Mr V Keating

STABLE BLOCK
North side of
Cooper Lane
Hoyland Swaine

Planning Application

Design & Access Statement

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1. Statement

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1.0 Design and Access Statement

1.1 This statement has been carried out to satisfy the requirements of NPP framework development proposals within the green belt and covers the design concepts and principles combined with access issues. In addition central government guidelines and local authority planning policies along with other material factors have been considered in its preparation

1.2 The site which lies to the north side of Cooper Lane in Hoyland Swaine, Penistone, Barnsley in conjunction with the adjacent area has been visited and this statement takes into account the sites inconspicuous location, topography, characteristics and orientation.

1.3 This design and access statement is for the conversion of an existing detached single storey height stone stable block, into a residential dwelling house for the applicant.

2.0 Physical Context

2.1 The site itself occupies approximately 3 acres of grazing land and is set to the north side of Cooper Lane; Which is accessed via the A628 travelling in a westerly direction from Barnsley. This privately owned stable block and adjacent field is located on the eastern edge of the small rural village of Hoyland Swaine. Within the sites curtilage and set in the north west corner stands an existing single storey height detached stable block, originally constructed using 19th century re-claimed sandstone, which was the subject of a planning application approximately 18 years ago. It has an external floor area of 136.5 sq metres, and cannot be seen when travelling in either direction along Cooper Lane, as the land steeply rises upwards from the access point set in the south west corner of the field, abutting Cooper Lane. The stable is situated on a man- made sunken plateau adjacent to the west boundary. The boundary treatments which enclosed the field to the north and east contains an amalgam of tree types. The initial trees are all mature and in excess of 18metre in height. The south boundary is set with mature field type hedging approximately 4metre in height and displays an assortment of different species. To the remaining western boundary again rural type hedging is the boundary medium.

2.2 The sites Existing Building

The existing single storey height detached structure, which stands on the site, is the subject of conversion into a distinct and individual residential dwelling house for the applicant, with its own identity. The re-use and conversion of the existing buildings is in line with the national planning policies and will play an integral part in supporting the rural economy. The external characteristic of the existing stable block takes the form of a simple rectilinear structure, which seamlessly

blends into the rural environment. Unlike many buildings of this type its physical appearance is one of a well maintained, structure as described in the structural appraisal accompanying this statement. Existing buildings of this type by their very nature have to be metamorphic lending themselves to alteration and modification thus suiting the trends of current and future owners. This is true of the existing building now undergoing a new lease of life. Its roof covering of Welsh grey/blue slate is in a good state of repair throughout, The external walls of the superstructure are constructed of high quality coursed square sandstone with flush pointing offering a substantial sound construction. To each gable water tabling is evident with stone corbels terminating at eave level these provide a distinct and character full feature and will be retained as will the ornate terminal at the gables apex. Constructed as a detached stable block there are various openings throughout the superstructure all set under substantial 300mm thick stone lintels. The block consists of 6 stable type doors, 3 to the north and 3 in the south elevation, each providing access into individual loose boxes within. An internal wall set 3.5 metres running parallel to the east gable forms a tack/feed room, entered by double opening timber doors formed in the south elevation, while a single window is set into the north elevation.

3.0 Planning policies

The following policies have been taken into account in the submission of this application.

National Policies

National Planning policy framework Sec 7 (Requiring good design). Sec 9 (protecting green belt land) Sec 10 (Meeting the challenge of climate control)

Local policies

Policy GS8A

The re – use and adaptation of buildings in the green belt

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

Policy BE6

Built environment, any building should display good design standards.

4.0 History

Chronology of planning applications for the site and stable.

22nd Feb 1993 Erection of stable Block in field No 7370 off Cooper Lane Hoyland Swaine.

Engineering works to form new access with replacement road surface combined with new surfacing to collecting areas north south east and west of the stable.

5.0 Involvement of Community Members

There are no immediate neighbouring dwellings the nearest property is Mount Pleasant farm which is in excess of 300 metres south of the site for which the proposed scheme poses no planning issues.

6.0 Design of the scheme

Siting

The siting of the structure has been pre-defined by its existence within the site, which consists of an existing detached single storey stable block. The building when converted will form a residential dwelling. (See CAD/QA/1301 for the general layout of the site. The approach to the site, both vehicular and pedestrian is via a private road/drive, which merges with Cooper Lane, A field gate or similar will be incorporated into the scheme when the building has been completed. This along with the proposed timber fencing will provide demarcation of the sites limited domestic curtilage. With regard to the conversion of the existing structures into a residential dwelling the local authority's criteria for normal privacy distances are achieved. A question as to whether the proposal would be ingerouse to the green belt and the loss of an area that contributes positively to the character of the area has also been taken into account. While it is clearly a matter of judgement it is suggested that the proposed conversion would enhance the area thus causing no particular harm to the character or openness of the greenbelt, nor cause any increase in vehicular or pedestrian traffic. More over the site cannot be seen from any public vantage point to the north, east or west and has limited openness to the south.

Use

Is this justified in terms of :- Site & Surroundings :–

When the site is cleared of all obsolete mechanical farming equipment and removal of hay bales which currently strewn the site, the building will form a bespoke residential dwelling house for the applicant to and his family to enjoy.

Amount

Is there justification for :- How much development is proposed?

Only one private residential detached dwelling is proposed within a relatively large site area, which after conversion will be in-keeping with the setting and enhance the rural location. The proposed conversion will be carried out within the confines of the original envelope of the existing stable with no enlargement of the existing foot print and will not have any greater impact on the green belt than what previously existed.

Layout (global within the village setting)

Accessibility and travel distances –

Shops :- There are no shops within the immediate vicinity of the site.

Transport :- There is a public transport service available which is situated approximately 1km in a south easterly direction from the site and positioned on the A628 this service runs both east towards Barnsley and Wakefield while the west bound service runs to Huddersfield and Manchester.

Layout (buildings siting)

The position and layout of the building within the site has been pre-determined due to the re-use and conversion of the original existing structure, no extensions or enlargements to the original foot print is proposed with this application.

Scale

Are the following justified? The size of the building in relation to the surroundings:-

The proposal is for the re-use of an existing stable block converted into a bespoke detached residential dwelling house. The building is in an excellent state of repair for conversion. Additionally the foot print of the stable has not been altered, other than the existing modern timber trusses will have to be removed and replaced using a purpose built structure to provide practical habitable accommodation within the roof space The main buildings height will remain as original and as such will not have a greater impact on its surroundings than before or be intrusive on the landscape, nor cause any abnormal harm to the openness of the greenbelt.

Landscaping

Landscaping principles and details :-

The existing on-site landscaping to the boundaries achieves effective screening of the buildings and provides a good visual amenity. In addition the proposed domestic curtilage will be separated from the field to the east and south by means of a rural type timber post and rail fence. Which, will be set on the immediate outer edges of the collection areas and follow the road width from the building to the access point emerging onto Cooper Lane.

Appearance

With regard to the architecture, the building displays a simple South Yorkshire standard rectilinear form for rural buildings of this type. The conversion will not alter the original magnitude and footprint of the building. The roof covering will continue to be Welsh slate. However it is proposed to incorporate a series of velux style roof windows to the north and south inclines of the pitch. The positioning of these has been determined to achieve the maximum natural light to illuminate room areas within the roof space thus achieving compliance with the code for sustainable homes and building regulations criteria. At eaves level the soffits and fascias will be formed using maintenance free upvc in dark oak. Black ogee style rainwater gutters and down pipes are proposed to complete the eaves detail.

North elevation

The north elevation built of 19th century sandstone will remain largely original but some modification to window and door openings are necessary to provide adequate living accommodation within the existing structure. (See drawing CAD/QA/1304 for the minor alterations to the north elevation).

South elevation

The south elevation also built of 19th century sandstone will remain as original containing no new openings. However door openings A & B shown on drawing CAD/QA/1302 will have the doors removed and replaced by windows fitted within the original openings as proposed drawing CAD/QA/1304.

East elevation

The east elevation built of 19th century sandstone will remain as original with the exception of a new window installed at first floor level to bedroom 3. No other alterations are envisaged to this elevation.

West elevation

The west elevation is a duplicate of the east elevation and will contain a new window to bed 1 as above.

Window & Door Nomenclature.

Throughout the proposed dwelling a simple window and door design is to be employed to reflect the character and ethos of a rural type building. The proposed window & door material is to be maintenance free dark oak finished upvc.

Access

There is no requirement for any alteration to the existing private road/drive to be undertaken as no intensification in vehicular or pedestrian traffic is envisaged.

Equal and convenient access for all users

Within the confines of the domestic curtilage the area provides a level site it is therefor possible to provide a safe means of accessibility into the building for both vehicles and pedestrians. The finished floor levels will also conform to the Equality Act and part M of the building regulations (disabled access)

7.0 REFUSE & RECYCLING

The dwelling will have an area for the storage of refuse and recycling bins located to the front of the property. Waste collection is proposed to be undertaken by the local authority.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

8.0 **Environmental** (flood risk)

The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. Additionally the conversion will not cause flooding to occur local of the site.

9.0 Energy & Environmental Performance of Dwellings

Standard Assessment Procedure calculations for the new dwelling are to be carried out by a registered assessor.

10.0 **Ecology** (wildlife & Arboriculture)

Wildlife

There is no evidence of any endangered or protected species or their roosts within or directly adjacent to the existing building. A suitably qualified specialist has been commissioned to carry out an appropriate survey of the existing structure. Copies of the report have been enclosed with the planning application.

Mitigation measures. Visual site inspection to take place when work on site commences.

Arboriculture

A visual site survey of the existing building and immediate collection areas has been carried out by Quill architecture, which records no trees within the domestic curtilage.

Mitigation measures **n/a**

11.0 **Surface water**

Roof water is proposed to be dealt with by means of ogee style gutter system as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3.
Soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations.

12.0 **Foul water Discharge**

All foul water drainage will discharge into a septic tank to be supplied by a specialist manufacturer. Details will be supplied in due course.

13.0 **Evaluation**

An inspection and assessment carried out by Quill architecture reveals a substantial rural type building of good quality and workmanship. The external envelope of the building has not been compromised in a way to lose its identity or relevance within the green belt setting. Although minor modifications will be incorporated, the design still satisfies the governments planning policy framework and local authority's criteria for good design. In addition no requirement to make any improvement to the building regarding inappropriate extensions or additional infrastructure to the site has arisen. As the stables scale, size and proportion meets the needs of the applicant and his family. It is a question of judgement that the conversion of the building is prejudicial to the character and openness of the green belt, but by its own historic existence within the site it causes no injury to the green belt greater than existed before.

14.0 Concluding Statement

This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the planning act.

During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily, advice on good design and to address any potential problems facing the site and building. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme as necessary.

In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.