

DESIGN, ACCESS and HERITAGE STATEMENT

PROPOSED DEMOLITION of DORMER BUNGALOW and GARAGE
to CREATE NEW BUILD AGED PERSONS / DISABLED
BUNGALOW with SOLAR BATTERY / GARDEN OUTBUILDING and
GARAGING/HOBBY WORKSHOP.

8 CLIFF LANE, BRIERLEY, BARNSLEY, S72 9HR.

REF: SB/JP
DATE: 12th January, 2025

1.0 INTRODUCTION

- 1.1 This is a statement submitted to support a Proposal for the Demolition of an Existing inadequate 1940's Bungalow and Replacement of a Larger, Life Long Elderly Persons / Limited Mobility/Disabled Friendly 2 Bedroom Bungalow with garaging / workshop & hobby facilities plus separate solar battery/garden store.
- 1.2 Location Address: 8 Cliff Lane, Brierley, Barnsley, S72 9HR.
- 1.3 The site and surrounding area have been photographed and sympathetically referenced plus this statement takes into account the site characteristics, surrounding land uses, central government guidance, local planning policies and other material considerations.
- 1.4 This Design, Access and Heritage Statement will describe the application site and the surrounding area, the proposed development, the access and proposals against the relevant planning policy framework.
- 1.5 The Statement shall also outline the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

2.0. LOCATION

- 2.1 Situated 5 Miles north east of Barnsley, within the village of Brierley is 8 Cliff Lane, Brierley, Barnsley, S72 9HR.
A Site Location Plan is provided as part of the Application Documents.

3.0 ASSESSMENT OF THE SITES IMMEDIATE AND WIDER CONTEXT.

3.1 HISTORY

The site currently comprises a late 1940's Individually Designed and Constructed 3 bedroom Dormer Bungalow with Large single storey garage extension. The dwelling is Built in Brick with Clay Roof Tiles and a Typically Tall Steep Pitch located within the plot on a 45 degree angle providing a long driveway with gardens to front and rear.

3.2 The site has previously had planning permission passed for an extensive double storey extension and double garaging to the existing dormer dwelling.

(See Ref: 2022/1170)

Now realising second floor living accommodation is not conducive within the context of a 'Forever Home' for an Elderly/Limited Mobile/Disabled Person, THIS proposal provides the correct balance of Generous Manoeuvrable Space for Safety and Extra Storage required for quality of life during retirement years.

3.3 The opportunity of building a New Home to accommodate 'Personal Needs' of Elderly/Less Mobile and Disabled Occupiers and Visitors Long Term is a more suitable and sustainable option for the plot and in line with the councils building guidance aims for such accommodation.

3.4 High Modern Living Standards incorporating the Utilisation of Modern Building Standards Overall along with New Technologies Achieving Reduced Energy Consumption will mean the Proposed Building will be suitable and sustainable for Comfortable Retirement Living.

3.5 This new proposed single storey overall design will provide the necessary larger room spaces and door openings which are conducive with Limited Mobility/Disabled Wheelchair Users Living and Visitors alike, the demand for which is forecast to grow in the future due to an ageing population.

4.0 LOCAL CONTEXT EVALUATION

4.1 The site is surrounded by a variety of housing types including:

- Large individual 'Executive Style' Modern Built Properties
- Large Traditional Stone Built Detached Houses,
- Modern and Traditional Styled Detached Bungalows
- Traditional Styled Semi-Detached Homes
- Plus Modern Built Family Sized Town Houses in an Established Residential Street and wider Village Area.



NOTE:

Site edged in BLUE. Additional Land Owned by Applicant under separate title edged in RED - (See Ref: 2022/1170 for both title details)

5.0 HERITAGE and BRIERLEY CONSERVATION AREA

- 5.1 The application site falls within the BRIERLEY CONSERVATION AREA, this covers a significant amount of the village from the north-west to the south-west through the settlement's historic core. The site itself sits on the edge of the north-western section of the Conservation Area and is therefore positioned away from any of the listed buildings and from much older and more valued parts of the Conservation Area itself.
- 5.2 The majority of buildings in the immediate area surrounding the proposal site are of modern construction and design, with typically the only reference paid to the Conservation Area being the frequent use of stone and other related materials and design features.
- 5.3 In light of this, the proposed replacement dwelling will be constructed of Stone, being similar high quality material to give due regard to the significance of the Conservation Area. It is considered that the design quality of the proposal will help to raise that of the area as a whole and an enhancement to the significance of the overall Brierley Village heritage asset.

6.0 DESIGN OF THE SCHEME

6.1 *Scale*

The proposal is for a large luxury yet functional bungalow and garage/hobby workshop with pitched roofs. This is entirely in-keeping with the existing character of the current building occupying the plot and to compliment the several large imposing individual stone properties on the street which includes bungalows.

6.1a Existing Planning access to the site will be maintained.

6.1b The site has a total area of 0.115Ha (0.28Acres). It has an existing access to Cliff Lane.

6.1c The Site is Roughly rectangular with a frontage to Cliff Lane of 27 meters expanding to 32meters at rear of plot and an overall depth of 39meters.

6.1d The site frontage is dominated by a 1.8m to 2.6m stone boundary wall which restricts views into the site from Cliff Lane.

6.2 *Landscaping*

The property will have a front garden, a large drive to accommodate the turning of vehicles, additional garden spaces are provided to both sides and also to the rear of the property. There is level paved access from the parking area and garden. Boundary Hedging to Street Boundary and also Cliff Lane Bridleway together with Borders incorporating shrubs and flowers to encourage and increase the biodiversity of the whole site.

6.3 *Appearance*

The proposed property has been traditionally styled and designed to match the styles of the Conservation Area and surrounding properties. Materials to be used are buff stone with stone sill details used on the elevations to match the surrounding properties. To enhance the build quality and to reflect the character aesthetics of the village the roof coverings will be 'Authentic Looking' concrete 'Yorkshire Stone' tiles. Solar Panels (12) to be incorporated 'Sunk' into the Rear Roof which is South West Facing.

6.4 *Access*

The development will comply fully with all requirements of Approved Document 'M'. It should also be noted that the property is a bungalow and therefore offers level access throughout. Level paved access will provide safety on foot for both occupiers and visitors access to the property.

Vehicular access to the property is already established, level and is direct from Cliff Lane.

6.5 *Sustainability*

The approach of this proposal is to achieve near self-reliance on generating green energy via solar and 'later' wind power with battery storage by taking advantage of the sites south west facing position. Rain Water capture and reused for watering gardens will also be an important sustainability factor.

6.6. PLANNING POLICY

6.7 The National Planning Policy Framework sets out the purpose of the planning system to contribute to the achievement of sustainable development. The Guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

6.8 The NPPF at Paragraph 56 sets out the governments approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is important to plan positively for the achievement of high quality.

7.0 CONCLUDING STATEMENT

7.1 This Design, Access and Heritage Statement has been written in support of a planning application for a proposed 2 bedroom bungalow at 8 Cliff Lane, Brierley, Barnsley, S72 9HR. The statement clearly demonstrates that;

- The context of the site has been considered and documented.
- The Design of the proposals have been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
- The scheme has been designed to respond to the constraints and opportunities and will provide significant benefits to the community in terms of:
 - Provision of high quality accommodation suitable for the Elderly and people with Limited mobility

- Visual amenity and improvement to the street scene
- High Quality Materials (stone)
- More Efficient Use of the Plot in a residential area.
- In keeping with the character of the area.
- Eco Friendly and Energy Efficient New Home.

- 7.1 The majority of the buildings in the area surrounding the proposal site are of modern construction and design with some traditional property too.
- 7.2 It is felt, a high-quality yet sympathetic development that complies with planning policy would be wholly appropriate and enhance not only the site in question, but the visual amenity of the immediate area.
- 8.1 We look forward to receiving the councils support in respect of these proposals.

Signed:

Mr S. Baran

Mr S. Baran