

DESIGN AND ACCESS STATEMENT

1.0 Background

1.1 The applicant has appointed MBooth Design and Chris Carr Architects to prepare proposals for development at Worsbrough Hall. This document has been prepared in support of a detailed planning application for the erection of two dwellings on land adjacent Hall Close Worsbrough.

2.0 Location

2.1 The site is located at the southern edge of Worsbrough Village on the eastern side of Hall Close adjacent to the junction with Worsbrough Road.

2.2 A Site Location Plan is included at Appendix A



2.3 Approximate site boundaries identified by red line above

3.0 Assessment

3.1 A Site Appraisal SK01 has been prepared and a copy is enclosed at Appendix B. A Photographic Record has been prepared and is included at Appendix C.

3.2 Use

The site is currently undeveloped and located within the Green Belt as identified by the Barnsley MBC Unitary Development Plan. It is also located within the Conservation Area.

The land formed part of Worsbrough Hall which originally featured a number of mature trees within a managed parkland setting.

Worsbrough Hall comprises a C17 house and domestic block with later additions which was purchased by the current owners in the early 1980's and has been the subject of piecemeal development over the last 30 years. This has resulted in the subdivision of the Grade II Listed Hall, conversion of the Grade II listed domestic block to the north into apartments and the erection of 3 new dwellings, one of which is a two storey dwelling attached to the domestic block at the north east and two bungalows adjacent to the site concerned.



3.3 View of Worsbrough Hall principal south elevation taken around 1983.

- 3.4 Planning History
No previous applications have been submitted for development of the land which is the subject of this application.
- 3.5 Topography
The natural levels of the site fall away from Hall Close towards the east. A Topographical Survey has been produced and a copy is included as part of the application documents.
- 3.6 Access
The site has frontage to Worsbrough Road and Hall Close. The most appropriate location for the access is from Hall Close. Hall Close itself has been partly constructed to adoptable standards as part of earlier development carried out. The geometry at the access and the levels at the junction with Worsbrough Road require some improvements and therefore Hall Close and the access is included as part of the application site.
- 3.7 Existing Buildings
There are no existing buildings on the site. Immediately to the north is a single storey dwelling built in stone with a stone slate roof. On the opposite side of Hall Close is the East Wing of Worsbrough Hall. This is part of the Grade II Listed Hall and comprises a three storey building currently subdivided into two dwellings with outlook towards the site.
- 3.8 Boundaries
The site is has a mature hedge approximately 2.0m high to the northern boundary with the existing bungalow. The rear boundary (east) is unmarked and the south and western boundaries abut Worsbrough Road and Hall Close and have no physical boundaries although the southern boundary to Worsbrough Road does retain a number of original parkland trees.
- 3.9 Public Rights of Way
There is no public footpath adjacent to or crossing the site.
- 3.10 Trees and Hedges
The land is part of the original setting to Worsbrough Hall. A lack of management has lead to the site becoming overgrown predominantly with self sewn sycamore and other species. The open landscape setting has been lost although a number of the original oak trees remain to the Worsbrough Road frontage and on land to the east of the site.

A Tree Survey Report has been produced and a copy is included as part of the application documents. It identifies a number of trees that should be removed (Category U) and subdivides the remainder into Category A – Retention most desirable; Category B – Retention desirable and Category C – Trees which could be retained.

There are no proposals to remove any of the Categories A or B trees although the proposals do involve the removal of self sewn sycamores. The amenity will be retained by the retention for semi-mature trees to the Worsbrough Road frontage and provide an opportunity for the T13 Lime to develop. No development is proposed within the root protection areas of the retained trees. The foundations of new buildings will be designed to safeguard both the trees and buildings in accordance with Local Authority Building Control requirements for 'Building Near Trees' outlined in the LABC Technical Guide.

3.11 Drainage

Foul drainage will connect to a drain from the existing dwellings adjoining which crosses the site and connects to the public foul sewer in Worsbrough Road.

The drain will need to be diverted and proposals for the diversion are included on the Site Plan P1.

Surface water drainage should be dealt with on site by the use of soakaways with due regard to SUDs.

3.12 Flood Risk

The site is not identified by the Environment Agency as being at risk of flooding. There are no watercourses or culverts within or adjacent to the site.

There is no reason to expect that the development would lead to an increased risk of flooding elsewhere.

3.13 Protected Species

There is little habitat on the site that would support protected species other than bats. The majority of the existing trees are self sewn sycamore of relatively young age and do not provide roost potential for bats. There is one large semi-mature Sycamore, T8 and three Oaks, T15 T16 and T17 which may have some potential for use by bats but these are unaffected by the works.

Removal of trees should be undertaken outside the bird breeding season to avoid disturbing nesting birds.

3.14 Contamination

Historic ordnance survey plans indicate that the site is previously undeveloped. Some isolated tipping of subsoil and inert materials has taken place immediately adjacent to the Hall Close frontage and this will need to be removed or tested prior to the commencement of works on site. There is unlikely to be any significant contamination affecting the site.

3.15 Historical Significance

The site is located adjacent to Worsbrough Hall, a C17 Grade II Listed Building. Proposals for development need to consider the impact on the significance and the setting of the Listed Building as well as the general design and use of materials.

The central part of Worsbrough Hall, referred to as No 6, is undergoing restoration and reconstruction by the applicants/owners. The works have been the subject of Listed Building Consent but have stalled due to lack of funds. Previous attempts have been made to secure planning permissions in order to raise sufficient funds to complete the works but for a number of reasons no development has taken place. The applicants would like to conclude the restoration of the Hall and are confident that these proposals will allow them to secure the funds to complete the work.

In 2008 planning permission was given consent for the erection of three dwellings on land to the south of the principal elevation of Worsbrough Hall, between the Hall and Worsbrough Road. This, together with further applications for development at the rear of the Hall, was granted in good faith in part to enable the completion of the restoration works to the Hall. The extent of the works necessary is somewhat unclear and in order to define this detailed survey and proposals have been produced together with a written schedule of works and a photographic record. These documents are referred to as: Schedule of Repair Works, 6 and 7 Hall Close Worsbrough Hall; and they will form the basis of a Section 106 Agreement to complete the works to the hall within an agreed timescale in the event that planning permission for the erection of the two new dwellings is granted.

Having recently reviewed the Worsbrough Hall site as a whole, we suggest that some of the previously approved development, particularly the frontage development to Worsbrough Hall which has not commenced should not be implemented and should be substituted by alternative development on land that has much less of an impact and could be considered to enhance the overall setting of the Listed Buildings.

3.16 Sustainability

The site is located on the outskirts of Worsbrough village. There are good links to the local and national road networks for commuters. There are regular bus services through the village providing links to Barnsley, Sheffield and the local conurbations. The site is already serviced for refuse collection.

The village supports a church with village hall which hosts regular activities, exhibitions and provides meeting rooms. The Edmunds Arms public house and restaurant is well renowned and caters for locals and visitors from further afield. The development has the potential to enhance and contribute to the social and economic vitality of the village.

3.17 Planning Policy

The proposals should be considered in relation to national planning policy in the form of the National Planning Policy Framework (NPPF) and local planning policy in the form of the Barnsley MBC Local Development Framework Core Strategy and associated documents. The following policies are relevant to these proposals:

National Planning Policy Framework

1. Building a strong competitive economy
6. Delivering a wide choice of high quality homes
7. Requiring good design
9. Protecting Green Belt land
10. Meeting the challenge of climate change
12. Conserving and enhancing the historic environment

Barnsley MBC Local development Framework Core Strategy Sept 2011

- CSP 2 – Sustainable Construction
- CSP 3 – Sustainable Drainage Solutions SUDs
- CSP 4 – Flood Risk
- CSP 29 – Design
- CSP 30 – The Historic Environment
- CSP 34 – Protection of Green Belt
- CSP 37 – Landscape Character

The proposals are compliant with national and local planning policies however it needs to be demonstrated that there are very special circumstances to justify the construction of new dwellings within the Green Belt NPPF section 9 and CSP 34.

4.0 Involvement

- 4.1 The applicant and his agent have had various discussions with council officers. Meetings have been held with Keiron Dunn of Development Control and Tony Wiles of Conservation. The overall proposals and design of the dwellings has raised no significant concerns subject to detailed consideration as part of a planning application.
- 4.2 The requirements for a suitably worded Section 106 Agreement in relation to the timescale for completion of the enabling works have also been discussed.
- 4.3 Mr Wiles suggested that the applicant clarify the extent of the enabling works that are to be undertaken in repair and restoration of the Hall and drawings and documents have been produced which provide this information.

5.0 Evaluation

- 5.1 The proposals relate to the erection of two detached dwellings on previously undeveloped land. The land is allocated as Green Belt in the Barnsley MBC Unitary development plan and located within the Conservation Area of Worsbrough Village.

The applicant believes that there are **very special circumstances** to justify the development.

1. Removal of previous less appropriate planning permission.
The planning permission ref: 2008/1101 provided consent and established the principal for the erection of 3 dwellings and garages on land to the south of Worsbrough Hall, between the Hall and Worsbrough Road. The approximate position of these dwellings is indicated on the Site Appraisal SK01 in Appendix B.

The planning consent was granted with good intent and related to a Section 106 Agreement for enabling works to be undertaken to the Hall and its grounds.

Historical photographs of the Hall and its frontage shown in para 3.3 and over page illustrate the openness to the south of the Hall which would be compromised by the erection of the dwellings previously proposed. This would, in our view be detrimental to the setting of the Listed Building.



View of front elevation from site of previously approved development.

These proposals provide an opportunity for the applicant to give up the development of the frontage land in substitution of the current proposals which will maintain the open frontage which is an important aspect of the setting of the principal front elevation of Worsbrough Hall.

2. Enabling works to the Listed Building.

The current proposals would include a similar requirement by providing enabling development to ensure that the restoration and repairs to the Hall previously approved by Listed Building Consent ref: 2006/2085 which have in part been implemented, can be completed, and, completed within a reasonable time frame. The restoration work have been defined and are described in the 'Schedule of Repair Works' document which is included as part of this application. They will be referred to in a Section 106 Agreement together with a timescale for the completion of the work.

Over the past 5 years the applicant has attempted to carry out the repairs to The Hall that were approved by the LB Consent and works have progressed at a very sedate pace governed by the applicants ability to fund the repairs. The applicant is committed to completing the works to a high standard as soon as possible and the income from the sale of the development will help to achieve this.

3. Identified need for larger high value housing in the Borough.
The proposals illustrate the erection of two large detached dwellings. Barnsley MBC has identified a need to provide larger, low density, high value housing in the Green Belt. The Development Sites and Places Consultation Draft 2012 invites applicants to put forward sites that might be suitable based upon various criteria. The applicant has put forward a proposal to develop land at the rear (west) of Worsbrough Hall as part of this consultation process.

The proposed dwellings fit the criteria outlined in Para 8.43 and 8.44 of the consultation and would help to meet the identified need for this type of housing.

- 5.2 The proposals have been designed in such a way to limit any impact on the setting of the existing Listed Building by utilising the natural levels of the site to sit the proposed dwelling substantially below the level of the existing buildings. They employ natural materials and proportions which are complimentary to those of the existing buildings and have no detrimental impact on their significance. The decision not to implement the previous planning permission to erect dwellings to the south of the hall helps to maintain the significance of the heritage asset by retaining its original open frontage setting. In addition, the completion of the repairs that will be enabled will also help restore the significance of the asset.
- 5.3 There is no ownership or technical reasons that would prevent the redevelopment of the site and the proposals are deliverable.

6.0 Design

- 6.1 Use
The use would be residential. The site would be used for the erection of two detached dwellings with attached garages.
- 6.2 Amount
The site area is 0.26 Ha which includes Hall Close. Unit 1 has a gross internal floor area of 269.2m² (2896 sqft), and Unit 2, 288.9m² (3100 sqft).
- 6.3 Layout
A site layout is shown on the drawing P1. A central access is provided from Hall Close to individual parking courts set down below the level of the road by approximately 0.5m and enclosed by stone walls. Both houses face Hall Close and have private rear gardens with outlook to the east.

The form of the development with gabled wings extending forward either side of the principal elevations is similar to that of the Hall.

The proposals allow the completion of development to the east of Hall Close and help reinforce the external boundaries of the Worsbrough Hall settlement.

6.4 Scale

Proposed dwellings are two storeys with a single storey garage to Unit 1 and 1 1/2 storey garage to Unit 2. The dwellings have been designed to take advantage of the slope of the site away from Hall Close by incorporating split levels which reduce the scale and mass of the houses. The floor levels of the dwellings are approximately 1.7m below the level of Hall Close as shown on the sectional elevation on drawing P1. This allows them to remain subservient and avoid competing with the three storey East Wing of Worsbrough Hall on the opposite side of Hall Close. The relative heights and positions of the new dwelling in relation to the Listed Building are shown in the sectional elevations on drawings P2 and P3.

6.5 Landscaping

The site benefits from mature specimen trees to the Worsbrough Road frontage. These are to be retained and the self sewn overgrown infill removed. Proposals on drawing P1 illustrate the planting of a hedge to the north east and west of the site and specimen trees to the eastern boundary. Full details of the species including the size and heights of the planting are to be provided for approval prior to commencement.

6.6 Appearance

The development is intending to complement the existing buildings and help enhance the local conservation area by the careful use of design, scale, mass and material appropriate to the location.

The proposed dwellings are wide frontage narrow span buildings in natural stone with steeply pitched roofs in a manner consistent with the local vernacular.

Roofing would be in good quality artificial stone slates such as Bradstone Old Quarried 'Lichen Green' with diminishing courses and matching ridges bed in mortar. Windows would be in timber (or an approved alternative) set into deep reveals with a painted finish in white or off white.

Window proportions are designed to reflect the the adjacent Listed Buildings and include chamfered and moulded stone surrounds where shown. Frames would be set into 75mm deep reveals sealed with

coordinating mastic. Doors would be in hardwood with a dark brown 'antique oak' finish.

Rainwater goods would be in aluminium with a black polyester powder coat finish with traditional ogee section gutters and circular rainwater pipes jointed with bosses and fixed back to the stonework through hardwood bobbins.

Boundaries would be a mix of stone walls as shown and include hedges to external perimeter boundaries and rear gardens in some locations.

Hardsurfacing would be a mix of approved artificial stone flags and sharp brown gravel to paths, block paving to driveways as shown on drawing P1.

7.0 Access

- 7.1 Access will be taken from Hall Close which currently serves a total of 18 dwellings. The proposals include minor alterations of the existing access to improve the interface with Worsbrough Road in terms of geometry, levels and materials used as shown on drawing P1. Hall Close currently provides access for private motor vehicles and service vehicles.
- 7.2 Due to existing topography level approach to the new dwellings will not be possible however ambulant disabled access will be provided from the parking area to the main entrance storey. Internal circulation at this level will comply with the Building Regulations Approved Documents and in particular Part M 'Access to and Use of buildings'. It will include access to toilet facilities for ambulant disabled at the entrance storey.
- 7.3 The site has access to the local and national road networks for commuters and it is also has a regular bus service to local towns and conurbations for those wishing to use public transport.
- 7.4 There is an extensive network of local footpaths and bridleways giving access to the local countryside for walking and outdoor pursuits. Local visitor attractions including Wigfield Farm, Worsbrough Mill and the reservoir and nature reserve are all within walking of the site.

8.0 Summary

Worsbrough Hall is an important C17 Grade II Listed Building that has suffered through a lack of regular maintenance by a number of previous owners. The current owners have attempted to find a way to raise funds to undertake essential works. The site has been the subject of proposals for piecemeal development over recent years aimed at raising sufficient funds to complete the repair and restoration of the central block and north elevation which is in a dilapidated condition.

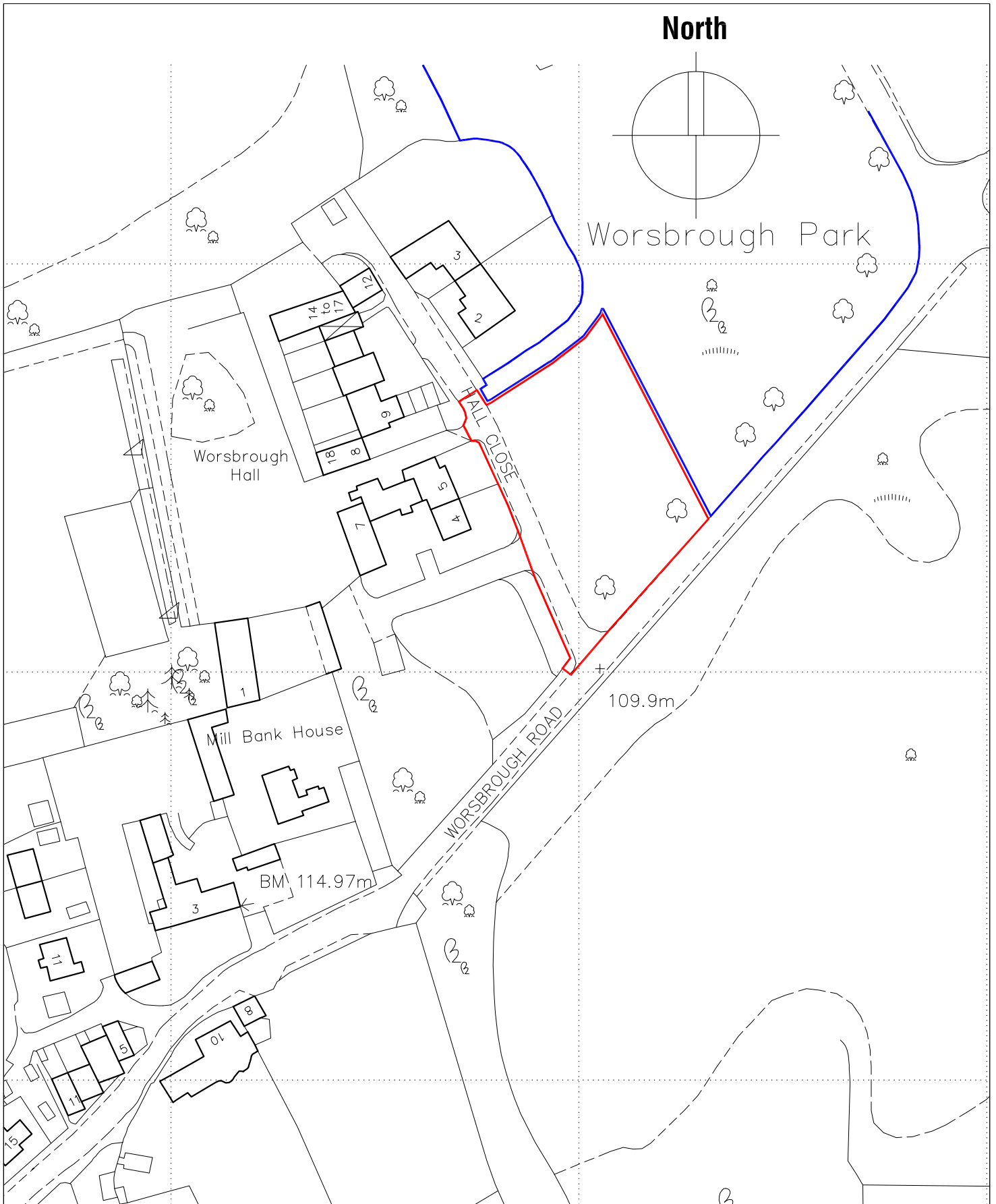
Having reviewed the site as a whole these proposals seek to provide a solution that will allow appropriate development to proceed, concede previous planning permissions that might now be considered to be inappropriate and enable the necessary repairs and restoration works to the Hall to proceed as soon as possible.

With this in mind we present our proposals and look forward to receiving the support of the Council.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal flourish and a period.

MBooth Design Ltd

Appendix A – Site Location Plan



**LAND ADJACENT HALL CLOSE
WORSBOROUGH
BARNSELY**

LOCATION PLAN

Scale 1:1250

Date August 2012

Ref 12.42

Drwg No OS1

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Appendix B – Site Appraisal

DO NOT SCALE

All dimensions in Millimetres unless specified otherwise and subject to verification on site

DOMINANT 3 STOREY EAST ELEVATION TO THE HALL OVERLOOKS THE SITE. MAINTAIN MINIMUM 25M DISTANCE.



- EXISTING BUILDINGS
- EXISTING PLANNING PERMISSION
- A 2007/0680
- B 2009/1566
- C 2008/0840
- D 2008/1101

PROPOSED RESIDENTIAL DEVELOPMENT - 2ND FLOORS TO NE OF WORSBROUGH HALL.

CHRIS CARR

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Scale 1:1000 Drawn:
Date SEPT 12 Ref No. 12-060
DWG No SK 01 Rev.

This drawing and the copyright is the Architects property and may be used or reproduced only by agreement. All Dimensions in Millimetres unless specified otherwise and subject to verification on site.

WORSBROUGH SITE APPRAISAL

WORSBROUGH HALL
WORSBROUGH
BARNESLEY.

Appendix C – Photographic Record

PHOTOGRAPHIC SURVEY



Fig 1. View of Worsbrough Road from access to Hall Close looking east.



Fig 2. Access to Hall Close from Worsbrough Road.



Fig 3. View of Hall Close looking north with site on right hand side.



Fig 4. East Elevation of East Wing of Worsbrough Hall.



Fig 5. View from Hall Close looking north to development beyond site.



Fig 6. View of northern boundary on right, looking east from Hall Close.



Fig 7. View into site from Hall Close at NW corner looking south east.



Fig 8. View of site looking north with bungalow beyond northern boundary.