

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
ERECTION OF DWELLING, ALTERATION TO EXISTING DWELLING AND
FORMATION OF AN EQUESTRIAN CENTRE
LAND AT EAST GAWBER FARM, WAKEFIELD ROAD, BARNSELY**

This application is a Reserved Matters application in relation to an earlier grant of Outline Planning permission Ref: 2007/2021 granted on 13th March 2007

Prior to the submission of the outline application discussions were held with the planning department following an assessment of the sites physical, social and economic characteristics. Planning policies were generally adhered to, this being borne out by the subsequent planning approval.

DESIGN

1. USE

The original outline planning permission was for a mixed use development the primary element of which was an equestrian centre consisting of an indoor and outdoor arena, stable block and associated car park. In addition there was an element of residential development involving the erection of a new dwelling and alterations and extension to an existing dwelling. This Reserved Matters application deals with all of the above elements.

2. AMOUNT

A new detached dwelling providing four bedrooms.
Conversion of an existing cottage including the formation of an integral garage.

An equestrian centre consisting of the following elements.

- a. An indoor arena of 1075 sq metres
- b. A stable block and tack facility of 392 sq metres
- c. Car parking with a minimum of 35 spaces
- d. An outdoor arena

3. LAYOUT

The layout of the proposal responds to the existing site characteristics. The larger building, the arena, is located furthest away from the existing residential settlement. The stable block being of a more modest scale is located on land between the indoor arena and the existing cottages of East Gawber Farm. The new dwelling will be located on land adjacent the existing cottage (the subject of the conversion).

The car park is in part located behind the arena building and effectively acts as a buffer zone between the arena and the existing industrial units to the north west. The remaining car park is located between the arena and the stable block. To the south east of the indoor arena is the outdoor exercise/arena.

There is a sensible spatial relationship between the primary elements of the project and the built development is contained within a relatively tight zone backing onto the adjacent industrial site but with a public face that will largely screen much of the industrial buildings when viewed from the main public vantage point from Wakefield Road.

4. SCALE

The indoor arena by virtue of its use requires a building of considerable floor area, in this case 43 metres long by 25 metres wide. The height of the building is 3.7 metres to the eaves and approximately 6 metres to the ridge. However it is important to note that the building is actually cut into the existing ground levels to ensure it is not over dominant in the landscape.

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The stable block is of a more modest scale consisting of a single storey element adjoining a two storey building. The maximum width of any part of the building is 7 metres and the overall height of the single storey section is 4.8 metres with the two storey section being 7.7 metres. The stable block being located adjacent to the existing dwellings is of a similar domestic scale.

The new dwelling will be a two storey building to ensure its scale reflects the scale of the existing cottage settlement.

5. LANDSCAPING

The site and its immediate surroundings have been the subject of general remediation and site clearance works over the past few years. And were the subject of an earlier planning approval for regrading and general landscaping works. It is the intention of the applicant to introduce a comprehensive landscape scheme as part of the development and also create landscape screening to the new car park. The areas outside of this specific landscaped zone will be seeded. The dwellings themselves will have their own private gardens.

6. APPEARANCE

The external materials to be used on the arena building will be a 'Yorkshire boarding' cladding system to the vertical walls with a low level blockwork wall beneath the cladding which will be painted with a suitable shade of masonry paint. The overall appearance will be of a rural/farmstead aesthetic. The stable block will be constructed in either reclaimed brick or stone with a slate roof. The new dwelling will be constructed in similar materials to the stable block and also to harmonise with the existing cottages.

ACCESS

Access to the development will be via an improved existing access drive from the A61, Wakefield Road. The access drive will be suitably sealed and drained and will serve the new car park area located alongside the arena. It is envisaged that most visitors to the site will arrive by private vehicles, however public transport in the form of a comprehensive bus service frequently passes the entrance to the site along Wakefield Road.

There will be adequate turning facilities within the site for both cars and service vehicles. Disabled parking spaces will be provided and 'Part M' compliant access ramps/routes will be made available to all building elements. Emergency service vehicles will also be able to adequately service the site. Security/safety lighting will be installed along the access drive, the parking area and generally to all pedestrian circulation routes.