

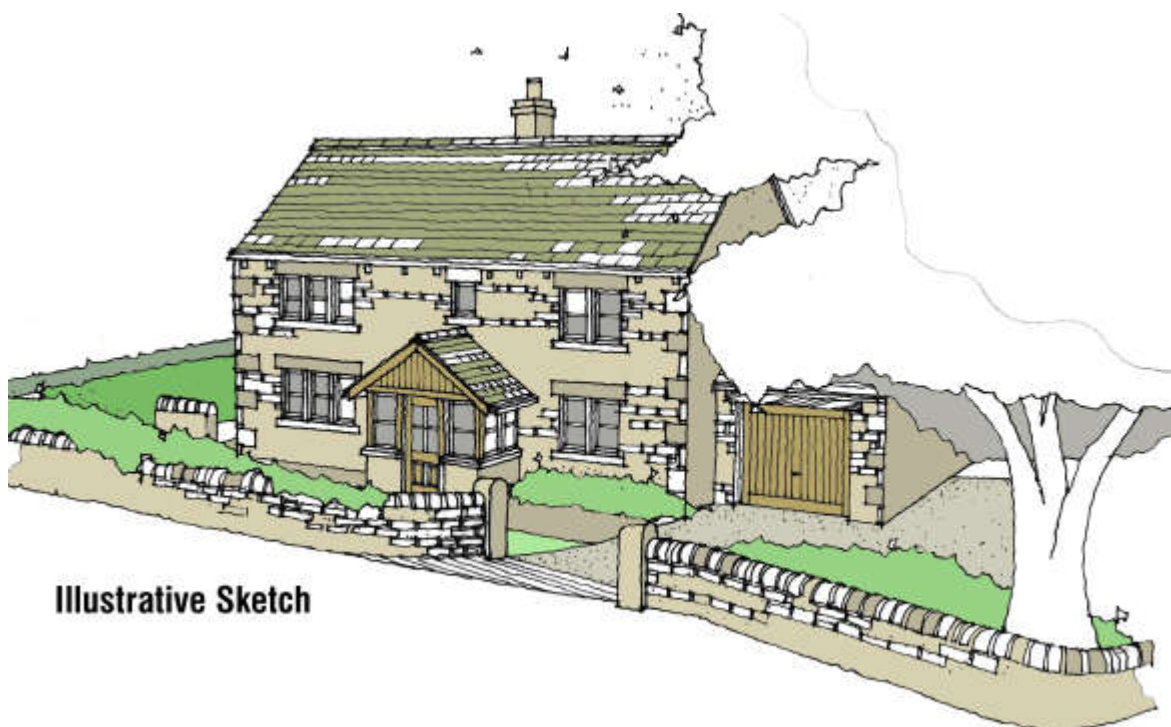
Erection of Dwelling and Garage
White House Farm
Towngate
Thurlstone
S36 9RH

Date 02/04/2020

Ref: 19.08

Design and Access Statement

This statement has been prepared in support of an application for Full Planning Permission for the erection of a detached dwelling and garage within a Conservation Area.



Illustrative Sketch

Evaluation

Planning

There are no recent or historic planning permissions or application for this site which are relevant.

Pre-Planning Advice

The proposals were the subject of a Pre-Planning Enquiry ref:2019/ENQ/00535.

The response acknowledged the presence of a number of semi-mature trees to the northern boundary that were protected by the Conservation Area designation, and that there were concerns about their loss but concluded that

'In principal, the development of the site for 1 dwelling may be acceptable...'

Following that advice, the applicant arranged for a climbed inspection of the trees to be carried out by a suitably qualified person who provided additional information and a further

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site visit was held with Mr Ed Jowett the councils tree officer. This resulted in an application for the removal of three of the trees due to specific defects. Trees T2 T3 and T4 which are shown on the Tree Survey were subsequently removed.

Local Context

Thurlstone is a small semi-rural village which sits at the foot of the Pennines and has a distinct local character. Many of the buildings have an agricultural vernacular and are constructed predominantly of local stone with stone or slate roofs. The site is located on Towngate where these types of buildings feature heavily in the street-scene.

The site comprises an area of garden land to the east of White House Farm and a private access drive which currently serves a total of 3No dwellings. The lands slopes gently from west to east with a crossfall of around 1.0 meters.



Fig 01. View of garden looking north east



Fig 02. View of garden looking south east

There is a drystone wall to the northern boundary abutting the access lane, and a stone wall with a substantial hedge above to the eastern boundary to Towngate – see Fig 09.

To the south there is a low stone wall with a thorn hedge above.

There is currently no physical boundary to White House Farm which is located to the west and has an access drive which leads to garages at the rear of White House Farm. Other than the Crystal Palace Public House to the north of the site, as shown in Fig 04., it is surrounded predominantly by residential use and located within a residential area.



Fig 03. Redminster Barn on Towngate



Fig 04. The Crystal Palace (PH) to north

On the opposite side of Towngate is Redminster Barn which is a two storey Grade II Listed Building formally a barn and converted into a dwelling as shown in Fig 03. White House Farm is one of the few rendered buildings within the local area which are predominantly built from local stone and stone boundary walls. Thurlstone had a number of local quarry sites most of which are no longer active but around the early C18 local stone would have been plentiful.



Fig 05. View looking towards access drive



Fig 06. Dwellings served by access drive



Fig 07. View of access drive



Fig 08. Access from Towngate



Fig 09. Access and Towngate frontage.



Fig 10. NW view of site from Towngate

Drainage and Flood Risk

Foul drains will connect to an existing drain in the access drive to the north of the site. There is a 150mm dia foul drain, 1.3m deep which connects to a sewer in Towngate as shown on the existing Block Plan BP01 and the Site Plan ref: P10.

Surface water drainage will be taken to soakaways. Infiltration tests recently carried out at a development site to the west of White House Farm identified that the site was underlain with shallow sandstone and that soakaways in accordance with SuDS were a viable option. We suspect the same to be true for this site although we accept that any approval may need to be the subject of a drainage condition.

The site is within Flood Zone 1 according to the Environment Agency Flood Risk maps. This means that it has a very low flood risk which is clear and obvious given the topography. The closest water course in the River Don approx 115 meters to the south of the site, located in the valley. Given that ground conditions make soakaways a viable option the development is unlikely to cause any flooding elsewhere although particular attention will need to be made to the positioning of soakaways to avoid retaining structures at the east and south of the site.

Trees and Hedges

The attached Trees Survey identifies a number of mature to semi-mature trees at the site. Whilst some of these are no longer present (T2 T3 and T4), T1 is a Category B Sycamore located just outside the north west corner of the site in adjacent land owned by the applicant. The tree report does not identify the presence of any other significant trees at the site although there is an attractive mixed holly hedge to the eastern boundary and a small thorn hedge to the south.

All existing significant trees, namely T1 and the hedges to the east and south have been retained and a Landscaping Layout has been provided giving details of proposed planting.

Ground Conditions

Historic Ordnance survey maps show that the site is previously undeveloped and it is likely that it has always been a garden and probably originally a vegetable garden to White House Farm. The ground conditions include shallow sandstone and a walk-over survey did not identify any potential hot spots. It is therefore unlikely that there is any significant contamination at the site.

The site is not located within an area susceptible to radon gas.

Coal Mining

The site is not located in a coal mining referral area and therefore a coal mining risk assessment is not required.

Protected Species

There are no buildings to be removed and the site provides limited habitat for protected species such as bats to roost. There are no ponds on the site or as part of the adjacent garden land attached to White House Farm. The likelihood of protected species being found at the site is very low.

The proposals do include a cavity bat box located in the west facing gable wall of the proposed dwelling to help improve bio-diversity.

Use

The existing use is Residential and the proposed use is Residential.

Amount

The proposed dwelling has a gross internal floor area of 151sqm and an attached garage with internal measurements of 3.2m wide and 6.88m (min 6.5m clear) deep with a 2.42m wide garage door.

Private garden space to the rear and side amounts to 135sqm.

Layout

Access is taken from the private drive which is owned by the applicant and links to Towngate. The Block Plan shown on drawing ref: P1 Rev A (extract below) shows vehicular access to a garage and parking area sufficient to accommodate three cars. Turning space is available by reversing onto the private access road.

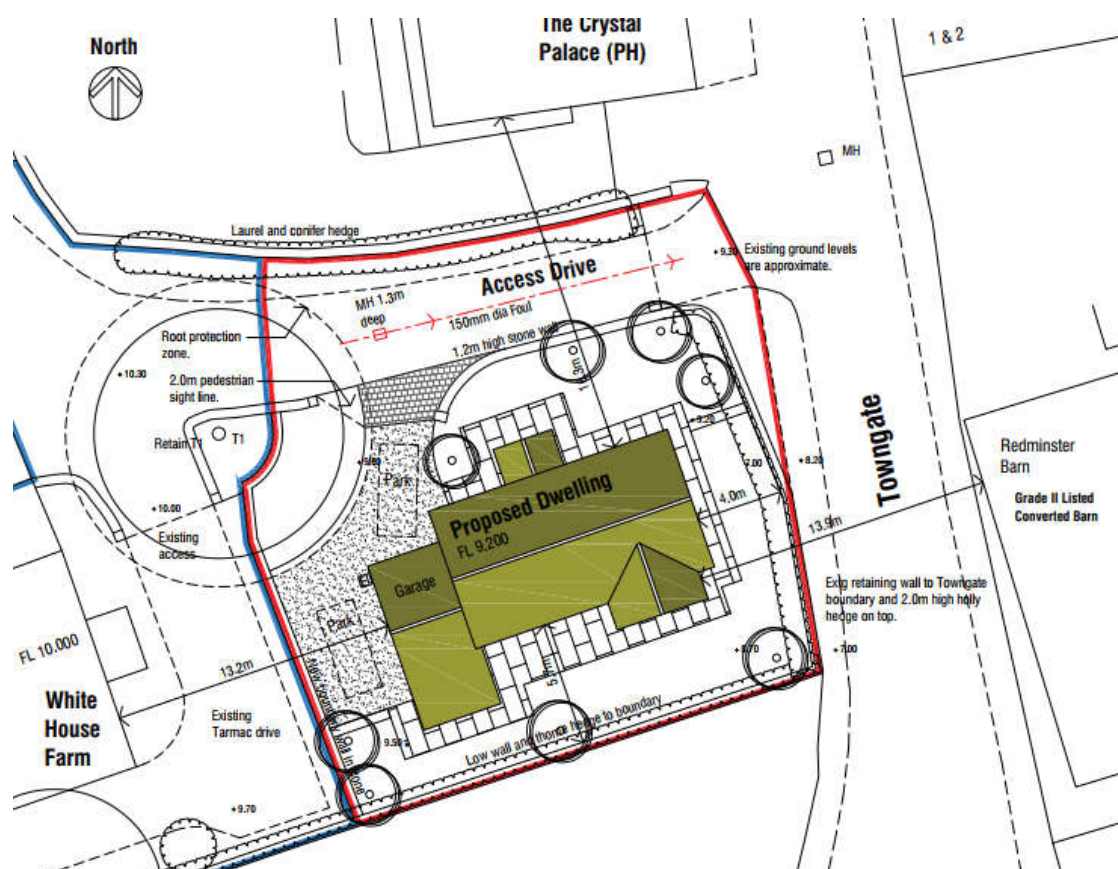


Fig 01. Extract from Block Plan ref: P10.

The proposed dwelling has principal elevations facing north and south. The distance to the northern boundary is 10.9 meters and the distance to the south elevation of The Crystal Palace is 16.3 meters.

This distance between the east elevation of White House Farm and the west elevation of the garage is 13.2 meters, and the distance to the blank gable wall of the proposed dwelling is 16.8 meters. The east elevation of the proposed dwelling is 13.9 meters from the Grade II Listed Redminster Barn on the opposite side of Towngate. Whilst there is a sitting room window in the east elevation it is at ground floor level and screened by the eastern boundary hedge. Additionally, there are no opposite windows in the northern end of Redminster Barn.

Distances between existing and the proposed dwelling exceed minimum requirements and will avoid any loss of privacy or impact upon private amenity space. The minimum distances are sufficient to avoid any overshadowing or overbearing impact and are therefore compliant.

The garage is located at the western end of the site providing parking as well as two additional spaces externally. There is adequate space for vehicles to reverse onto the access drive to provide turning where 2.0m pedestrian inter-visibility splays are provided.

Scale

The proposed dwelling is two storeys and has a single storey garage. The two-storey element has a height to the eaves of 4.8 meters and a ridge height of 7.5 meters. The scale of the building is similar to White House Farm to the west and Redminster Barn to the east. It will stand 1.0m lower than White House Farm as indicated with the floor levels and much lower than The Crystal Palace which is a significantly larger building in terms of scale and mass. It stands higher than Redminster Barn due to the elevated nature of the site which is a common feature and consistent with many other buildings in the Thurlstone valley as shown in Fig 12 below.



Fig 12. Towngate looking north east towards Redminster Barn.

The overall scale of the proposed dwelling with its single storey garage sits comfortably on the site and is appropriate to most of the other adjacent buildings.

Landscape

The existing site contains a number of attractive landscape features including the semi-mature lone sycamore just outside the north western boundary and the hedges to the east and south boundary. These will be retained and garden planting of little significance within the site will be removed and a new planting scheme has been prepared as part of the proposed development. It includes tree planting at appropriate locations and ground cover in the area of T1.

Of equal importance to this site is the hard landscaping and the stone boundary walls have been retained. A new dry-stone wall is to be built along the western boundary to match and continue the theme of the existing walls. Artificial stone setts have been used to cross from the access drive to the private parking area which is surfaced in permeable bonded gravel. Paths will be laid in natural stone flags and flush pointed with mortar.

Appearance

Surrounding buildings are predominantly two storeys in local stone with slate roofing with painted sash and casement windows; White House Farm is the exception and has a rendered finish to external walls.

The proposed dwelling has been designed in a traditional manner comprising a wide frontage and narrow span layout with low eaves and steeply pitched roof in keeping with the local vernacular.

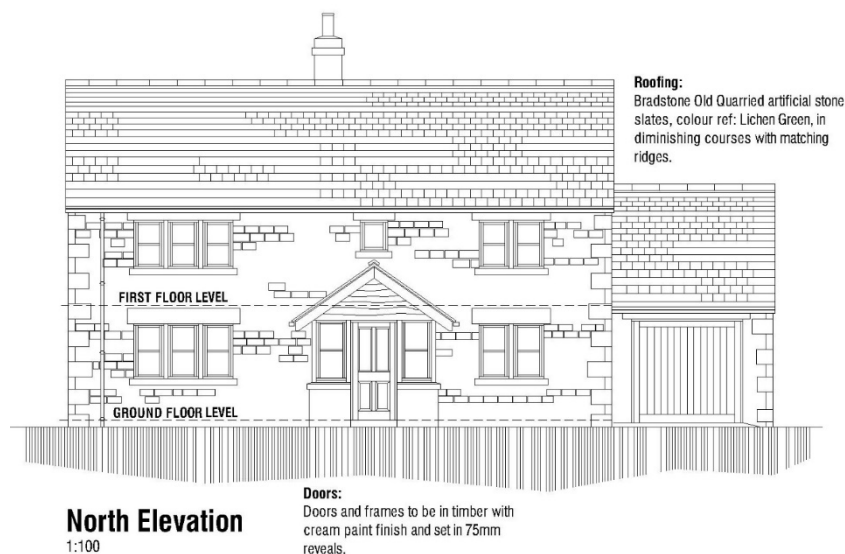


Fig 13. Extract from P12 Elevations (Not to Scale).

The roof includes best quality artificial stone slates in the form of Bradstone Old Quarried artificial slates laid in diminishing courses in Lichen Green, with matching ridges. Rooflights are to have a dark grey finish and in the conservation style with a central glazing bar and low-profile flashings.

Verges will have a minimal projection formed with a slate undercloak and flush pointed. Chimney to be built in matching stone with a sawn stone over-sail course and a buff pot.

External walling is reclaimed regularly coursed natural stone flush pointed in lime-based grit sand mortar finished slightly back from the aris of the stone and brushed off to expose the aggregate and remove any shine. Principal external corners include reclaimed stone quoins of random length and heights to align with horizontal coursing.

Door and window surrounds to have sawn natural stone lintels and cills, and stone mullions where shown. Window and door frames are to be in timber with a cream paint finish set into 75mm reveals from the outside face of the stone, sealed with flexible mastic and over-pointed with a mortar fillet.

Rainwater pipes are to be ogee section gutters on rise and fall brackets or stone corbels and circular rainwater pipes in aluminium with a matt black ppc finish.

The proposed dwelling has been designed to provide the appearance of a traditional dwelling within the village and the choice of materials will compliment many of the surrounding buildings in this part of the village maintaining the general appearance and special character of the Conservation Area.

Access

An existing access serves White House Farm and two other dwellings to the north. The addition of a fourth dwelling would create a minimal impact upon the intensification of the use and is unlikely to lead to any significant issues in relation to highway safety.

As part of the pre-application enquiry the Highways Department suggested that 2.0x2.0m pedestrian inter-visibility sight lines would be required and these have been accommodated on the plans.

The proposed dwelling can be accessed from the parking area via gradients that do not exceed 1 in 20 making it accessible for wheelchair users.

The proposed dwelling is within 40m of Towngate making it accessible for a fire appliance.

There is adequate space for waste and recycling bins to be stored on site and these will be taken to the kerbside for collection.

The site is located close to the centre of Thurlstone and within 2 miles of the centre of Penistone. It is well served by local amenities and public transport provides regular links to the surrounding villages and larger towns. It is considered to be a sustainable location.

Summary

The owners of White House Farm are applying to the council for Planning Permission for the erection of a two-storey dwelling and garage in garden land located beyond the access drive to the original farmhouse. The farmhouse retains large gardens, garages and parking at the rear and the development would have limited impact upon the farmhouse or compromise its amenity.

The proposals illustrate a carefully designed dwelling which uses good quality local materials in a traditional manner that respects and is capable of enhancing the local Conservation Area.

The development of this sustainable site is compliant with Local and National Planning Policies and we look forward to receipt of the council's response to this enquiry.



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