Proposed New Dwelling Date Oct 2015
Land adj Fir Tree Cottage Ref 12.44
Billingley
Barnsley

DESIGN STATEMENT

This document support an application Planning Permission/Conservation Area Consent for the demolition of a stable and small stone outbuilding and the erection of a new dwelling and garage on land adjacent Fir Tree Cottage Chapel Lane Billingley.

The application is a resubmission of an existing Full Planning Permission ref: 2012/1113 dated 29 November 2012 which was an Extension of Time of an earlier Consent ref 2010/0417. The principal of development in terms of Planning and Conservation Area Consent has already been established by the existing permission.

The current planning consent ref: 2012/1113 is due to expire on 29 November 2015 and the purpose of this application is to maintain a planning consent for the development and to address the pre-commencement planning conditions that were attached. The intention is that, subject to Planning permission being granted, the works can proceed without the need for a further application for discharge of conditions.

Proposals
The demolition of stables and a lean-to outbuilding and erection of a two storey detached dwelling with garages and minor alterations to an existing access.

Assessment/Evaluation

Use
The site is located within Billingley Village between existing residential uses. The proposed use is residential.

Amount
The total site area is 0.11 Hectares; 0.28 Acres. The new dwelling has a footprint of 216sqm and a gross floor area of 432sqm.

There is a small single storey building at the eastern boundary which comprises two lean-to structures of slightly differing construction, one with a slate roof and one with a pantile roof. They have a combined floor area of approx 36sqm. The area of the stable to be removed is 40.8sqm. There is an increase in the building footprint on the site of 139.2sqm.

Layout
The new dwelling is located towards the rear of the site and set back from the Chapel Lane frontage. It has four bedrooms and a double garage with parking space for turning a private car on site.

There is a small private garden to the rear which is north facing and a large south facing garden to the frontage.

The existing access which serves the stables and is 3.5m wide has been retained and improved by insetting the gates.

Scale
The main part of the new dwelling is two storeys with a one and a half storey wing projecting forwards where rooms are located partly within the roof space.
Scale is consistent with other two storey dwellings immediately adjacent and throughout the village which features a significant number of larger dwellings.

Landscaping
Soft landscaping
There is a semi mature hedge at the rear (north) of the site and two trees which could potentially be affected by the works. To assess the impact upon the proposals of the proposals a Tree Survey has been prepared together with an Arboricultural Impact Assessment and a Method Statement. This shows how the works can be undertaken without impact upon the trees and hedges.

Given the level of existing mature and semi mature planting it is considered that further structural planting is not required.

Hard Landscaping
Hard landscaping will comprise a mix of gravel and artificial stone flags to path. A specification for external hard landscaping is provided on the drawings. The driveway and parking areas comprise a tarmac apron at the access to Chapel Lane with a gravel drive leading to a parking and turning area constructed using Marshalls Tegula Priora permeable paving.

Design and Appearance
The new dwelling has been designed in the manner of traditional village housing with the principal building which is two storeys in a wide frontage narrow span format with steeply pitched roofs and smaller attached buildings set at right angles which are consistent with the local simple vehicular style.

Good quality materials have been specified and include Bradstone Old Quarried artificial stone slates in diminishing courses with matching rides to the roof. Verges are to be flush pointed and eaves are formed without fascias and include timber ogee section gutters fixed to the walls with wrought iron brackets and rainwater pipes in cast iron all with black paint finish.

Walling is to be in natural reclaimed regularly coursed flat faced squared stone, flush pointed with lime based grit sand mortar with joints brushed or ‘bagged’ off to expose the aggregate with the mortar. Principal external corners where shown are to have second hand stone quoins.

Window and door surrounds are to include natural sawn stone lintels, cills and mullions with needle gun finish. The south elevation includes a large glazed opening

in the form of cart doorway. This is to have a second hand timber lintel and timber framing within the opening; and should have a dark oak stain finish. Doors are to be in oak with oak frames and dark oak stain finish. Windows are to have timber frames with off white paint finish. All frames to be set into 75mm reveals from the outside face of the stone, pointed in flexible mastic to provide a weather tight seal and over pointed with a mortar fillet.

Involvement

The proposals are a resubmission of an application that already benefits from Full Planning Permission. Further consultation at this stage was considered to be unnecessary.

Access

The proposals utilise an existing access to Chapel Lane which is 3.5m wide. There is a 1.4m wide footpath and boundary walls either side of the access are 1.0m high allowing visibility of at least 2.0 x 35m in both directions. The existing access affords adequate visibility given the limited use of Chapel Lane which is a no-through road and only serves a further 5No dwellings beyond the access to the west.

The proposals include for a tarmac surface to the access drive for the first 6.0m back from the highway to help prevent loose stone being brought onto the road. The gates which are currently located at the back edge of the footpath are to be set into the site by 6.0m to allow a vehicle to enter the site and open the gate without having to park on Chapel Lane, causing a potential obstruction. The remainder of the drive will be in sharp gravel with free draining block paving to the turning areas as described.

Site levels facilitate access for wheelchair users with gradients of less than 1 in 20 and level thresholds to external doorways. Internal design will be compliant with Building Control Part M requirements.

Areas for waste and refuse bin storage are provided on site and bins will be taken to the back edge of the footpath adjacent to the access for collection.

Heritage Assessment

The site is located within the designated Conservation Area of Billingley Village. There is a Conservation Area Appraisal that describes the various elements that help to form its special character including areas of special architectural or historic interest.

The impacts of the proposals upon the Conservation Area are considered:

- The design of the proposed buildings in consistent with the local simple vernacular style and uses good quality natural sandstone and other materials which will allow it to integrate with existing buildings.
- The village includes a mix of larger buildings in large plots and smaller buildings and conversions within tight knit groups. The proposals maintain this theme and relationship between the new and existing buildings whilst

the location of the proposed building being set back from Chapel Lane prevents any imposing influence upon existing dwellings or the general street scene.

- The works can be undertaken without affecting any mature landscaping or trees that have protection within the conservation Area.
- The proposals have no negative impact upon long range view into or out of the Village or the Conservation Area.
- But for the small outbuilding adjacent to the eastern boundary of the site identified on historic ordnance survey drawings the site for the new dwelling is previously undeveloped. There is limited potential of below ground archaeology that would warrant the need for a further archaeological appraisal.
- Of the buildings to be removed, the relatively modern stables in timber with a bitumen felt roof adjacent to the access, contribute little to the Conservation Area. The small lean-to building adjacent to the eastern boundary is in poor condition and their removal has been previously approved on previous applications.
- The proposals have no impact upon the most historic parts of the village which include the war memorial at the centre of the village or the only listed buildings which are located on the west side of High Street.

It is considered that the proposals have no detrimental impact upon the special character of the Conservation Area, and the design and use of good quality materials could help to enhance the setting by developing an otherwise overgrown area of land within the village.

Summary

The proposals are based upon and almost identical to an existing planning consent for the erection of a new dwelling on the site.

This application seeks to address various conditions attached to the previous consent and establish a further Full Planning Permission to enable development to proceed.

We look forward to receipt of the councils support with regard to these proposals.



MBooth Design