

Design and Access Statement

Additional accommodation to Nook Barn, Hoylandswaine, Barnsley
February 2015

The applicants, Mr & Mrs Mosley, for health and age reasons are wishing to retire from the management of their beef rearing enterprise and hand over to their daughter and son-in-law. The application is to provide a smaller annexe for Mr & Mrs Mosley whilst the larger 4 bedroom house can provide all the needs of their daughter and family. Please see letter of support from the applicant

Proposal

The proposal is to provide a 2 bedroom single storey dwelling in the order of 85m² in floor area

Design and Site

Bearing in mind the close proximity of Nook Hall and Nook Barn, it will be necessary to provide a high quality design using natural materials and traditional methods of construction to ensure harmonisation of the proposal with the existing buildings. The site slopes down from the southern to the northern boundary

Construction

The single storey building would take a much lower roofline than the adjacent Nook Barn
Walls are to be built from coursed natural stone in diminishing courses also with quoins and stone plinths

Windows and door openings include stone heads, cills and jambs, mullions and ashlar detailing

The roof will be finished in natural stone slates including ashlar details at eaves and verges

To achieve a lower roofline it is expected that the sloping site will allow for the lowering of external ground levels

Access

The existing private driveway from Barnsley Road provides access and includes all existing services, passing points and refuse vehicle turning head. This driveway provides access to 3 existing dwellings and is in general 3m wide. There would be no disturbance to this access or any rights of way

Parking Provision

Two additional car spaces will be provided as part of the overall proposals

Planning Statement

Although the site appears to not lie in the green belt ie within the curtilage of the existing dwelling, green belt policies will be integral to the planning issues for this application. The accommodation is fundamentally for agricultural purposes and this may well have a bearing on matters