



# DESIGN & ACCESS STATEMENT

Fountain Inn, Wellthorne Lane,  
Ingbirchworth

Farrar Bamforth Associates Ltd

Chartered Architectural Technologists

**CONROYBROOK**

March 2020 – 19/D43

Revision A – 29/01/21

# [1] INTRODUCTION

- 1.1 Farrar Bamforth Associates Ltd have been appointed by Conroy Brook (Developments) Ltd to prepare and submit a full planning application for the partial demolition of the existing pub, erection of 9 dwellings and refurbishment of remaining pub at Fountain Inn, Wellthorne Lane, Ingbirchworth.
- 1.2 This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
- 1.3 Alistair Flatman Planning has been appointed as Planning Consultant who has produced a Planning Statement that will address the Planning Elements.
- 1.4 The application is accompanied by supporting documentation as supplied by our Consultants.



## [2] PROPOSAL

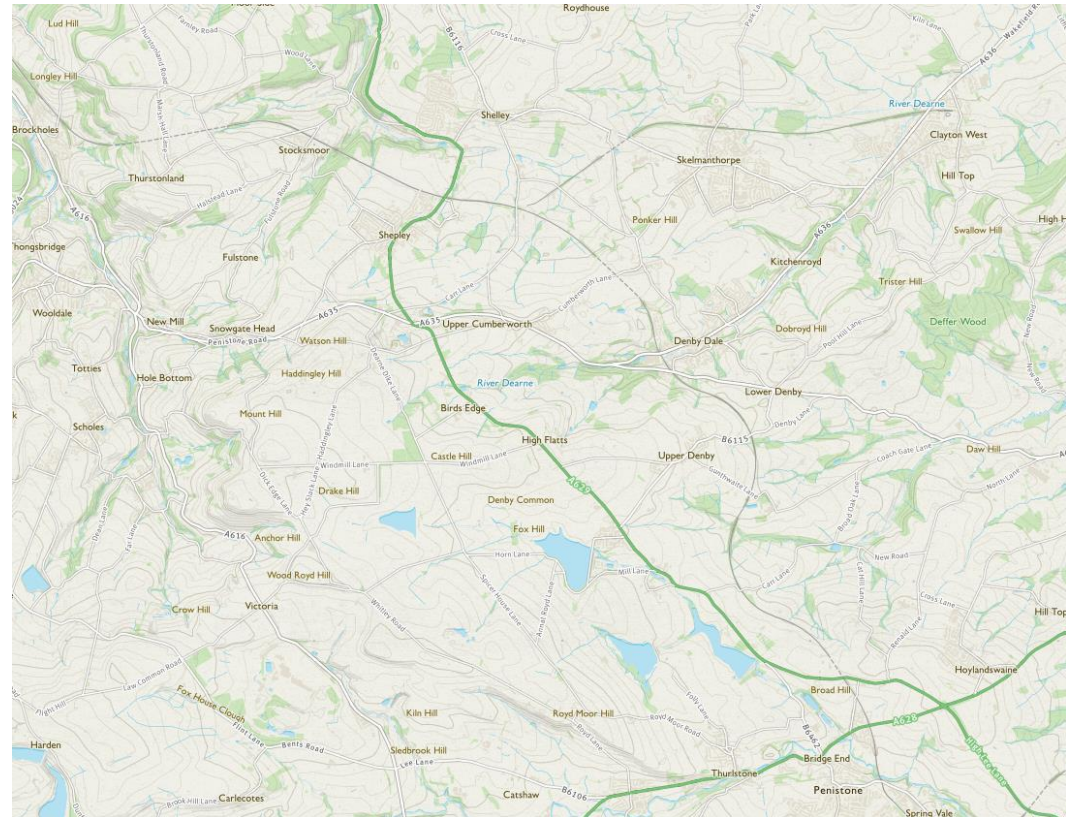
- 2.1 The proposal is for the partial demolition of the existing public house and erection of a residential development of 9 dwellings within the Village of Ingbirchworth whilst retaining and reinstating the remaining pub.
- 2.2 The site is unallocated under the Barnsley Local Plan with existing housing located on the east and south boundary.
- 2.3 The nature of the housing development within Ingbirchworth is a mix from low to high density with clusters of higher density housing located nearer Penistone Road and lower density developments closer or within the greenbelt boundary. Our proposed scheme is designed on local principles, providing a low density development that is compatible with the neighbouring properties.
- 2.4 The proposals aim to create an attractive, high quality development within the village of Ingbirchworth, imitating the adjacent Conroy Brook development, Summer Ford.
- 2.5 The development has been designed to sit comfortably within its surroundings, ensuring adequate amenity for future occupiers with a minimum of intrusion for existing residents.



- 2.6 The existing public house is to be partially demolished, taking away the later extensions and retaining the original building. This building is to be refurbished and brought back into use as a pub.

## [3] SITE LOCATION

- 3.1 The site is located on the north side of Wellthorne Lane, within the village of Ingbirchworth, having a grid reference of SE217062.
- 3.2 The site is located within an established residential settlement
- 3.3 In the wider context, Ingbirchworth is situated between the villages of Birdsedge, Upper Denby and Penistone.
- Ingbirchworth is 1.4 miles from Upper Denby and 2.4 miles from Penistone.
- 3.4 Ingbirchworth has a bus service that operates from Ingbirchworth, through Penistone and throughout Barnsley, finishing in Barnsley Town Centre. The service operates every 2 hours.



## [4] SITE CONTEXT

- 4.1 The site currently accommodates a disused pub with car park, the site area totaling 0.499ha.
- 4.2 The proposed use of the site is for a mix use to reinstate the pub and create a new residential development, proposed housing is consistent with the immediate area around the site that is predominantly residential and situated within the village curtilage.
- 4.3 The proposed housing would have a strong relationship with the existing residential development on Wellthorne Lane and sit comfortably within that location.
- 4.4 Over the years Wellthorne Lane has developed as one of Ingbirchworths principal residential areas.
- 4.5 The site is generally level with a gentle slope running north to south, most boundaries consist of a timber post and rail fence.
- 4.6 The northern boundary abuts some playing fields with access to these is provided by a separate path running up the western boundary.



- 4.7 The existing pub has had various attempts to be brought back into use but over the years these have fallen foul, leaving the building empty, derelict and a target for crime. The proposal will demolish the bedroom extensions to facilitate the residential development and allow the remaining pub is to be refurbished and reinstated.

## [5] SITE ANALYSIS AND LAYOUT

- 5.1 The site layout has been designed and developed taking into consideration the comments raised at an informal pre-app 3<sup>rd</sup> March 2020 and subsequent comments during a previous planning application for 13 dwellings.
- 5.2 The proposal involves the partial demolition of the public house and the erection of 9 dwellings. The dwellings are generously spaced to provide ample amenity space.
- 5.3 The existing pub will have the rear single storey extensions demolished and the remaining pub building will be refurbished as per the accompanying plans.
- 5.4 The layout looks to continue the existing street scene along Wellthorne Lane, introducing a stone wall frontage to the southern boundary in addition to soft landscaping to break up parking areas, with many parking areas designed to be concealed between plots where possible.
- 5.5 The layout provides a refuse turning area centrally within the site, with remaining plots served via a shared private drive.



- 5.6 Dwellings are designed to provide an active frontage looking onto the road and driveways.
- 5.7 An adopted footpath runs along the Southern boundary providing a connection to Huddersfield Road and local transport routes. This is to be widened to 2m wide to comply with highway requirements.
- 5.8 The pub will retain it's existing parking area with part of it use to create an impressive and welcoming entrance and outdoor seating area.

## [6] DESIGN AND APPEARANCE

6.1 The concept is to provide a mixed development scheme which will provide attractive new homes with an access off Wellthorne Lane.

6.2 The design and materials of the dwellings will reflect the local vernacular of Ingbirchworth and the surrounding area using natural stone. The dwellings will be traditional two storey construction.

The pub will have the rear extensions demolished but in principle the road facing elevations will remain similar to existing, refurbished and with the addition of some oak canopies.

6.3 The proposed design and layout establishes a strong sense of place by providing an attractive street scene that responds well to the existing landscape and topography of the surrounding area. Furthermore, the use of natural stone will add to the architectural design and our provision for front gardens that will break up the proposed parking and driveways will intertwine with the natural landscape.



6.4 Each dwelling has been designed to provide an active frontage along the street scene which will help to create an open safe environment.

6.5 The dwellings have been positioned and designed to provide a varied and interesting street scene. Each house type provides an element of kerb appeal and with the use of natural stone and glazing arrangements, the dwellings demonstrate a high quality architectural appearance.

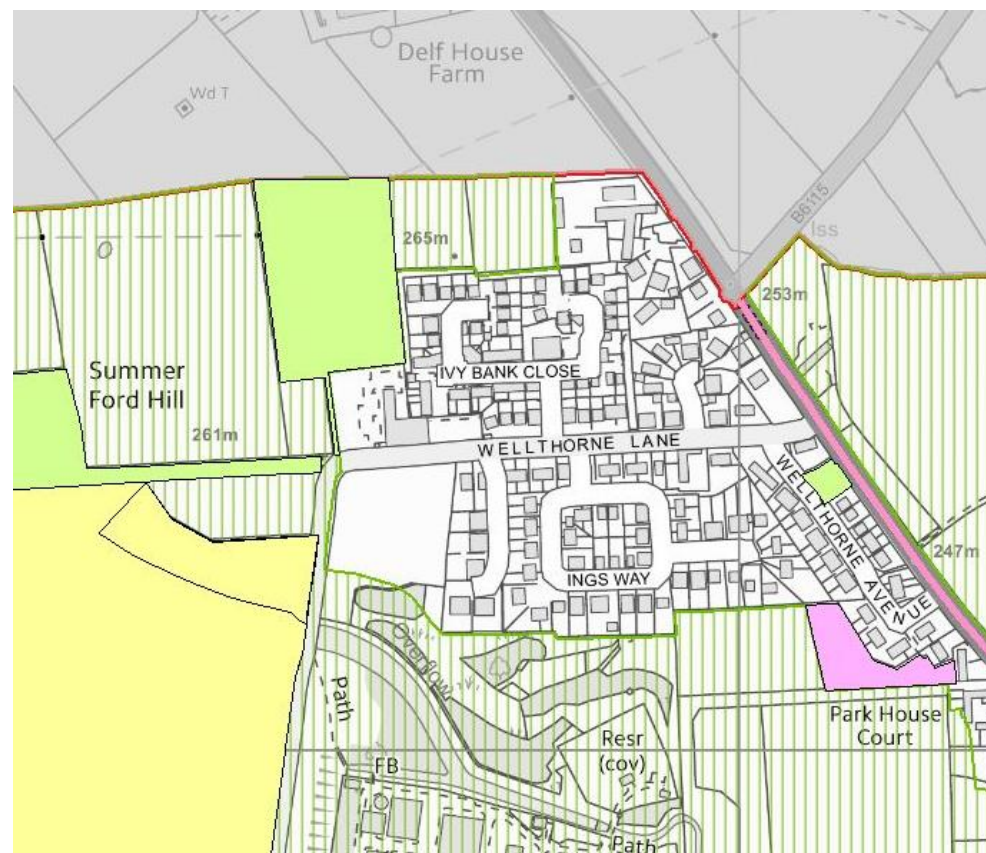
6.6 The houses following the traditional styles set locally, containing vernacular features found in in the adjacent area.

6.7 The external walls of the houses will be constructed in natural coursed stone with grey concrete roof tiles. Windows will have natural stone heads and sills.

6.8 There are five different house types with some variations, interspersed throughout the development to create a varied and interesting streetscape.

## [7] CONSULTATIONS

- 7.1 A pre-app meeting on 3<sup>rd</sup> March 20, attended by Conroy Brook, Alistair Flatman Planning and Farrar Bamforth who met Matthew Smith, Senior Planner at Barnsley Council.
- 7.2 The proposed development was discussed and concerns were raised in regards to the demolition of the pub. An application was brought forward to demolish the pub and erect 13 dwellings, this was subsequently refused.
- 7.3 Further discussions have taken place with Barnsley Council which has lead to the arrival of the current proposal to provide a mixed development, ensuring the pub is retained and brought back into use.
- 7.4 The site is unallocated within the Local Plan, representing a windfall site. The developed nature of the site signifies brownfield land.



## [8] LANDSCAPING

- 8.1 The pub will retain much of its car park with some area allocated for a new seating and entrance area. There is a selection of trees near the pub, one of which will be removed to allow for some of the new external works.
- 8.2 The residential development will have a new access road to adoptable standards with private drive and parking areas laid as per the accompanying layout.
- 8.3 Most existing trees and shrubs within the residential development are to be removed, trees along the boundaries will be retained where possible
- 8.4 There is opportunity for some small ornamental trees to be planted in the front and rear gardens to provide a general structure to the planting together with the individual house owners providing further landscaping to each individuals design.
- 8.5 Screen fences are proposed between dwellings to provide a sense of enclosure within garden areas.



- 8.6 A stone wall is proposed to the site frontage. The pub will retain the existing roadside wall with the access adjusted to suit the new parking layout.

## [9] ACCESS

- 9.1 The vehicular and pedestrian access would be taken along the Wellthorne Lane frontage into the new residential development.
- 9.2 The access to the residential site would be via a 5.5m wide carriageway with 2m footpaths either side terminating just beyond the entrance ramp. The main access would have good sightlines and visibility.
- 9.3 Within the site the houses would be served by a 5.5m wide informal road. The road would be a cul-de-sac with full service vehicle turning facilities and maximum gradients of 1 in 30.
- 9.4 Plots fronting onto Wellthorne Lane would have individual access to their own parking facilities.
- 9.5 Parking and drives would be to Local Authority guidelines and be appropriate with the size of the houses proposed, with minimum of 2 parking spaces for the 3 Bedroom dwelling and 3 parking spaces for the 4 Bedroom dwellings.
- 9.6 The pub will car park access is to be increased and the parking area reconfigured. A new pedestrian access is also proposed from the main road and also from the car park.



- 9.7 Wellthorne Lane is a residential road running from Huddersfield Road (A629) which connects with the main highway network, providing links to Huddersfield, Penistone and Barnsley.
- 9.8 Within the village and within close proximity to the site is a coffee shop, restaurant and ice cream parlour. This venue also boasts a market twice a month.
- 9.9 A bus service operates from Ingbrichworth, through Penistone and throughout Barnsley, finishing in Barnsley Town Centre. The service operates every 2 hours.