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT
HILLTOP FARM
REDBROOK ROAD
BARNLEY**

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1.0 Introduction

Chris Carr Associates have been instructed by the Trustees of the Estate of Malcolm Edmund Birkinshaw Deceased, to submit a full planning application for the conversion, modernisation, extension and redevelopment of land at Hilltop Farm, Redbrook Road, Barnsley. The scheme is to include the retention of existing houses, cottages and redundant agricultural buildings, the construction of two new build dwellings and the demolition of Nos 16, 18 and 20 Hilltop Lane. Three vehicular access points to the site are to be closed and a single new access provided.

2.0 Site Assessment

2.1 Location

Hilltop Farm is located immediately adjoining Redbrook Road and is approximately 2.1 kilometres from Barnsley Town Centre. The site covers an area of 0.22 hectares (0.54 acres). A private access roadway at the South-East corner of the site serves the redundant farm and existing housing at Nos 10, 11 and 12 Hilltop Lane, together with Nos 32 and 34 Redbrook Road. A further four cottage properties gain access from Hilltop Lane which is located at the South West corner of the site's frontage with Redbrook Road. The site is well located, being close to the centre of Redbrook, an attractive suburb of Barnsley, with schools, shops, public houses and other local facilities within walking distance. Barnsley Hospital is approximately ½ kilometres to the East.

Site location plans are attached at Appendix 1.

2.2 Background

The site at Hilltop Farm forms a part of the Estate of the late Malcolm Edmund Birkinshaw. This site, together with a single agricultural field to the North West, is all that remains of the original farm and there has been no regular agricultural use for several years. Existing houses and cottages within the site boundary are either let or vacant, and most are in poor condition requiring comprehensive modernisation and improvement. Terraced cottages at Nos 10-20 Hilltop Lane have no private garden area.

Planning Permission Ref No: APP/R4408/A/07/2056865 was granted on 14 April 2008 for residential development over the agricultural land to the North West of the site, with vehicular access to be taken from Barden Drive. Permission was granted subject to the provision of a pedestrian right of way from the development site through the land at Hilltop Farm to Redbrook Road.

The existing buildings at Hilltop Farm, enclosed by a stone boundary wall abutting Redbrook Road, are attractive and make a positive contribution to the local streetscape. The site, which is allocated for residential purposes, is in a sustainable location close to local amenities and ideally suited to a small scale residential development.

2.3 Photographic Survey

A photographic survey is attached at Appendix 2, which illustrates the existing buildings and the surrounding site. The photographs are annotated to confirm the direction from which they were taken.

2.4 Measured Survey

A detailed topographical survey of the site and a measured survey of the existing buildings have been prepared. Copies of the survey drawings are attached with the application.

2.5 Site Investigation

A Phase 1 Geo-environmental Site Investigation Report has been prepared by Eastwood & Partners, Consulting Engineers. The report confirms that the land has been used to site farm buildings since prior to 1855, surrounded on all sides by existing residential development. Ground conditions are anticipated to be made ground clay or sand overlying sandstone and undivided mudstones. Un-reinforced strip foundations are recommended and it is not thought likely that the site would be subject to contamination. It is recommended that the site be subject to a further Phase 2 investigation prior to development and the protection against sulphates and radon gas migration will need to be incorporated.

A copy of the Phase 1 geo-environmental site investigation report is attached with the application.

2.6 Structural Inspection

Refer to the structural appraisal undertaken by Eastwood & Partners, Consulting Engineers. The report confirms that a number of buildings on the site are in poor structural condition with soft/weathered stonework and rotten internal timbers to upper floor levels and roof structures. It is recommended that these buildings be demolished.

The Western barn, a substantial two storey stone built building at the South-West corner of the site is recommended for retention and is suitable for residential conversion. A further detailed inspection of structural timbers will be required. An asbestos survey should be undertaken prior to any demolition works.

2.7 Flood Risk Assessment & Drainage Statement

Refer to the flood risk assessment and drainage statement prepared by Stevenson Associates. The report confirms that existing buildings are connected to a combined public sewer in the field to the North of the site. It is proposed that all foul and surface water drainage from the redeveloped site should be connected to the existing sewer, but that surface water should be drained via a storage facility and hydro-brake flow control. Foul and surface water drainage within the site will be taken via separate drainage systems and flows to the public sewer will be reduced by 30%. The report confirms that an inspection of the Environment Agency's indicative flood zone map shows that the site is not within a flood plane and is believed not to flood.

2.8 Arboricultural Survey

Refer to the arboricultural survey prepared by JCA Ltd, Arboricultural Consultants. The report confirms the trees on site were predominantly semi-mature and early mature specimens and that whilst collectively they provided a reasonable amenity to the surrounding area, one specimen tree had a high amenity value. Tree Nos T12 and T13, located immediately outside the development site boundary are to be retained as is tree No T17, a mature ash located centrally within the site. All other minor trees and shrubs within the site are to be removed.

2.9 Transport Statement

Refer to the transport statement prepared by Sanderson Associates, Consultant Highway Engineers.

The report confirms the existing situation with regard to a number of private vehicular access points from Redbrook Road, considers past accident data, speed survey results and advises on closing access points to the West and centrally within the site frontage, and retaining and improving the existing access at the East. The report also confirms that the site is ideally placed to access numerous modes of transport and that the site conforms to the guidance set out in PPG13: Transport. The report concludes that from the studies set out in the transport statement it is considered that there are no highway or transportation reasons why the development should not proceed.

2.10 Bat Survey

Refer to the bat survey undertaken by Derek A Whitcher Ltd, Wildlife Consultants. The report found no evidence of bats using the existing buildings, but advised that a bat dusk emergence survey be undertaken during the Spring/Summer months prior to any development work commencing on site.

3.0 Planning Policy

The site at Hilltop Farm is surrounded by existing residential development, and is allocated for residential use in the Council's approved and emerging Planning Policy documents. The site is well located, close to local amenities and Barnsley Town Centre, is served by public transport connections and is therefore in a sustainable location.

4.0 Involvement and Evaluation

Prior to preparing detailed design proposals for the site at Hilltop Farm, the Architects had discussed the principle of future residential development, including the conversion of redundant buildings with the Local Authority's Planning Officer.

In the course of preparing a full planning application, the client has appointed competent specialist consultants to advise on all relevant matters. This includes architectural design and detailing, Planning Policy, access and highway implications, drainage, flood risk, trees, wildlife and site conditions.

Prior to submitting a planning application, a copy of the detailed design drawings was discussed with the occupiers of houses within and immediately adjoining the site. The result of the information provided by independent consultants, and discussions with existing residents, has been used to inform the design process.

5.0 The Proposals

5.1 Description

The redevelopment of Hilltop Farm allows for the demolition of existing terraced cottages at Nos 16, 18 and 20 Hilltop Lane, and a number of redundant, semi derelict agricultural buildings at the centre of the site. The scheme includes for the retention and modernisation of existing cottages at Nos 10, 11/12 Hilltop Lane, and the principal stone built agricultural barn at the South West corner of the site. It is proposed to construct 2 No semi detached three bedroomed cottages parallel to the frontage with Redbrook Road, and to provide a new vehicular access to future dwellings within the site and to the existing dwellings at Nos 32 and 34, immediately adjoining the site's Northern boundary.

The site stands in a prominent location immediately adjoining Redbrook Road, with existing historic agricultural buildings and stone boundary walls, making a positive contribution to the local streetscape. The proposed development will retain those agricultural buildings capable of conversion, improve and modernise existing cottages, retain access to adjoining dwellings and include the construction of new stone built properties which will provide enclosure to the inner courtyard space and reinforce the existing streetscape.

Houses and cottages within the development will provide a mix of two and three bedroomed accommodation, all with private parking and gardens.

Existing substandard vehicle access points to Redbrook Road will be closed, and a single new access constructed within enhanced visibility and featuring a designated

footpath link from Redbrook Road through the site to development land at the rear, recently the subject of planning permission, Ref No: APP/R4408/A/07/2056865.

Existing site contours are to be exploited by constructing stone built boundary walls to separate private gardens, terraces, footpaths and parking areas. A mature ash tree, identified within the accompanying arboricultural survey, is to be retained as a central feature within the development.

5.2 Use

Residential

5.3 Access

Two existing substandard vehicular access points to Redbrook Road are to be closed and a third, improved to provide a single new point of access. The new access will serve the proposed residential development, existing cottages within the site and Nos 32 and 34 immediately adjoining. Separate pedestrian access to the site and the development land beyond is included. A detailed transport statement has been prepared by Sanderson Associates, Consulting Engineers, and a copy is attached with the planning application.

Due to existing site contours level pedestrian access cannot be provided to all dwellings.

5.4 Layout and Scale

The layout of buildings on site includes the retention of an existing barn and cottages, and the construction of 2 No new residential properties located at right angles to the main barn and parallel to Redbrook Road. The buildings will form an enclosed private courtyard space with communal parking provision separated from residential curtilage by stone boundary walls. New build cottages have been designed to a similar scale, height and span as existing buildings and are in keeping with the site's immediate residential surrounds.

5.5 Appearance and Materials

The scheme has been designed to reflect its original agricultural purpose with a mix of houses, cottages and converted stone barns around a courtyard space. Buildings are constructed with stone and/or rendered elevations and are to be roofed with Bradstone or other equal approved artificial stone slates. Window and door frames are to be in high performance timber section for off-white paint finish, with large barn opening frames in stained hardwood. All door and window frames are to be set a minimum of 75mm in recess to adjoining masonry. Rainwater gutters are to be traditional ogee section, pre-finished aluminium or cast iron, supported on rise and fall brackets and connected to circular rainwater pipes with traditional collared boss connectors, discharging via shoe outlets to rainwater gulleys at ground floor level.

Stonework is to be finished with flush mortar pointing, brushed off prior to final set to expose a grit sand aggregate.

Boundary walls throughout the site are to be constructed in stone with matching copings and hard landscaping is to feature good quality artificial stone flags, setts and natural gravel finishes.

5.6 Landscaping

Soft landscaping throughout the site is to include for dense shrub planting in beds at the site's frontage with Redbrook Road, to the Eastern boundary of the site adjoining the proposed public footpath and at major changes in level adjoining retaining walls. Existing trees identified as tree Nos T12, T13 and T17 within the accompanying arboricultural survey are to be retained, and new standard trees planted at intervals surrounding the site and indicated on the site location plan Ref No: 20/62 P2 Rev A. Garden areas to individual residential properties will be turfed.

6.0 Summary

The proposed redevelopment of Hilltop Farm will allow for the retention of existing houses and cottages and the conversion of a substantial stone built redundant agricultural barn. The construction of 2 No new dwellings, an improved vehicular access, the retention of principal trees and a high standard of hard and soft

landscaping will enhance the site, improve highway safety and make a positive contribution to the local streetscape. Hilltop Farm is in a sustainable location, at the centre of the existing residential development and close to local amenities, schools and employment. The proposed development will remove unsightly and semi derelict buildings provide a new economically viable future for a structurally sound stone barn, and result in additional two and three bedroomed small family dwellings in an area of high residential demand.

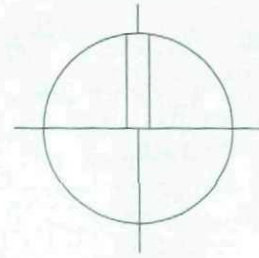
A handwritten signature in black ink, appearing to be 'J. Carr' or similar, written in a cursive style.

Signed.....
FOR CHRIS CARR ASSOCIATES

APPENDICES

APPENDIX 1
SITE LOCATION PLANS

North



OS License No: LIG0015

0 50m 100m 150m 200m

**HILL TOP FARM,
REDBROOK RD,
BARNSELY**

LOCATION PLAN

Scale 1:1250

Date March 07

Ref 20.62

Drwg No OS1



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ARCHITECTS

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APPENDIX 2
PHOTOGRAPHIC SURVEY



1. Existing vehicular access at the South East of the site.



2. Existing vehicular access over Hilltop Lane at the South West corner of the site.



3. Existing central vehicular access to the farmyard.



4. Barns, outbuildings and cottages seen behind stone boundary walls to Redbrook Road.

Hilltop Farm
Redbrook Road, Barnsley



5. The two storey stone barn viewed from the South West.



6. Hilltop Lane looking towards the existing cottages Nos 16, 18 & 20.



7. The existing cottages at Nos 10 and 12/14 Hilltop Lane.



8. The principal barn viewed from the North East.

Hilltop Farm
Redbrook Road, Barnsley



9. Existing cottages Nos 10 and 12/14 viewed from the North-East within the main courtyard.



10. Local shops on Redbrook Road.