

DESIGN & ACCESS STATEMENT. (Unit 3)

Introduction.

This is an Application for Change of Use to one dwelling of a brick built agricultural building at Cliff House Farm, Mortimer Road, Cubley, Penistone. S36 9FR

The Applicant is Mrs. S. Dawson.

Existing Site.

The brick building was originally built as an open fronted cart and implement shed, it has since been extended with block-work to the North elevation and used for rearing pigs.

The building is part of a group of agricultural buildings of varying types and was a later addition to the group.

There are a number of mature trees around the building.

The Applicant's family have lived and worked the farm for the last 70 years.

The Applicant's parents, Mr. and Mrs. Fretwell ran Cliff House Farm as a

Dairy farm until Mr. Fretwell's death in 1991, his widow continued with dairy farming until 1998. Since then various family members have kept animals on a casual basis, the main agricultural business ceased in 1998.

Context of the Development.

Agricultural activity has now ceased from the farm.

In the present farming climate the owners of the site do not feel that there is any prospect for re-use of the farm buildings for agricultural purposes, and against that background, a proposed conversion to other uses is contemplated.

The site is located within The Green Belt, and Planning Principles associated with Green Belts form part of the context of the development.

A Structural Survey has been undertaken of the existing building to establish that it is capable of conversion.

The design of the scheme has had regard to the context of the development and the choice of conversion to residential use has also had regard to Planning Policy, and the suitability of use for the locality and the compatibility with the uses of nearby and surrounding buildings.

Amount.

The Proposal to convert the brick building to one dwelling has been settled by reference to the size of the building and the need to provide an appropriate parking and curtilage area for the unit, without further encroachment into The Green Belt.

The provision of an appropriate internal layout with a suitable floor area has also been a major factor which has influenced the conversion to one unit.

Layout.

The layout is driven primarily by the shape and orientation of the building. The desire to retain the original general form (before block-work was added) to achieve a conversion is also a relevant factor.

Appearance.

The removal of the block-work from the front elevation will reveal an open fronted building, the Proposal is to retain the openings and form windows.

The extension to the right of the elevation will compensate for the floor area lost with the removal of the block-work.

The Proposal is to clad the whole of the building in coursed second hand stone, to harmonize with the other buildings in the group. The stonework is for aesthetic purposes only.

The West side elevation will have a new window, the rear elevation will have three small windows, all to be obscure glazed.

There will be no change to the East side elevation, the roof covering will remain unchanged.

Access.

Access to Cliff House Farm is along an unmade track from Mortimer Road.

Visibility to the south from the junction of the track with Mortimer Road is limited, due to walls, road curvature and vertical alignment.

As part of the development it is proposed to lower the boundary wall and remove vegetation to achieve the maximum visibility possible.

The first 10 metres of the track will be surfaced with tarmac, and passing places formed along the track with a turning area for service vehicles at the head of the track.

With the change of use to residential, all agricultural activity at the farm will cease, as will movement of large slow moving agricultural vehicles, this could be balanced against the traffic generated by the relative modest nature of the proposed development.

Cliff House Farm is located approximately one and a half miles from the centre of Penistone where all amenities can be found.