DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
GOSLING MOOR FARM
HERMIT HILL LANE
WORTLEY

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1. Introduction

Chris Carr Associates have been instructed by the Wharncliffe Estates to submit a full Planning Application for the conversion of redundant agricultural buildings to create an additional three dwellings at Gosling Moor Farm, Hermit Hill Lane, Wortley.

2. Site Assessment

2.1 Location

Gosling Moor Farm is located approximately 2 kilometres to the South-West of Wortley Village in open countryside, but in close proximity to the A616 Stocksbridge Bypass. Stocksbridge is approximately 2.5 kilometres to the West.

A site location plan is attached at Appendix 1.

2.2 Background

The site, which is the subject of the Planning Application, was previously a part of a small agricultural holding which included Gosling Moor Farmhouse, a large two storey stone built barn and a small single storey stone outbuilding, constructed in an enclosed courtyard.

The buildings have been a part of the Wharncliffe Estates since their initial construction, but have been largely redundant to agricultural use during recent years. The site stands in attractive open countryside and is accessed via a private roadway which connects to the adopted highway in Finkle Street, on the opposite side of the A616 Stocksbridge Bypass.

Planning Permission reference number 2006/0230 was granted on 16 June 2006 for conversion of the single storey outbuilding into dog kennels, and is currently used by the Greyhound Trust for housing ex-racing dogs prior to re-homing. The present tenants do not require the large two storey stone barn and the owners, the Wharncliffe Estates, are seeking Detailed Planning Permission for a future use which allows for the comprehensive restoration of the site and a long term economically viable future for the substantial farmhouse, two storey stone barn and single storey outbuilding.

The existing buildings are structurally sound, in good condition and of a size, scale and overall proportion which would allow for alternative residential use without substantial alteration or extension. The group of buildings at Gosling Moor Farm makes an attractive contribution to the surrounding Green Belt and their re-use should be encouraged.

2.3 Photographic Survey

A photographic survey is attached at Appendix 2. This illustrates the existing buildings, both internal and external views and the immediate surrounding site. The photographs are annotated to describe the direction from which they were taken.

2.4 Measured Survey

A detailed topographical survey of the site and a full measured survey of the existing buildings has been undertaken and copies of the survey drawings are attached with the Planning Application.

2.5 Site Inspection

The site and buildings have been the subject of a walk-over survey. The existing buildings are constructed in stone beneath stone slate roofs and have, in the past, been used as a part of a small scale agricultural holding. The site inspection and past records do not indicate any other development of the site and the immediate surrounds have remained in agricultural use. There is no evidence of fuel storage tanks or use of the buildings in the past for the storage of agricultural chemicals, or any other potential contaminant. An Enviroscreen Certificate has been obtained and is included as part of our Application documents. The site area includes private gardens adjoining the farmhouse, an inner grassed courtyard, an original orchard and adjoining open grassland. The site area is enclosed with existing dry stone boundary walls.

The existing buildings are in good structural condition featuring original roof trusses and purlins supporting stone slates. External stonework shows little signs of weathering and minimal structural repairs will be required to facilitate conversion to residential use.

The buildings are well served with existing door and window openings and have a generous span and internal height which will convert without major alteration and/or extension.

Conversion of the existing buildings will require the roof claddings be re-laid and at this time a detailed inspection of rafter bearing ends, wall plates and other hidden timber detailing can be undertaken and any essential repairs put in hand.

2.6 Drainage and Flood Risk

Foul drainage from the farmhouse connects to an existing septic tank. All surface water drainage from roofs and hard standings is taken to soakaways on site. The proposed foul drainage from both the farmhouse and adjoining barn conversions will be connected to a Bio Disc sewage treatment plant located within the adjoining field with final discharge to existing watercourse to the North East of the site. Surface water from the site will connect to on-site soakaways.

The site is not within an area subject to flooding and no special precautions are therefore required.

2.7 Ecology

A bat survey has been undertaken and mitigation strategy drawn up by Derek A Whitcher Ltd, wildlife consultants. A copy of their report dated 21 November 2008 is included as part of the Application documents together with two further documents written in support of the Planning Application, to go forward to Natural England as part of the Natural England licence application.

2.8 Arboricultural Survey

There are no mature trees within the site area that are affected by the proposed conversion to residential use. Existing fruit trees within the adjoining orchard to be retained with the exception of 2 No either side of the proposed garden fence which divides the residential curtilage to Plots Nos 1 and 2.

2.9 Access

Vehicular access to the site will be by the existing private roadway over Hermit Hill Lane which connects with the adopted highway at Finkle Street. It is proposed that the access should be retained in its existing informal rural condition. A new double garage is proposed to be constructed immediately adjoining the farmhouse, and all other car

parking is to provided with purpose built car park adjoining the site and on the opposite side of Hermit Hill Lane. Car parking will be enclosed by a drystone boundary wall which will be excavated into the surrounding contours and subdivided by a central planting bed.

3.0 Planning Policy

The site is within the Green Belt. National and Local Green Belt Planning Policy clearly states that development within the Green Belt is inappropriate other than in exceptional circumstances. Existing agricultural, commercial and business uses have a right to maintain and improve their facilities, but any substantial redevelopment and/or extension of those facilities which require Planning Permission, and such permission would only be granted on the grounds that it did not adversely affect the openness and/or character of the Green Belt.

Residential uses within the Green Belt are strictly controlled and would not normally be allowed, other than in exceptional circumstances and normally only for the purposes of providing accommodation for a person employed full time in either agriculture or forestry. Conversion of existing redundant buildings for residential purposes is allowed, but only in those cases where the existing buildings are judged to be of architectural interest and/or importance, structurally sound and capable of conversion to residential use without major alteration and/or extension. The buildings at Gosling Moor Farm fall within this category and are clearly suitable for conversion.

4.0 Involvement & Evaluation

The site and existing buildings have been the subject of a walk-over survey, structural inspection and ecological survey prior to the preparation of design proposals. Survey information has been used to inform the design process.

The site is in a rural location and conversion of the existing buildings to residential use would not impact upon any other residential property. Redevelopment of the site by converting the existing redundant agricultural barns to dwellings would require very few new door and window openings, and can be undertaken without a detrimental impact upon the surrounding Green Belt.

5.0 The Proposals

5.1 Description

It is proposed to convert an existing two storey stone built barn into two semi detached dwellings and an adjoining single storey outbuilding into a third single storey cottage. A flat roofed extension attached to the single storey outbuilding and adjoining the farmhouse is to be demolished and a new purpose built detached double garage constructed on land adjoining.

The existing farmhouse is to be retained, and a small part of the field adjoining the South-East boundary enclosed to allow for construction of the garage and for the provision of additional garden area.

Car parking in respect of the barn conversion is to be provided within a self contained car park on the opposite side of Hermit Hill Lane, and the whole of the site is to be enclosed within existing and/or new build drystone boundary walls.

5.2 Use

Residential.

5.3 Access

Existing vehicular access over Hermit Hill Lane is to be retained. It is not proposed to carry out major alterations or improvements to the access roadway which have proved adequate for past and present business uses, where numbers of vehicles visiting the site are well in excess of those that would be expected to serve a total of four dwellings.

5.4 Layout and Scale

The existing agricultural buildings are to be retained and converted without major alteration and/or extension. The existing buildings are domestic in scale and constructed around an inner courtyard space which is to be subdivided to provide private gardens. A single storey lean-to extension is proposed to barn conversion No 2, to be constructed within an enclosed wall space immediately adjoining the North-East

gable elevation. Existing single storey pre-fabricated buildings within the inner courtyard and a single storey stone structure adjoining the existing farmhouse are to be demolished and removed. New build garaging to serve the existing farmhouse will provide both parking and external storage space.

5.5 Appearance & Materials

The detailed design proposals allow for the retention and conversion of an attractive range of agricultural barns adjoining an existing farmhouse. The existing buildings are constructed in natural coursed stonework beneath stone slate roofs. The new build extension to Unit No 2 and the proposed garage to the farmhouse will be constructed in matching materials. Existing door and window openings will be retained, and where new openings are added, they have been designed to reflect the haphazard arrangement seen in the existing structures.

Drawings attached with the Planning Application confirm all proposed materials and finishes.

5.6 Landscaping

Detailed landscaping proposals for the site, to include both hard and soft landscaping proposals are illustrated on the site layout drawing, reference No 22.25 P1 Rev A. Hard landscaping will include the construction of new stone boundary walls, artificial stone flags and setts to paths and terraces, and natural gravel finishes. Soft landscaping to include for lawned gardens, native species boundary hedges to delineate residential curtilage from the adjoining orchards, and a mix of shrub and tree and planting to raised beds at the site's periphery.

6.0 Summary

The proposals to redevelop Gosling Moor Farm will allow for the retention of an attractive range of original agricultural buildings constructed on a prominent site within the Green Belt to the South-West of Wortley Village. The site forms a part of the historic Wharncliffe Estate and is redundant to modern agricultural use.

The proposals are now for the conversion of existing barns without major alteration and/or extension, with the retention of existing door and window openings and in a way which is sympathetic to the site's rural surroundings. Residential curtilage has been

restricted but includes some additional garden land immediately adjoining the farmhouse to improve both facilities and amenity to a substantial private dwelling.

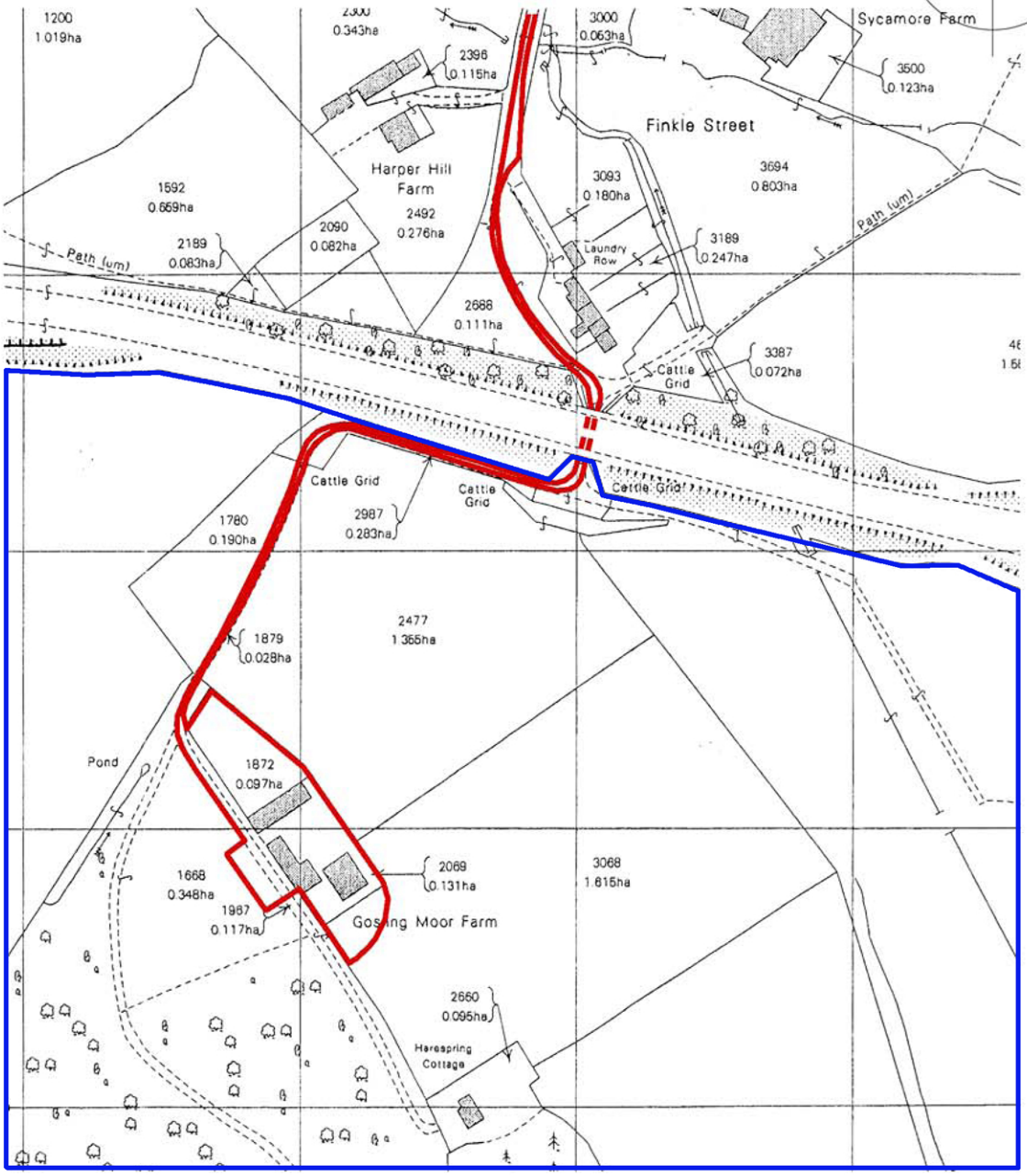


Signed……
FOR CHRIS CARR ASSOCIATES

APPENDIX 1

SITE LOCATION PLAN

North



OS License No: LIG0015

0 cm | 2 cm | 4 cm | 6 cm | 8 cm | 10 cm | 12 cm | 14 cm | 16 cm | 18 cm

GOSLING MOOR FARM
OFF FINKLE STREET
WORTLEY

LOCATION PLAN

DATE: OCT 08

DWG NO: 0S1

REF: 22.25

SCALE: 1:1250

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APPENDIX 2

PHOTOGRAPHIC SURVEY



1. **The existing farmhouse - illustrates limited private amenity space and adjoining single storey flat roofed building to be demolished.**



2. **The existing single storey barn adjoining the farmhouse.**



3. Existing two storey barn photographed from within the courtyard space.



4. North-West elevation of the farmhouse.



5. North-East elevation of single storey barn.



6. North-West elevation of two storey stone barn.



7. Existing pre-fabricated outbuildings within the inner courtyard.



8. Views to parkland adjoining the site and outside the residential curtilage.



9. Views over agricultural land to the East.