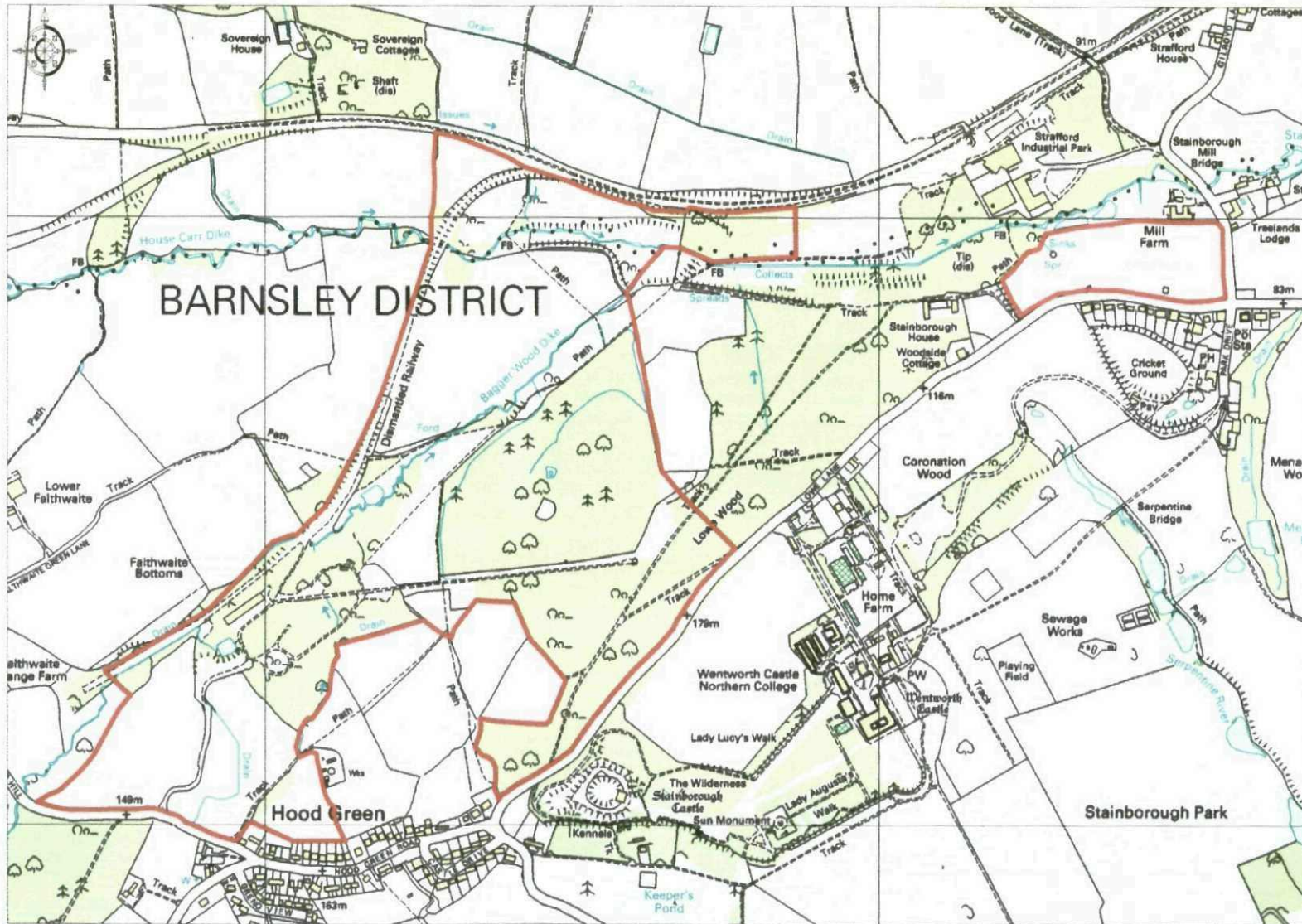


LAND AT OLD PIT YARD, HOOD GREEN, BARNSELY



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FOR IDENTIFICATION
PURPOSES ONLY

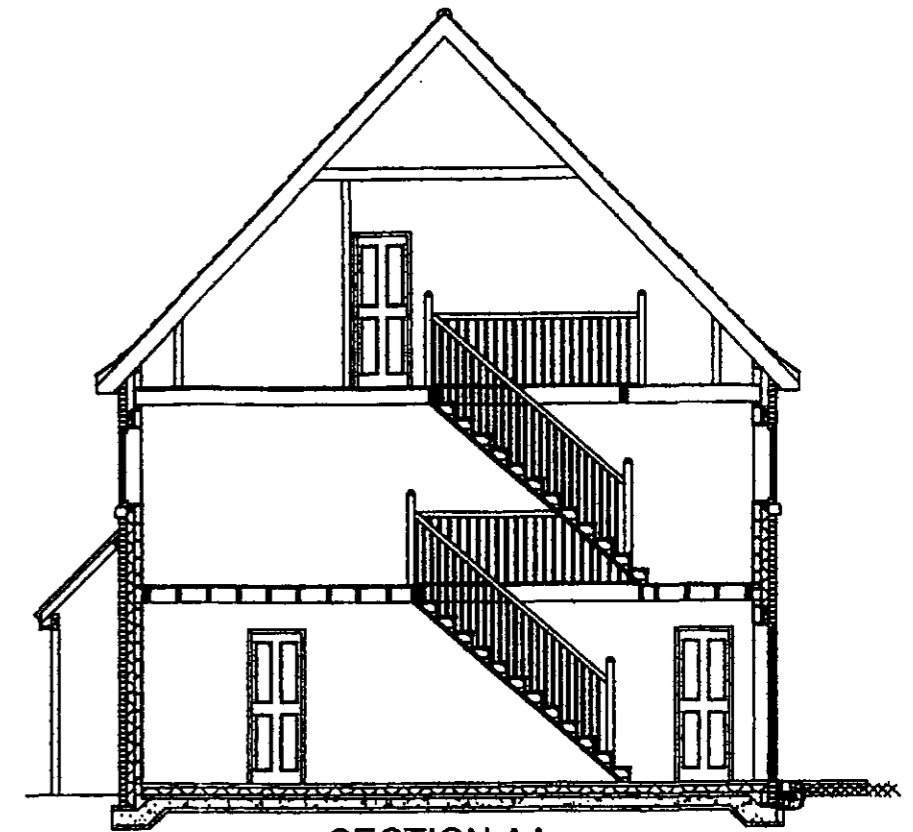
CARTER JONAS



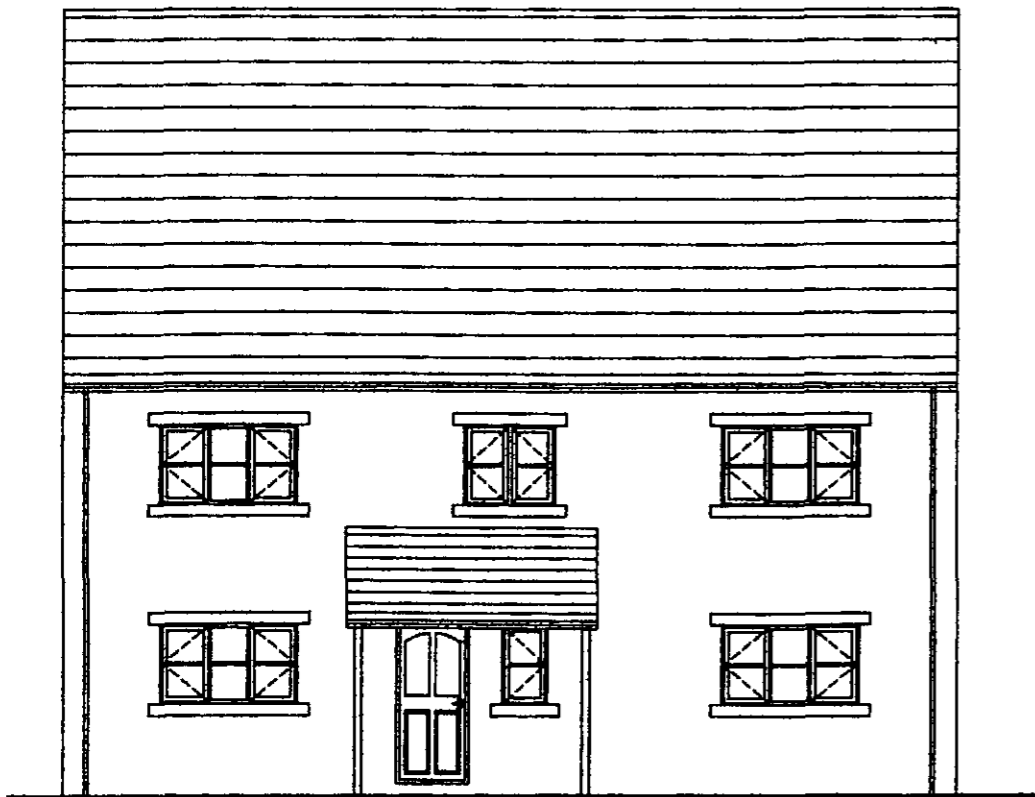
PROPOSED FRONT



PROPOSED SIDE



SECTION AA



PROPOSED REAR



PROPOSED SIDE

Project PROPOSED FARM HOUSE

Title Proposed Elevations &
Section

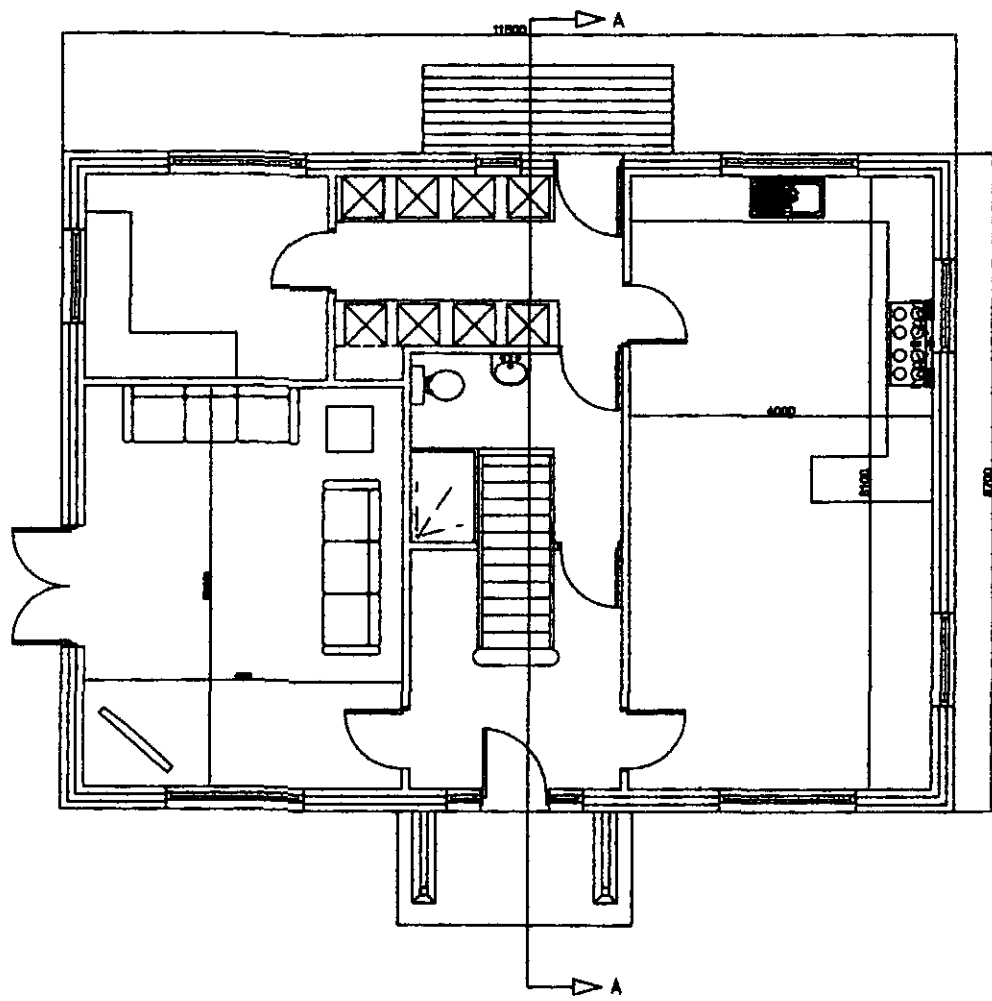
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Rev .

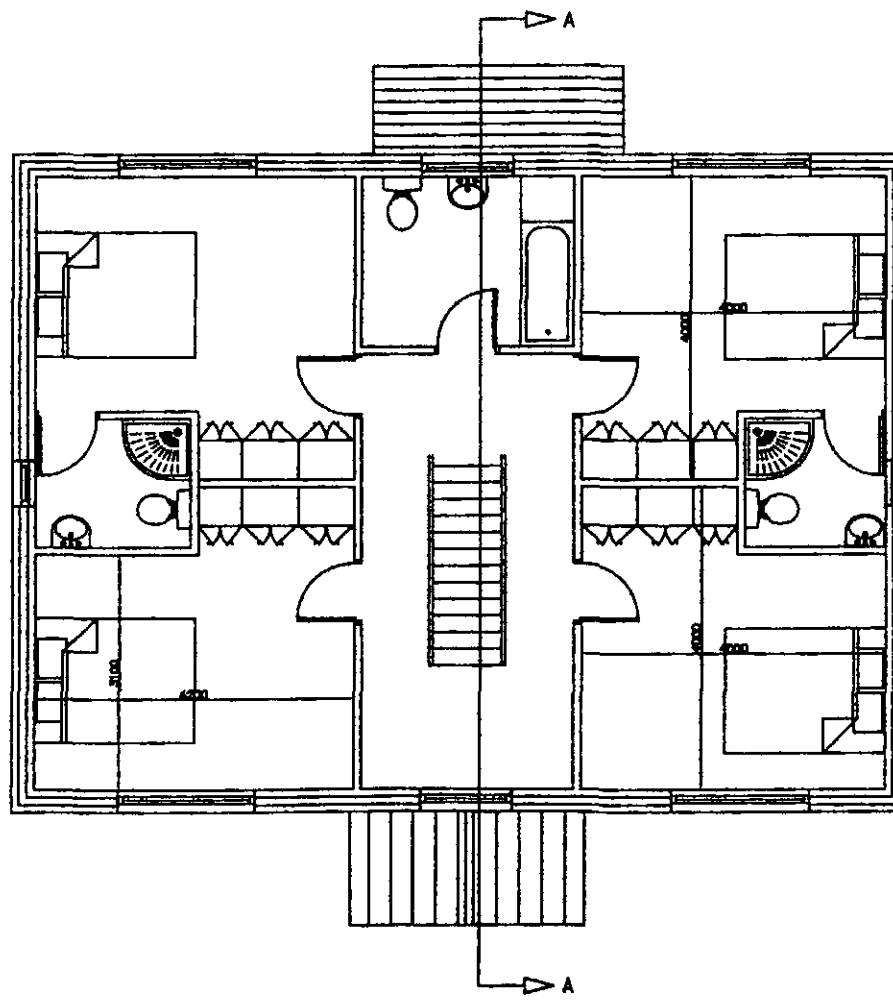
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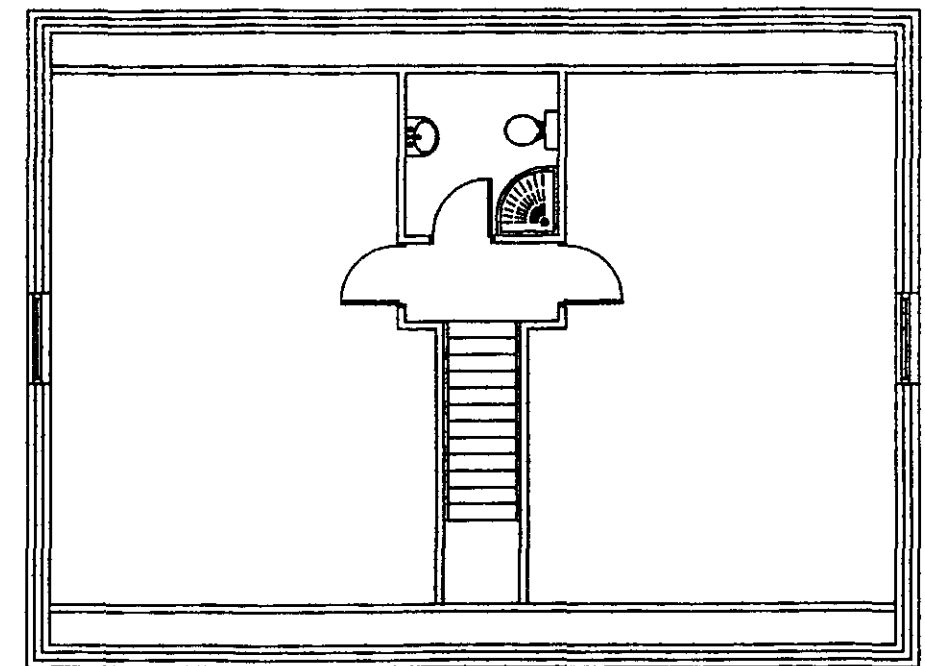
Date Oct 10



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

Project PROPOSED FARM HOUSE

Title PROPOSED FLOOR
PLANS

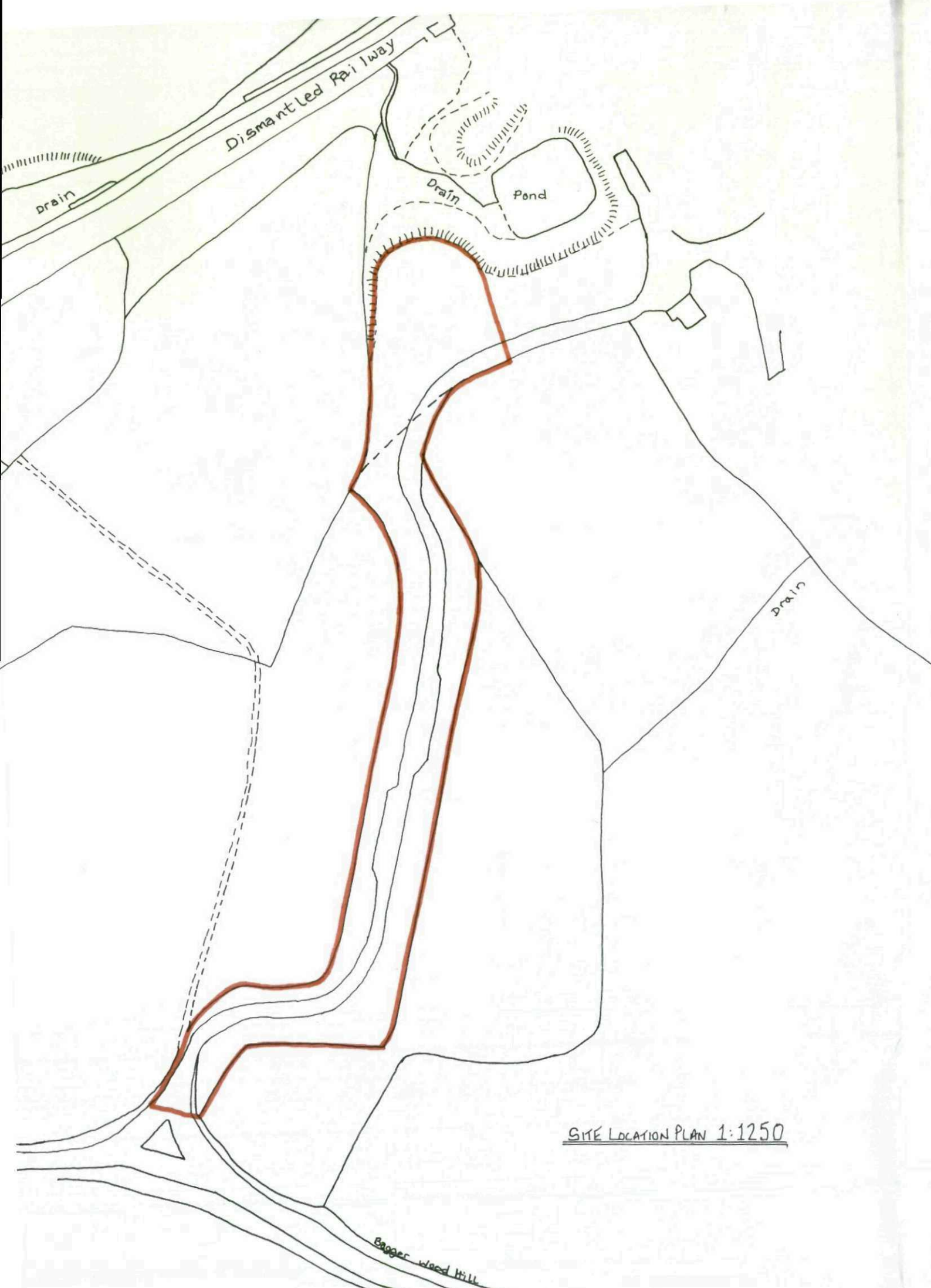
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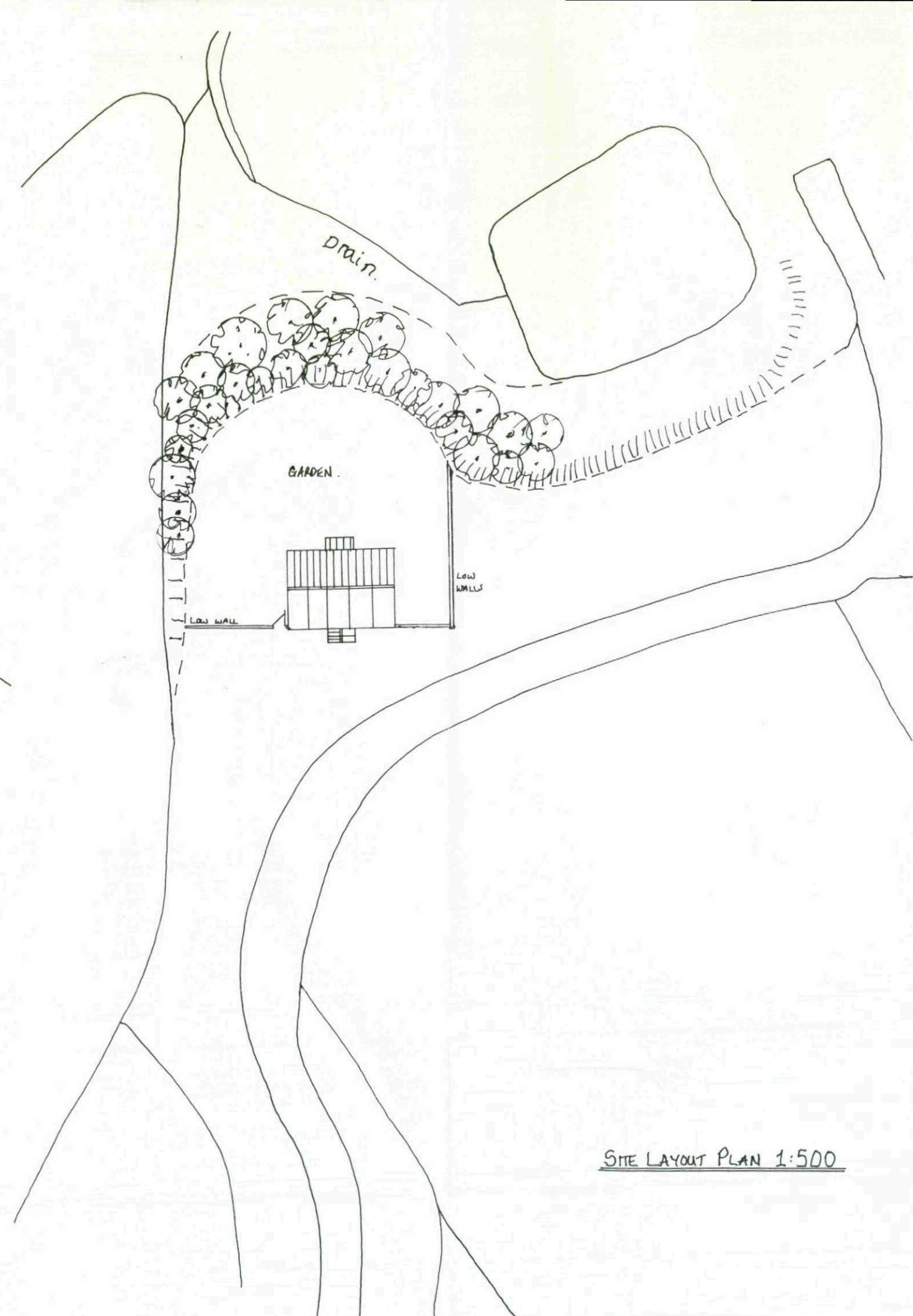
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Scales 1:100

Date Oct 10



SITE LOCATION PLAN 1:1250



SITE LAYOUT PLAN 1:500

DESIGN & ACCESS STATEMENT

Proposed Construction of Agricultural Workers Dwelling, At Land off Baggerwood Hill, Hood Green, Barnsley.

Applicants: E & D Danforth.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed dwelling and its relationship with the buildings on this site, together with the character of the wider area. In particular the layout of the site and the position of the dwelling have been influenced by the need to be located close to the buildings and also the access into the site and also the strata underlying parts of this site owing to its history as a coal mine. The design of the proposed dwelling have been influenced by the applicants needs and also a desire to create a property on the site that would complement the general vernacular architecture of the area, but with modern additions.

2. Design Considerations.

- 2.1 It is proposed that the detached house would be constructed of coursed natural stone, with stone heads and sills, as shown on the plans. As the front elevation is proposed to face due south it is proposed to add solar panels to the front-facing roof slope on top of artificial stone tiles, the details of which would be agreed with the Council at a later date. Front and rear canopies have been added to the building to break up the simple lines of the dwelling, both of which are different and examples of both types of roofs over the canopies can be seen on other houses in the area. The proposed dwelling will have ample space for the applicants needs and it is considered that utilising the roofspace for additional accommodation represents good use of that space without having a detrimental effect on the appearance of the building as a whole.
- 2.2 The applicants has looked at a number of options for the siting of the new house but it has been decided that the location now proposed represents the best in terms of its impact on the surrounding area and its relationship with the livestock buildings on the site and the access into the site. The building would be set against a backdrop of mature and semi-mature trees on part of the old pit yard and would not, therefore stand out as an isolated building in the countryside.
- 2.3 The particular design of this dwelling has been chosen because it is considered that a relatively traditional looking building, rather than say a bungalow, which would take up much more space on the site, would be more appropriate to this location. The elevations of the building have all been designed with rather simple facades to reduce its visual impact from the road and the solar panels have been added as a renewable energy source to reduce the impact of the development somewhat on the environment. The overall development is, therefore, considered to represent an appropriate form of development within this locality.

3. Access Considerations.

- 3.1 In terms of the characteristics of the access that will serve the proposed development it would not be affected in any way as a result of the proposed development. The existing access drive accommodates the applicants existing vehicle movements and is a long established access serving this site and the adjacent land. It is not considered that this development would result in a significant increase in the amount of traffic using the access and this will not, therefore increase the likelihood of any conflict between vehicles using the access and Baggerwood Hill.
- 3.2 There is currently ample parking and a turning space is also available for visitors and future residents to enter and leave this site in a forward gear and this development will not have a detrimental effect on that situation. Discussions have not taken place with the Council's highways officers but owing to the history of this site and the levels of traffic and the type of vehicles that have used the access over the years it is presumed that no objections will be raised to the proposed development as detailed in this application from a highway safety point of view.